

**NOTES**

- PURPOSE OF PLAT: SUBDIVIDE LOT INTO SEVEN (7) LOTS) AND ESTABLISH NEW ROAD.
  - TOTAL ACREAGE: 101,195 SQ. FT.± OR 2.32 ACRES±
- PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 082, INSERT M, GROUP C, KNOX COUNTY, TENNESSEE.
- SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
  - FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN MARCH 16, 2024 UTILIZING TOPCON HIPER VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0301F, DATED 05/02/2007.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
- PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
- SUBJECT PROPERTY IS CURRENTLY ZONED "RN-1": SINGLE FAMILY RESIDENTIAL DISTRICT. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.
- REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROK).
  - DEED REFERENCE(S): INSTRUMENT NO. 202402050037450
  - PLAT REFERENCE(S): PLAT BOOK 7, PAGE 37
- SURVEY FIELD DATA COLLECTED ON MARCH 16, 2024.

**SITE DATA**

PROPERTY LOCATED ON KNOX COUNTY TAX MAP MAP 082, INSERT M, GROUP C, PARCEL 026.00

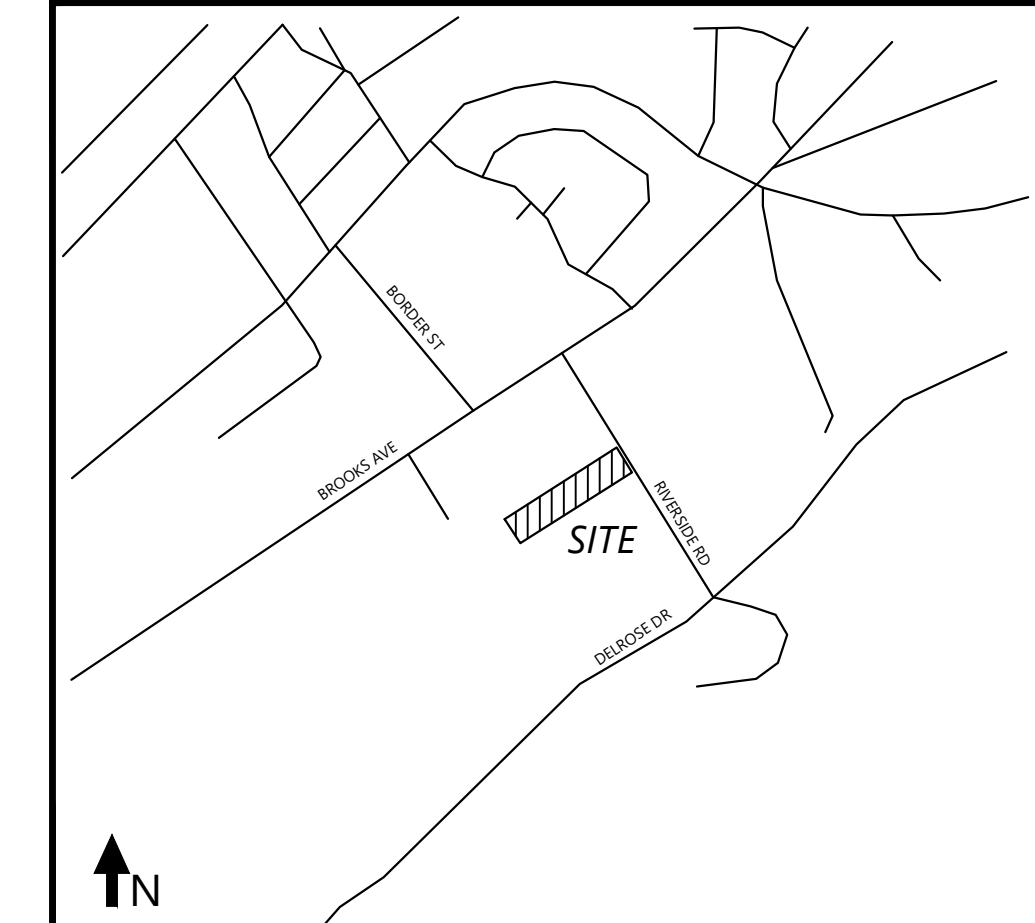
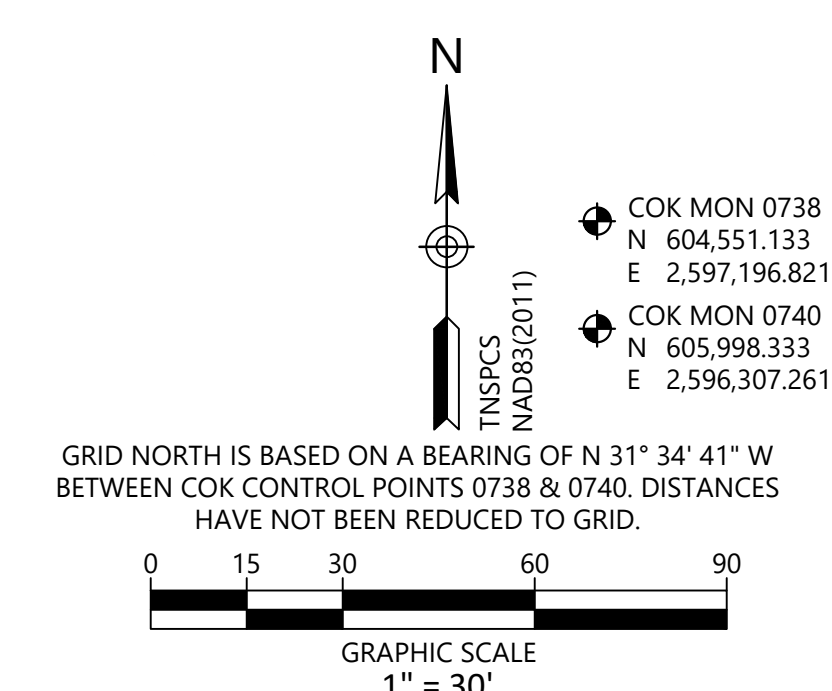
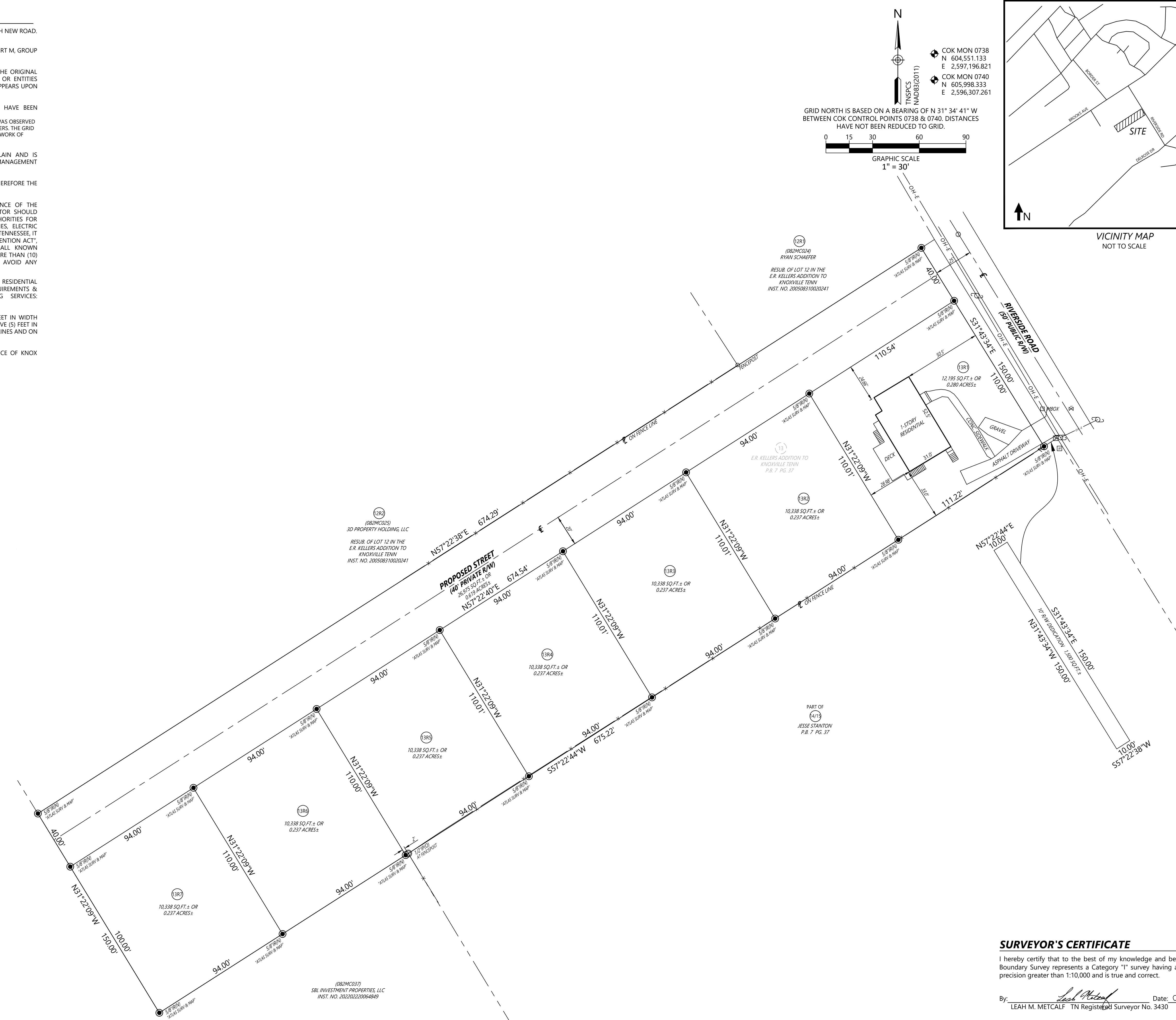
CITY: KNOXVILLE  
 COUNTY: KNOX  
 STATE: TENNESSEE  
 CIVIL DISTRICT: 7TH, 30TH WARD

SITE ADDRESS: 1521 RIVERSIDE RD  
 KNOXVILLE, TENNESSEE

OWNER: BEIT DEVELOPMENT, LLC  
 1521 RIVERSIDE RD  
 KNOXVILLE, TN 37914

**LEGEND**

- PARCEL NO. (XX)
- LOT NO. (XX)
- 5/8" IRON ROD (SET)
- IRON PIPE (OLD)
- PROPERTY ADJOINER LINE
- PROPERTY LINE
- FENCE LINE
- OVERHEAD POWER LINE
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- MAILBOX



VICINITY MAP  
NOT TO SCALE

FILE # \*\*\*  
CONCEPT PLAN

RESUBDIVISION OF LOT 13 OF THE  
PLAT OF E.R. KELLER'S ADDITION

TAX MAP 082, INSERT M, GROUP C, PARCEL 026.00  
KNOXVILLE, KNOX COUNTY, TENNESSEE



**SURVEYOR'S CERTIFICATE**

I hereby certify that to the best of my knowledge and belief the hereon shown Boundary Survey represents a Category "I" survey having an unadjusted ratio of precision greater than 1:10,000 and is true and correct.

By: *Leah Metcalf* Date: 03/21/2024  
 LEAH M. METCALF TN Registered Surveyor No. 3430

DATE	MARCH 21, 2024
PROJECT NUMBER	241011
SHEET NUMBER	1 OF 1

**ATLAS**  
 SURVEY & MAPPING, LLC  
 7016 Maize Drive, Knoxville, TN 37918  
 (865) 248-2424

**BEIT DEVELOPMENT, LLC**  
 1521 RIVERSIDE RD  
 KNOXVILLE, TN 37914  
 865-809-1504

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	03/21/2024	CONCEPT PLAN			