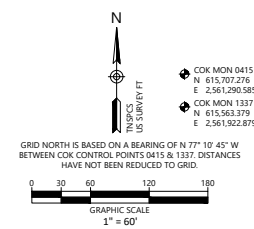
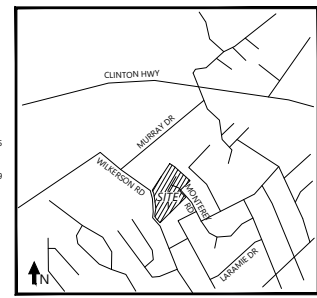
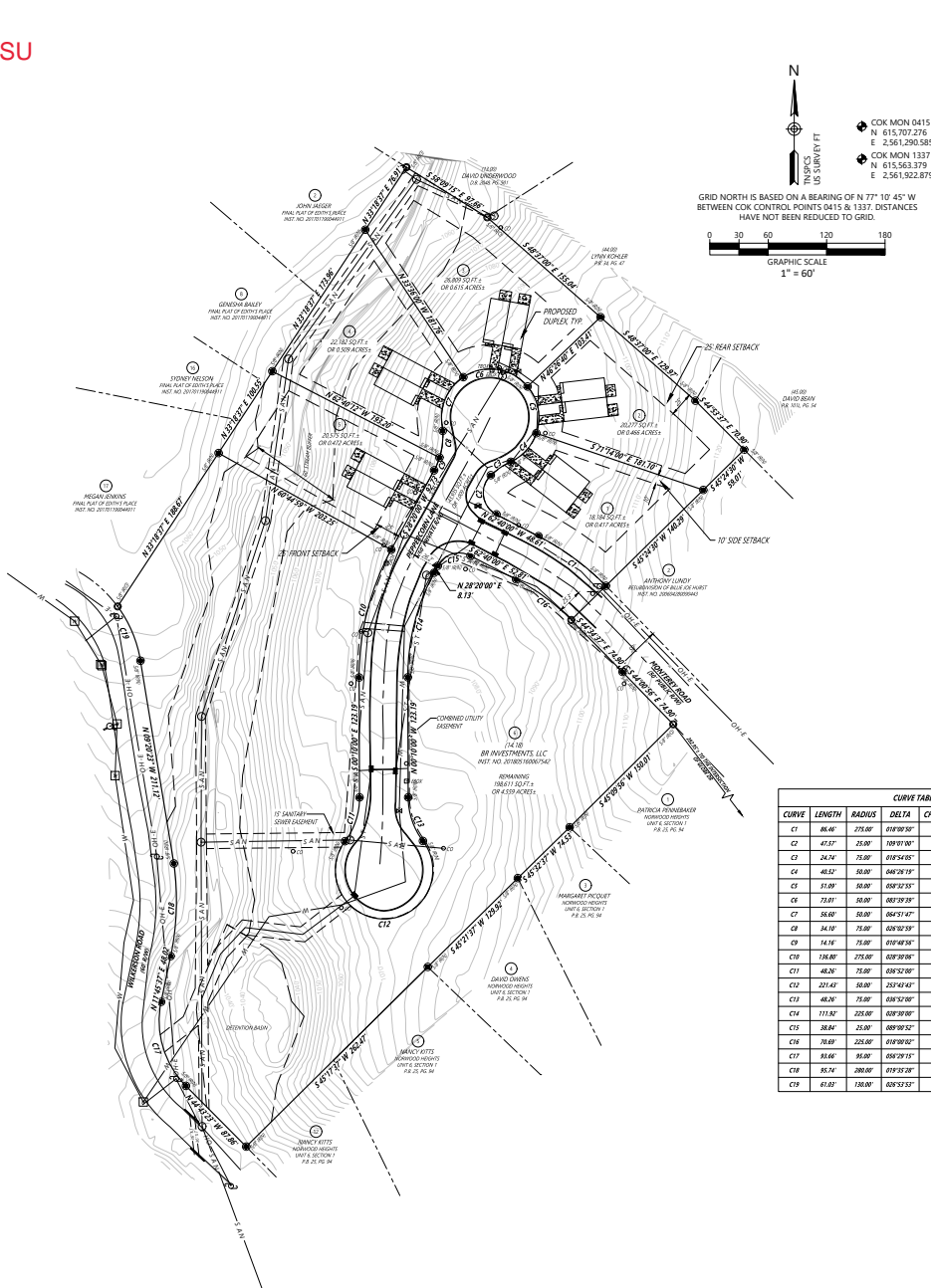


NOTES

- PURPOSE OF PLAT: SUBDIVIDE LOT INTO SIX (6) LOTS AND ESTABLISH NEW ROAD.
- TOTAL ACRES: 393.975 SQ. FT. OR 6.848 ACRES.
- PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 68, INSERT P. GROUP C KNOX COUNTY, TN.
- 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 JULY 1, 2023 UTILIZING TOPCON HWK 90 GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VRS NETWORK OF TROT CORS STATIONS REFERENCED TO NAD83(2011) GEOID 18.
- TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY AND AVAILABLE TN STATE LIDAR DATA; CONTOUR INTERVAL IS TWO (2) FOOT DATUM BASED ON NAVD 88.
- 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 47093C0120F, 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. CALL 811 FOR A ONE CALL CENTER.
- SUBJECT PROPERTY IS CURRENTLY ZONED "R1" - SINGLE-FAMILY RESIDENTIAL. EQUIPMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-515-2500.
- 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, TN (R0CK).
 - DEED REFERENCE(S): INSTRUMENT NO. 201805160067542
 - PLAT REFERENCE(S): INSTRUMENT NO. 202402050037450
- SURVEY FIELD DATA COLLECTED ON JULY 1, 2023.

5-SC-24-C / 5-A-24-SU
03.25.2024



GRID NORTH IS BASED ON A BEARING OF N 77° 10' 45" W BETWEEN COK CONTROL POINTS 0415 & 1337. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

LEGEND

PARCEL NO.	(#)
LOT NO.	(1)
IRON ROD (OLD)	⊙
IRON ROD (NEW)	⊙
ADJOINING PROPERTY LINE	---
PROPERTY LINE	---
ENCE LINE	---
OVERHEAD POWER LINE	--- OH ---
SANITARY SEWER LINE	--- S ---
STORM SEWER LINE	--- ST ---
WATER LINE	--- W ---
GAZ LINE	--- G ---
ELECTRIC METER	⊠
UTILITY POLE	⊙
GPS WIRE	⊙
SANITARY SEWER MANHOLE	⊙
STORM SEWER MANHOLE	⊙
CURB RAIL	⊠
CLEARING	⊙
PRE-EMMENT	⊠
WATER METER	⊠
WATER VALVE	⊠
GAS METER	⊠
GAS VALVE	⊠
SIGN POST	⊠

SITE DATA

PROPERTY LOCATED ON KNOX COUNTY TAX MAP 68, INSERT P. GROUP C, PARCEL 14-18

CITY: KNOXVILLE
COUNTY: KNOX
STATE: TN
DISTRICT: 6TH, WARD 40TH

SITE ADDRESS: 0 MONTEREY ROAD, KNOXVILLE, TN

OWNER: BR INVESTMENTS, LLC
2331 SUNNWOOD LANE
KNOXVILLE, TN 37912

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	46.47	275.00	018°30'33"	N57°33'33"W	46.78
C2	47.27	250.00	109°01'00"	N06°59'00"W	48.77
C3	24.24	75.00	018°54'05"	N08°52'30"E	24.62
C4	48.24	50.00	048°29'13"	N41°32'44"E	106.61
C5	51.00	50.00	008°32'53"	S10°34'43"E	48.90
C6	73.81	50.00	081°39'33"	S81°43'10"E	64.68
C7	58.60	50.00	064°31'47"	S24°12'20"W	106.63
C8	34.90	75.00	029°32'33"	S04°29'32"W	106.62
C9	41.80	75.00	010°49'30"	N02°39'30"E	106.60
C10	136.80	275.00	029°30'00"	N48°30'15"E	137.87
C11	48.20	75.00	018°52'00"	N18°12'00"E	47.42
C12	221.43	50.00	253°42'42"	S09°10'42"W	80.81
C13	48.20	75.00	018°52'00"	S18°30'00"E	47.42
C14	111.82	225.00	018°30'00"	S14°30'30"W	110.77
C15	38.84	25.00	089°00'52"	S72°30'30"W	35.65
C16	78.69	225.00	018°30'00"	N63°39'12"W	78.40
C17	51.66	95.00	005°29'13"	S16°28'23"E	89.91
C18	95.47	200.00	019°33'30"	S01°37'30"W	95.27
C19	61.80	100.00	029°33'53"	S22°47'23"E	80.40

FILE # ****
CONCEPT PLAN

MONTEREY OAKS SUBDIVISION -
PHASE 1
TAX MAP 68, INSERT P. GROUP C, PARCEL 14-18
KNOXVILLE, KNOX COUNTY, TN



BR INVESTMENTS, LLC
2331 SUNNWOOD LANE
KNOXVILLE, TN 37912
865-206-4777

NO.	DATE	BY	CHK	APP	DESCRIPTION
1	03/25/2024				CONCEPT PLAN



SURVEYOR'S CERTIFICATE

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

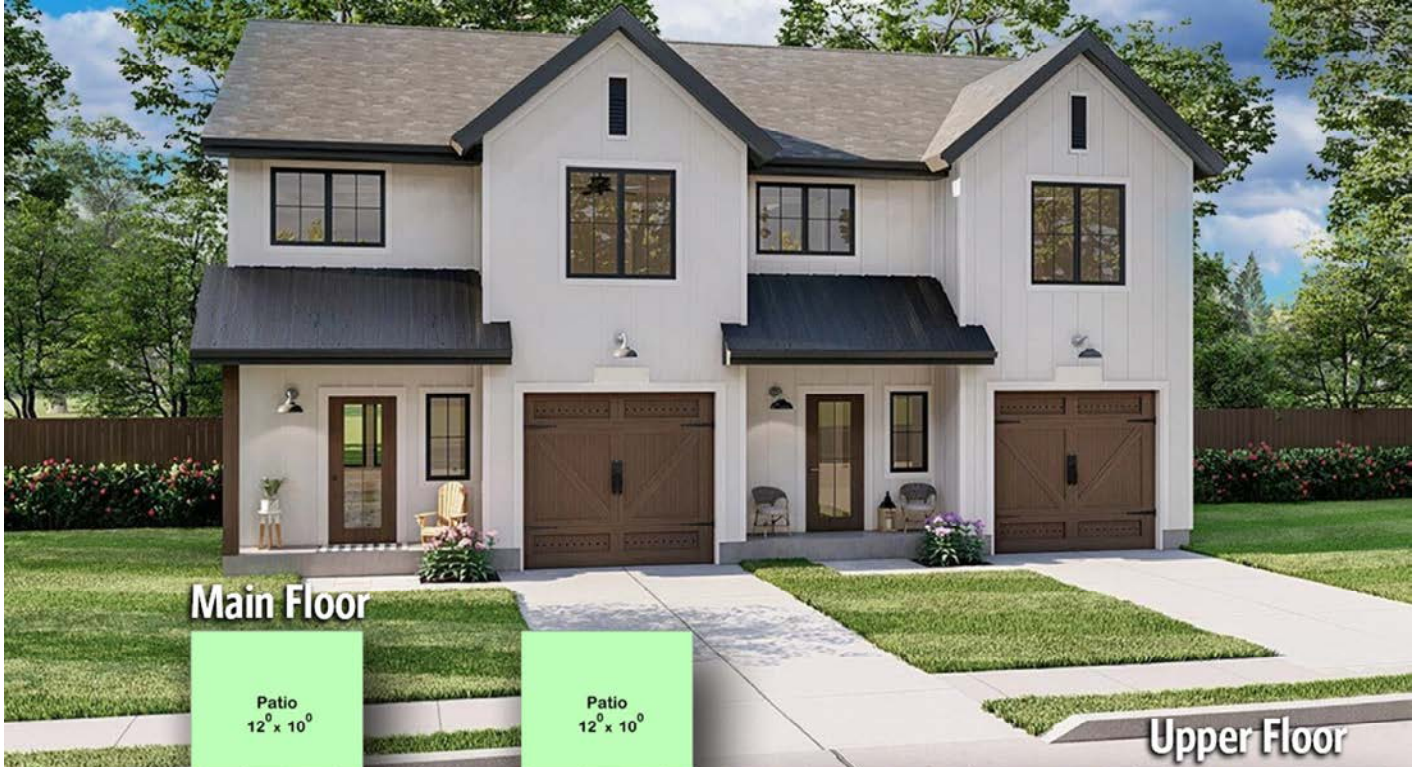
By: *Leah Metcalfe* Date: 03/25/2024
LEAH M. METCALF, TN Registered Surveyor No. 3430

ISSUE: MARCH 25, 2024
PROJECT NUMBER: 231010
SHEET NUMBER: 1 OF 1

AD House Plan 623049DJ

ArchitecturalDesigns.com

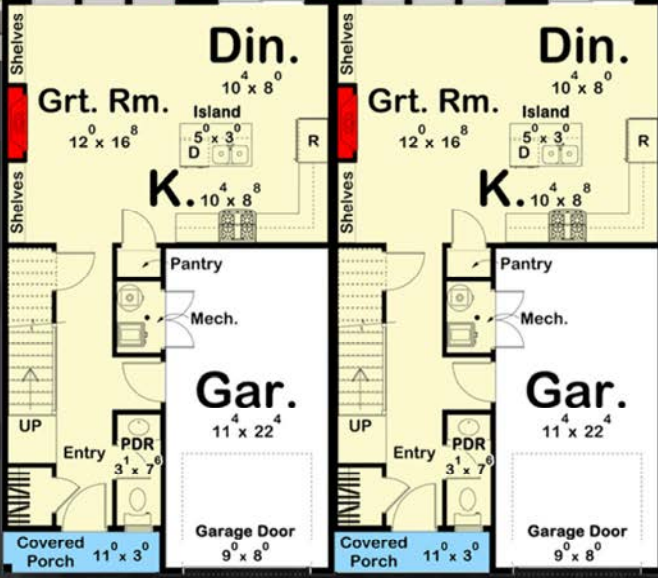
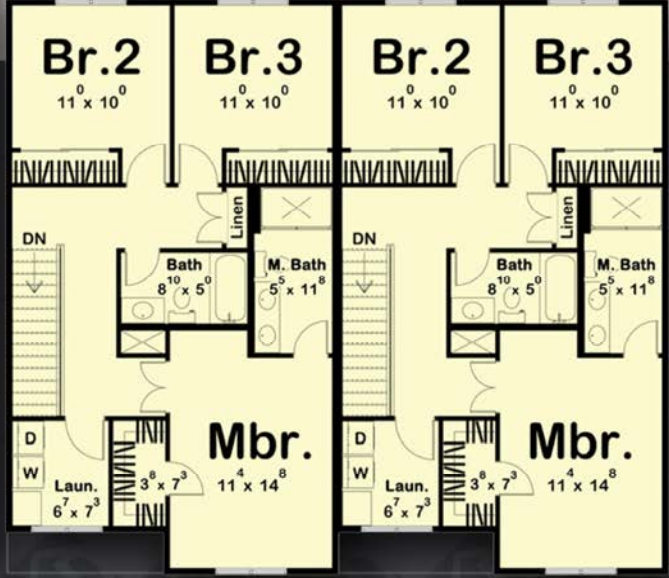
Traditional Duplex House Plan with Matching 3 Bed, 3 Bath Units



Main Floor



Upper Floor



2,928 Sq.Ft. | 2 Units | 2-Car Garage | W: 46'0" D: 40'0" H: 28'0"