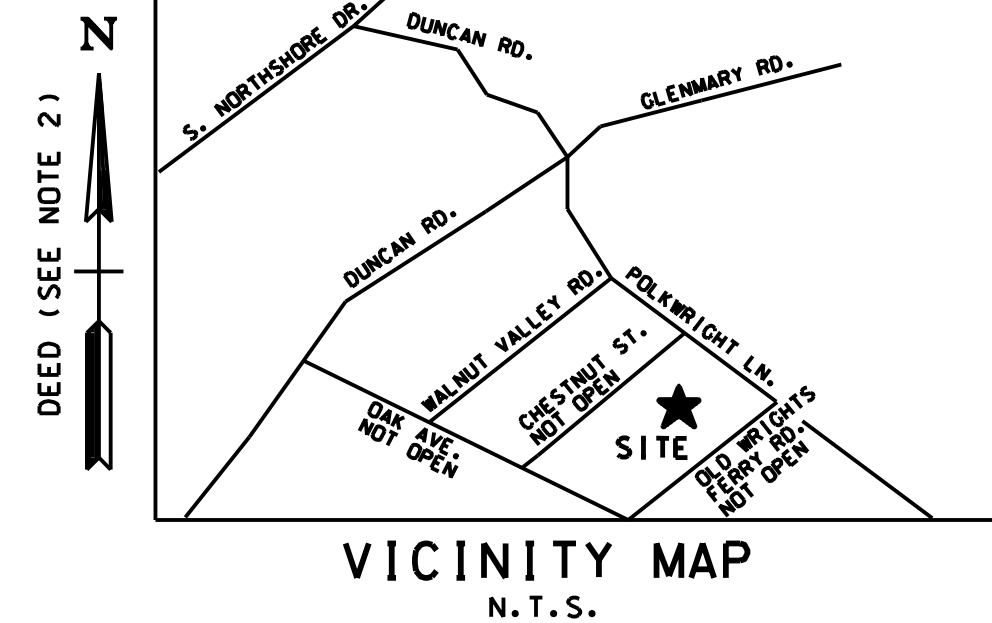
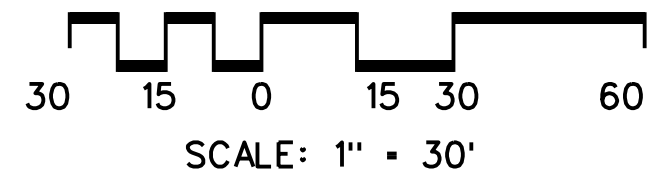


NOTES:

1. THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR 2 HOUSES.
2. BEARINGS SHOWN HEREON ARE BASED ON PLAT INST.NO.199906250208521.
3. DEED REFERENCE:202003300064679 PLAT REFERENCE: 199906250208521
4. THIS PROPERTY IS ZONED PR 2-DU PER ACRE.
5. BUILDING SETBACKS: FRONT: 35', SIDE: 8' ONE-STORY, 12' FOR TWO STORY, 20' TOTAL BETWEEN BLDG. REAR 25'.
6. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY, UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINES PLUS OTHER EASEMENTS SHOWN.
7. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 47093C0286G, EFFECTIVE DATE AUGUST 5, 2013.
8. MFE TO BE 2' ABOVE LOW POINT IN POLKWRIGHT LANE (PER PREVIOUS RECORDED PLAT).
9. TOTAL AREA THIS SURVEY 2 LOTS PLUS CLOSED RIGHT OF WAY 55,633 SF.
10. TOTAL PR ZONE AREA WITH EXISTING LOT 73R IS 70,111 SF OR 1.6095



CERTIFICATION OF ACCURACY

I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS STANDARDS OF PRACTICE.

Scott Williams

REGISTERED LAND SURVEYOR

TENNESSEE CERTIFICATE NO. 1914

DATE:



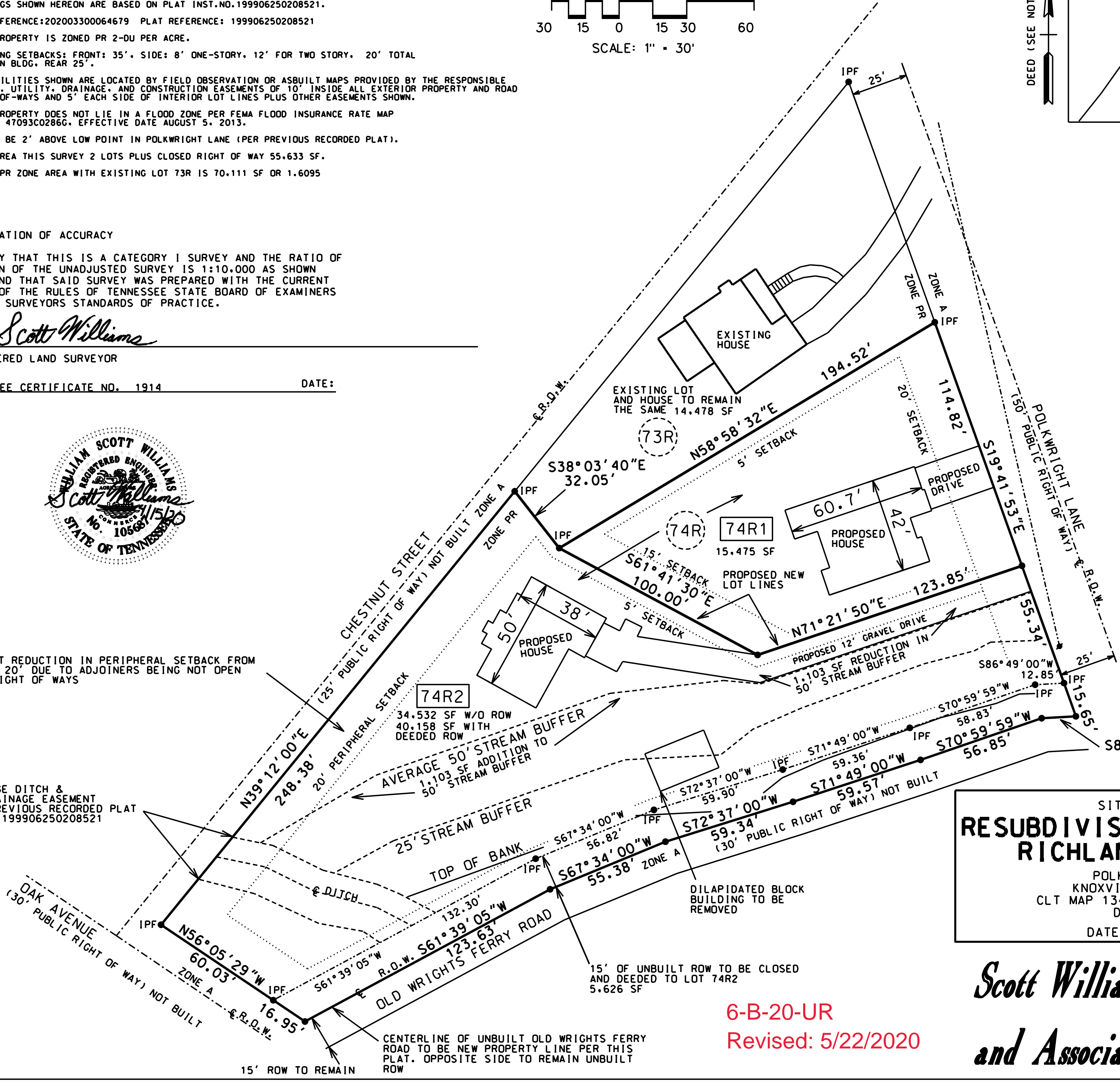
LEGEND

- (2) EXISTING LOT NO.
- [2] PROPOSED LOT NO.
- 5/8" IRON PIN SET (NEW)
- IPF ● 5/8" IRON PIN FOUND (OLD)
- LOT LINE / ROW
- - - OVERHEAD ELECTRIC
- POWER POLES
- - - CENTERLINE R.O.W.
- - - EASEMENT LINES

REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 20' DUE TO ADJOINERS BEING NOT OPEN ROAD RIGHT OF WAYS

DRAINAGE DITCH & 20' DRAINAGE EASEMENT FROM PREVIOUS RECORDED PLAT INSTR# 199906250208521

OAK AVENUE (30' PUBLIC RIGHT OF WAY) NOT BUILT



SITE PLAN OF:
RESUBDIVISION OF LOT 74R
RICHLAND ADDITION
 POLKWRIGHT LANE
 KNOXVILLE, TN. 37919
 CLT MAP 134G A PARCEL 022.01
 DISTRICT 6
 DATE: 4/15/2020

6-B-20-UR
 Revised: 5/22/2020

Scott Williams
 and Associates

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