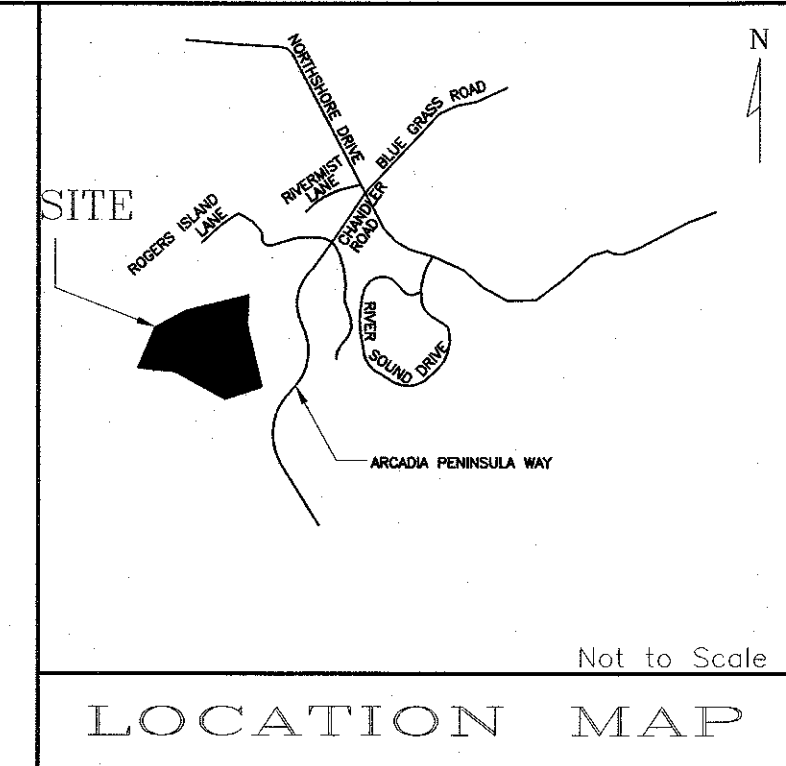
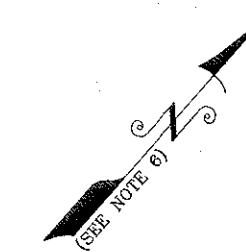
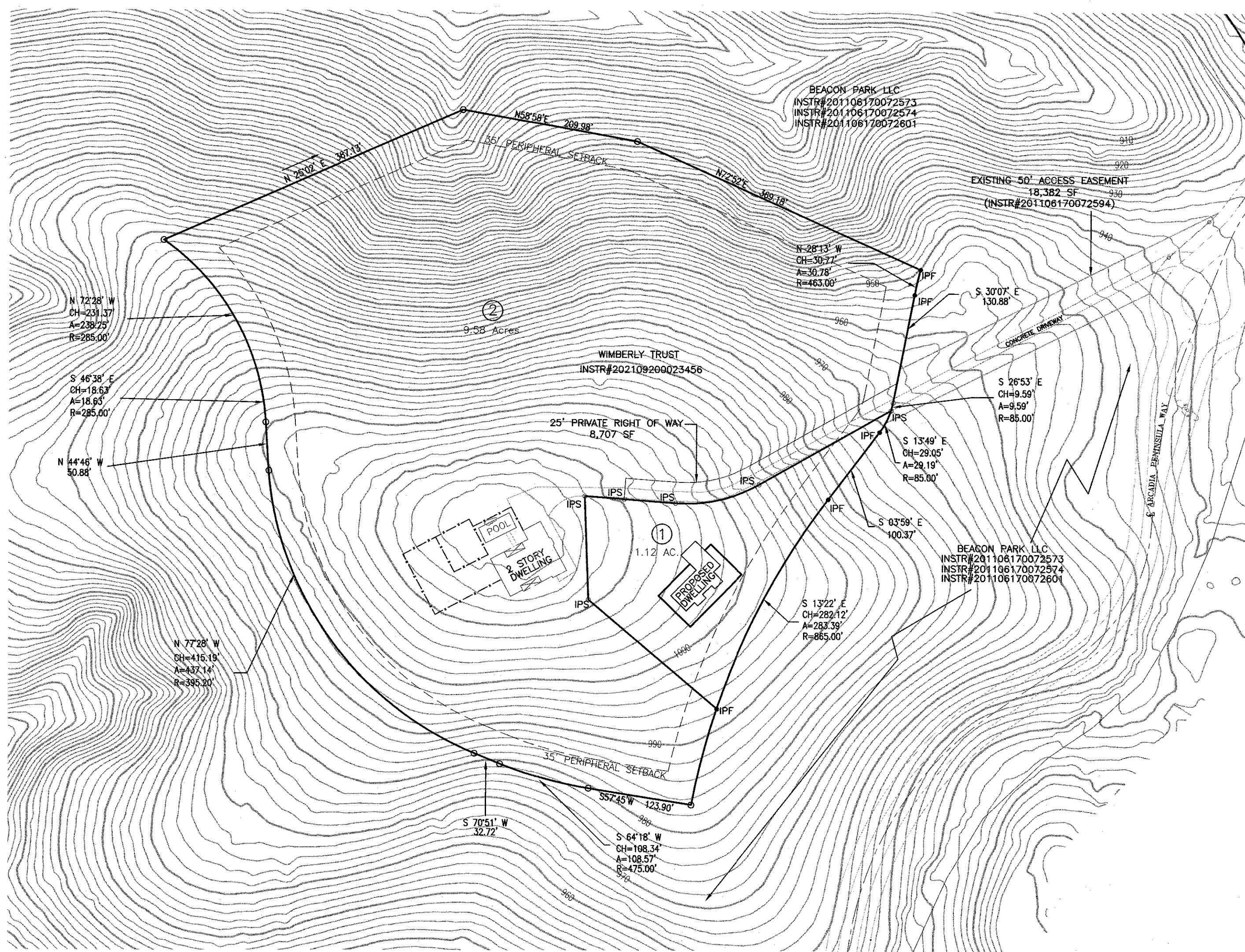




- NOTES:
1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 2. THERE SHALL BE A (10) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAYS. THERE SHALL BE A (5) FEET UTILITY AND DRAINAGE EASEMENT IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED PR 1-3 DU/AC.
 5. THIS DEVELOPMENT PLAN CONTAINS 10.70 ACRES OF TWO LOTS.
 6. QUALITY OF NORTH BASED ON TVA LAND ACQUISITION MAP NO. 10MS421K2 DATED JUNE 1941

LEGEND	
● IPF	IRON PIN FOUND 1/2" DIA. REBAR
○ IPS	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
□ PRM	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PI	POINT OF INTERSECT
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CA	COMMON AREA
■	CATCH BASIN
□	JUNCTION BOX
----	DRAINAGE EASEMENT
-----	DRAINAGE PIPE (PROPOSED)
----	PERIPHERAL SETBACK
----	ROADWAY CENTERLINE
----	ZONING
----	FENCE
○	POWER POLE
○	WATER METER
—OHU—	POWERLINE
—EB—	ELECTRICAL BOX
—GAS—	GAS LINE
—WL—	WATER LINE

10-C-22-DP
8/22/2022

DEVELOPMENT PLAN FOR WIMBERLY TRUST PROPERTY

TAX MAP 163 PARCEL 28.01
DISTRICT #6 KNOX COUNTY, TENNESSEE
SCALE: 1" = 100 DATE: AUGUST 18, 2022
100 50 0 100 200

OWNER:
WIMBERLY TRUST
1701 CHANDLER ROAD
KNOXVILLE, TENNESSEE 37922
PHONE: (865) 661-9652



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

DRAWING 2400-KI-DP

REFERENCE DEED: INSTR#202109200023456