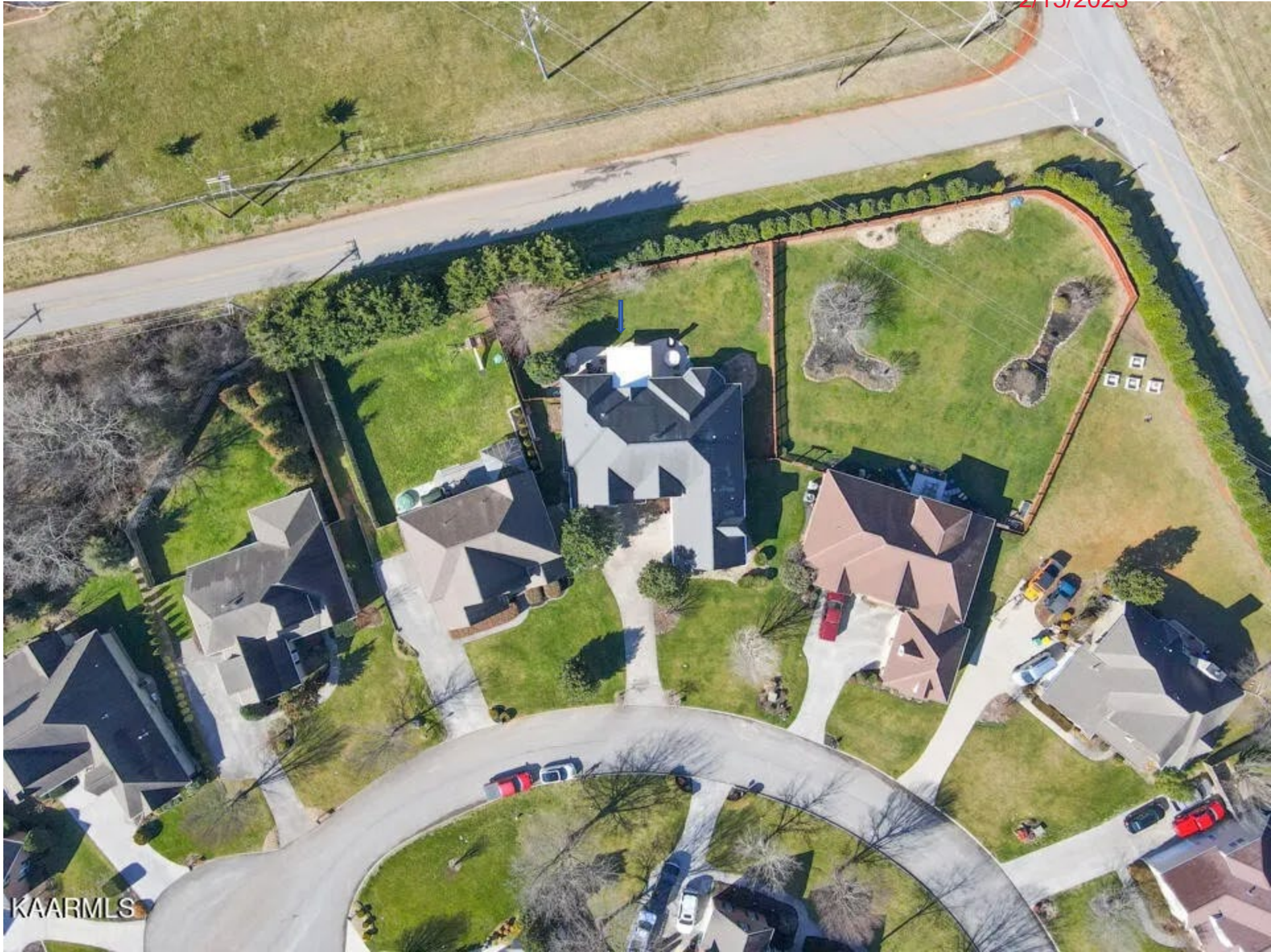
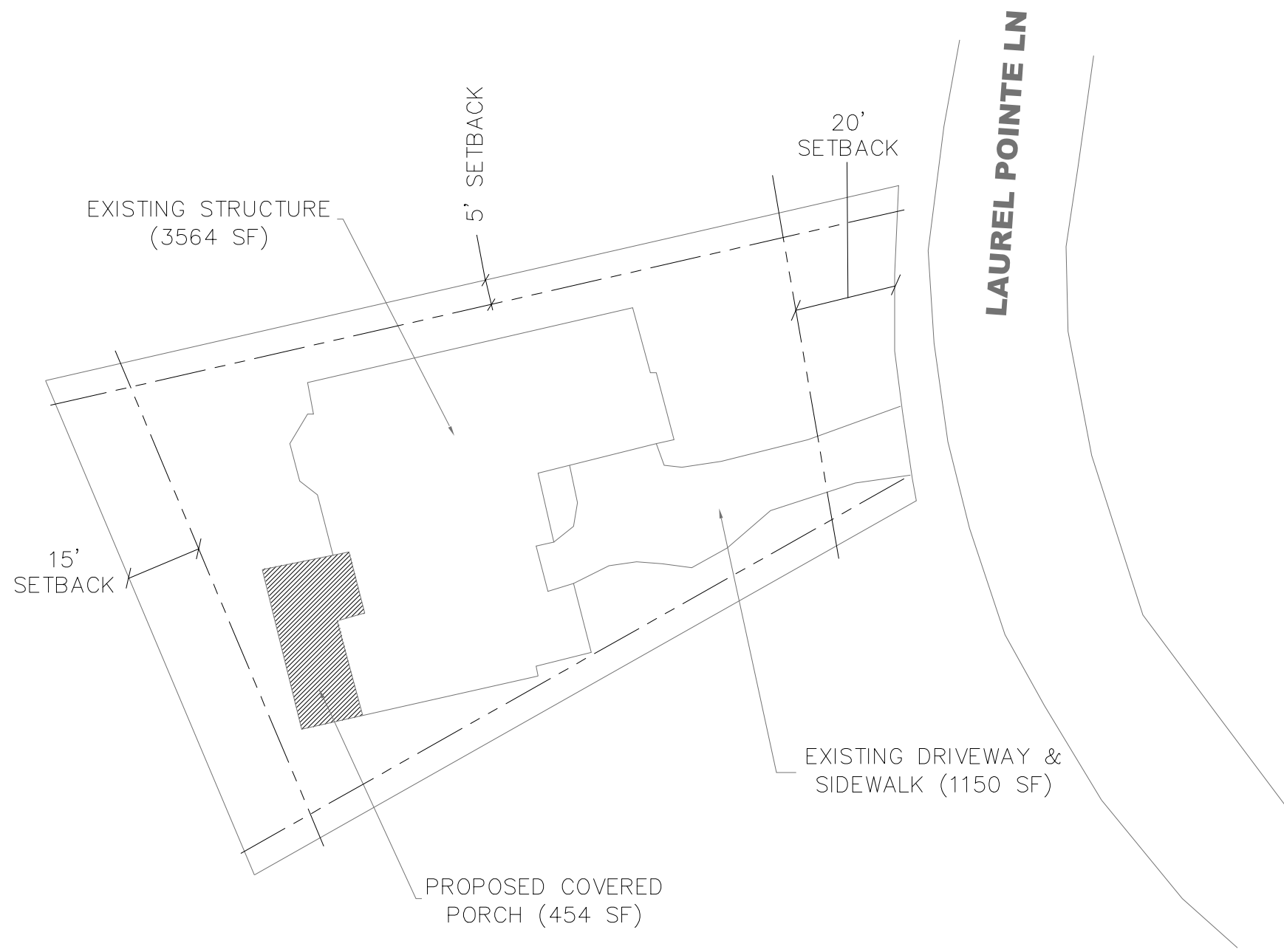


4-A-23-DP
2/15/2023



KAARMLS



LOT INFORMATION:

PARCEL ID: 090IB037
 MAGNOLIA POINTE SUBDIVISION
 RECORDED PLAT 20040514-0104838
 RECORDED DEED 20220328-0074097
 ZONED PR 1-3 DU/AC

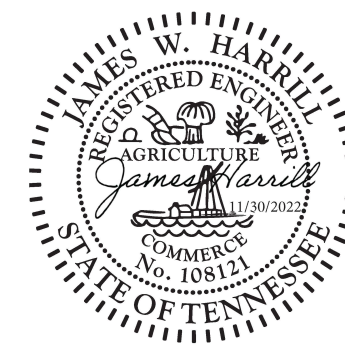
SETBACK INFORMATION:

FRONT = 20'
 REAR = 15'
 SIDES = 5'

SITE PLAN - TAKEN FROM KGIS WEBSITE

ENGINEER INFORMATION:

JAMES HARRILL, PE, PLLC
 1001 OAK CHASE BLVD
 LENOIR CITY, TN 37772
 (865)789-1982
 james.harrill.pe@gmail.com



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 2/15/2023

Scale based upon printing on 11x17 paper

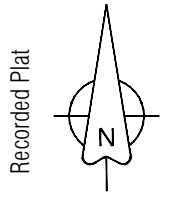
Title: The Bricken Family	Project Address: 10433 Laurel Pointe Ln Knoxville, TN 37931	Page Title: SITE PLAN	Drawn by: Brandon Harmon 865-603-0964 brandonhar@comcast.net	Scale: NTS	Sheet: 1 of 7
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Cross

- Land Surveying
- Planning
- Development
- Commercial
- Residential

JAMES F. (BO) CROSS II R.L.S. 1963
 455 Myrtle Ward Road
 Philadelphia, Tennessee 37846
 CELL: (865) 389-8407
 bocross919@gmail.com

Land Services



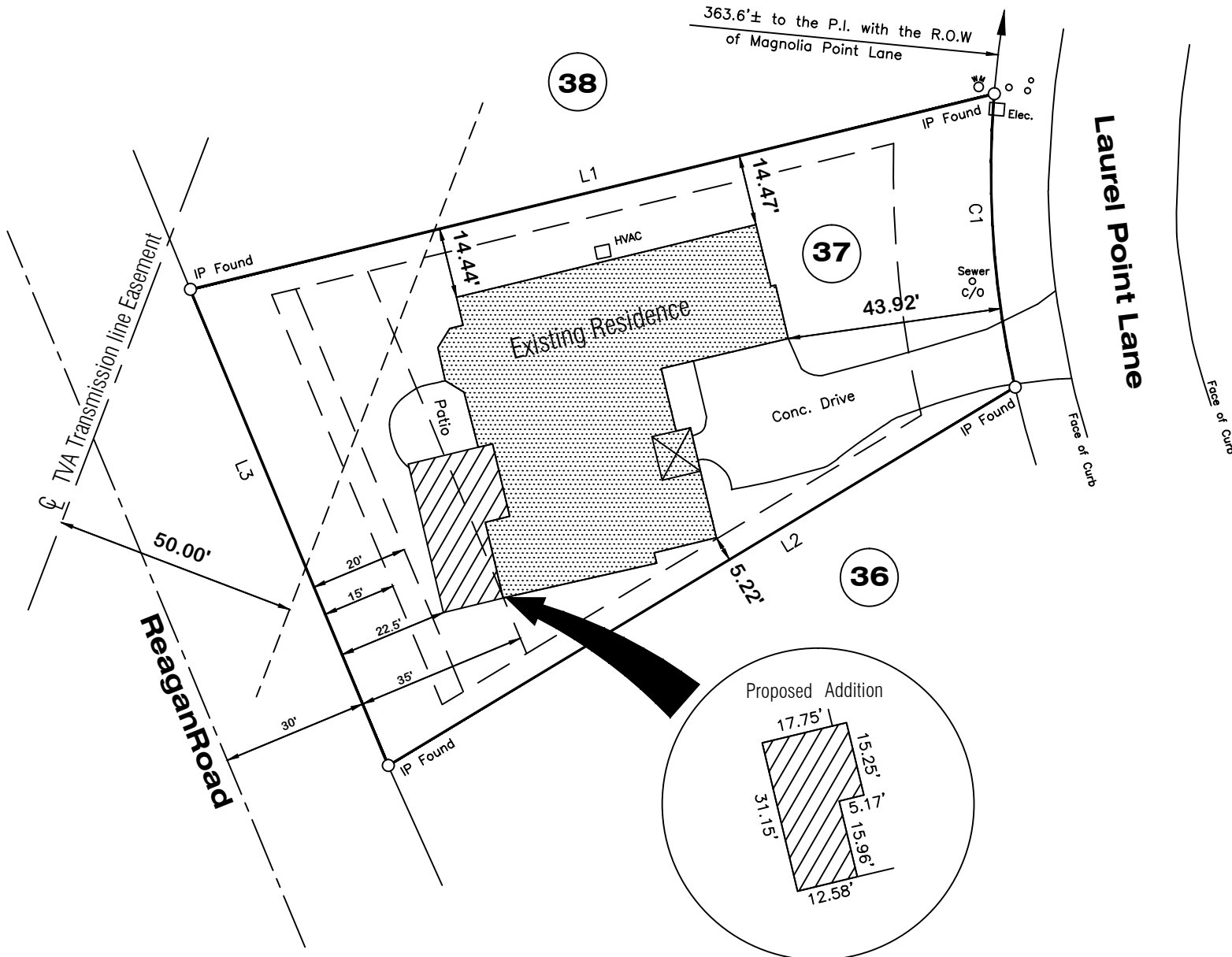
"As Built" Survey



Total Area for Lot 37 = 0.293 Acres ±

LINE	BEARING	DISTANCE
L1	N 76°19'25" E	169.40'
L2	S 58°53'27" W	149.94'
L3	N 22°34'27" W	105.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	60.45'	60.22'	S 04°05'56" E	17°18'59"



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 2/15/2023

Note: Adequate drainage control ditches and swales to properly control water runoff will be required

Note: The Contractor and/or Homeowner is responsible for verifying all improvements and actual floor elevations as shown hereon and the actual layout on the ground and any discrepancies must be reported before construction begins. The surveyor assumes no responsibility after construction begins.

NOTES

OWNER:
 John & Karen Bricken
 10433 Laurel Point Lane
 Knoxville, TN 37931

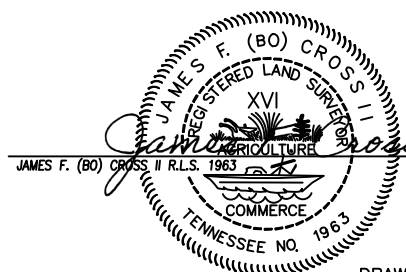
BUILDER:
 TBD

- UTILITY AND DRAINAGE EASEMENT OF 7.5' INSIDE ROAD RIGHTS OF WAYS AND THE PERIMETER BOUNDARY.
- THIS IS TO CERTIFY THAT THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.

- DESCRIBED PROPERTY IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS THAT MAY EXIST AS PER OPERATING UTILITY COMPANIES, RECORDED AND/OR UNRECORDED
- MINIMUM BUILDING SETBACKS:
 FRONT: 20'
 REAR: 35'
 SIDES: 5'

I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, THAT I HAVE SURVEYED OR HAD SURVEY TO BE MADE ON THE HEREIN DESCRIBED PROPERTY, THAT THIS PLAT CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, BELIEF, AND IN MY PROFESSIONAL OPINION, AND THAT THE SURVEY MEETS CATEGORY 1 ACCURACY SPECIFICATIONS. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000, OR LESS THAN 1/10 OF A FOOT PER CORNER ON SMALL LOTS. THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

SURVEY FOR **John & Karen Bricken**
 DISTRICT 6 COUNTY OF Knox
 LOT NO. 37 BLOCK _____ IN Magnolia Point Sub.
 HOUSE NO. 10433 Laurel Point Lane
 MAP INST. 200405140104838 DATE 1-25-23
 TAX MAP 90-1 GROUP B PARCEL 37.00
 WARRANTY DEED BK. 202203280074097
 BEARING BASE RECORDED PLAT



1-25-23
 DATE