

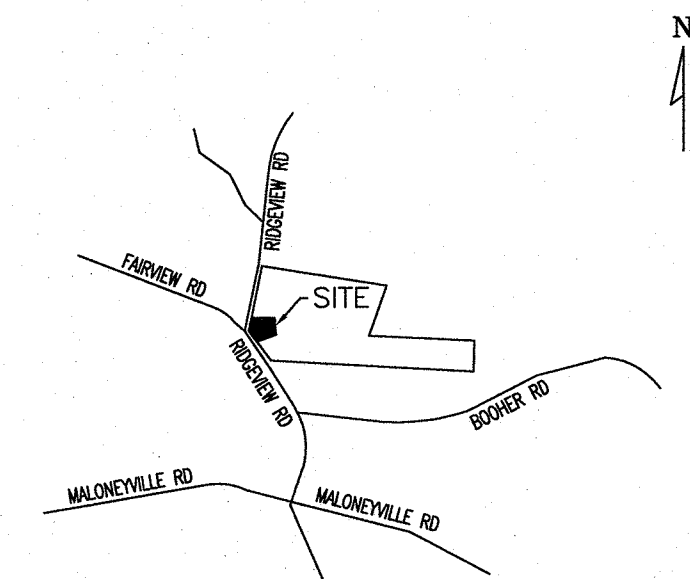
OWNER:  
CAFE INTERNATIONAL LLC  
C/O RANDY GUIGNARD  
5408 FOUNTAIN GATE RD  
KNOXVILLE, TN 37918

REFERENCE DEED:  
INSTR#202209010014424

REFERENCE PLAT:  
PLAT CABINET B, SLIDE 203A

LEGEND	
● IPF	IRON PIN FOUND 1/2" DIA. REBAR
○ IPS	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
---	ROADWAY CENTERLINE
⊕	POWER POLE
⊕	WATER METER
---	POWERLINE
---	WATER LINE

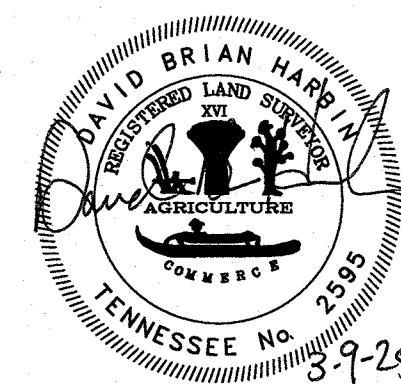
TN GRID  
NAD83(2011)



## LOCATION MAP

### NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
2. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). 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.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
5. ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY CARLSON BRX7 GPS RECEIVER, MODEL #2339810203248. POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL-TYPE OF GPS PROCEDURE: REAL TIME KINEMATIC NETWORK DATUM/EPOCH: HORIZONTAL-NAVD83, VERTICAL-NAVD88 PUBLISHED/FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK GEOD MODEL: 2017 COMBINED GRID FACTORS: NONE APPLIED
6. THIS PROPERTY IS ZONED PR @ <2 DU/AC.
7. THIS SUBDIVISION CONTAINS 1 ACRE AND THE REMAINING ACREAGE IS 14.03 ACRES.
8. THIS IS A CATEGORY 1 SURVEY AS DEFINED IN SECTION 0820-03-05 "ACCURACY OF SURVEYS" IN THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYS.
9. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.



USE ON REVIEW  
OF  
TRACT 5, ESTATE OF JACOB P.  
SHARP, LEROY GRAVES EXECUTOR  
TAX MAP 21, PARCEL 159  
8TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

SCALE: 1" = 30' MARCH 9, 2025  
30 15 0 30 60



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

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5-B-25-DP