

**NOTES**

- PURPOSE OF PLAT: COMBINE PARCELS 002.00, 003.00 & 026.01; SUBDIVIDE INTO FOURTEEN (14) LOTS.
  - TOTAL ACREAGE: 283,227 SQ. FT. OR 6.50 ACRES± INTO FOURTEEN (14) LOTS.
  - PROPOSED AREA TO CLEAR: 3.4 ACRES±
- PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 094, INSERT H, GROUP Q, KNOX COUNTY, TENNESSEE.
- 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 AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN SEPTEMBER 20, 2023 UTILIZING CARLSON BRX7 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
- 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 47093C027G, DATED 08/05/2013.
- 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. DIAL 811 FOR A ONE CALL CENTER.
- SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2": SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.
- REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). 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, TENNESSEE (ROKC).
  - DEED REFERENCE(S): INSTRUMENT NO. 202206210095175
  - PLAT REFERENCE(S): PLAT BOOK 93L, PAGE 30 & CABINET J, SLIDE 115B
- SURVEY FIELD DATA COLLECTED ON SEPTEMBER 20, 2023.
- LOTS 1-7 WERE PREVIOUSLY PLATTED AS LOT 37-R OF THE PROPERTY AT CRESTVIEW CEMETERY.

**SITE DATA**

PROPERTY LOCATED ON KNOX COUNTY TAX MAP MAP 094, INSERT H, GROUP Q, PARCELS 002.00, 003.00 & 026.01

CITY: KNOXVILLE  
 COUNTY: KNOX  
 STATE: TENNESSEE  
 CIVIL DISTRICT: 5TH, 23RD WARD  
 CITY BLOCK: 23320 & 23362

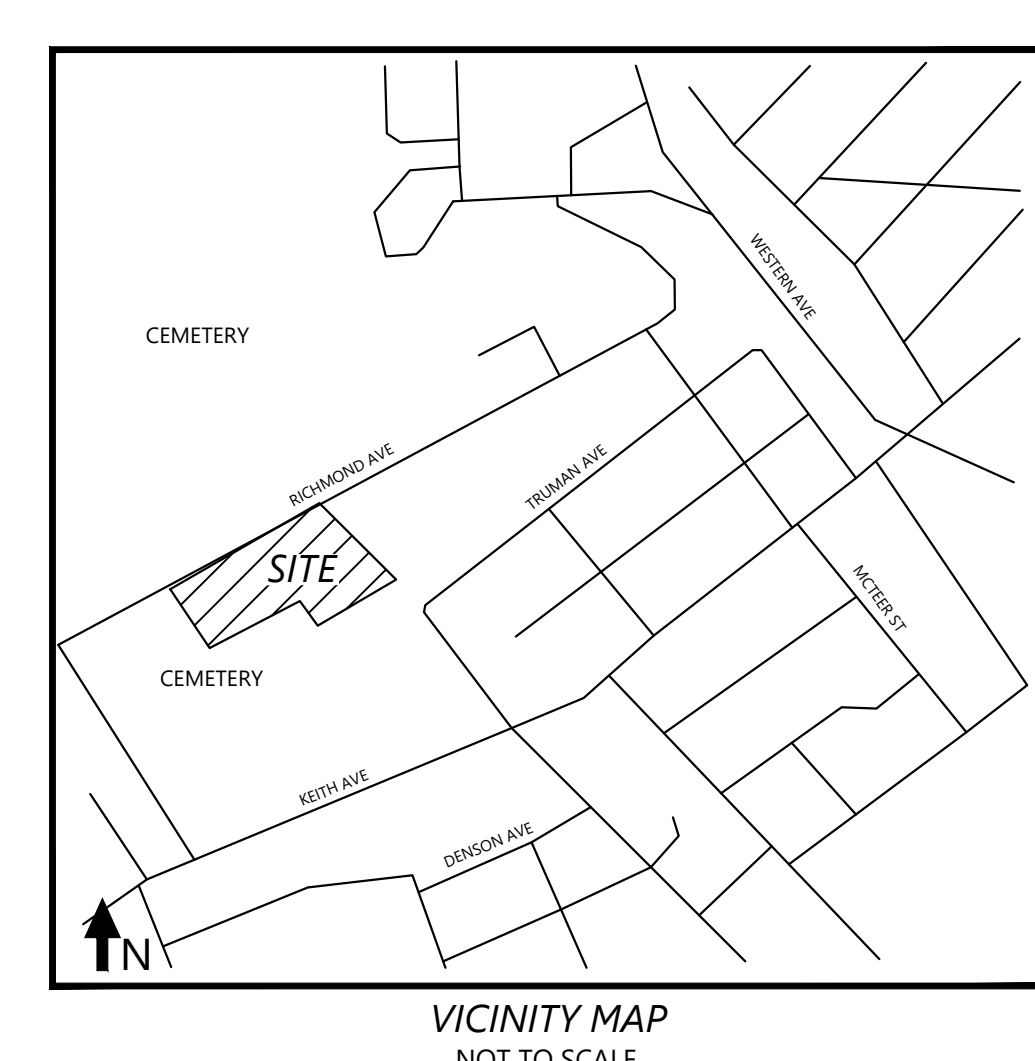
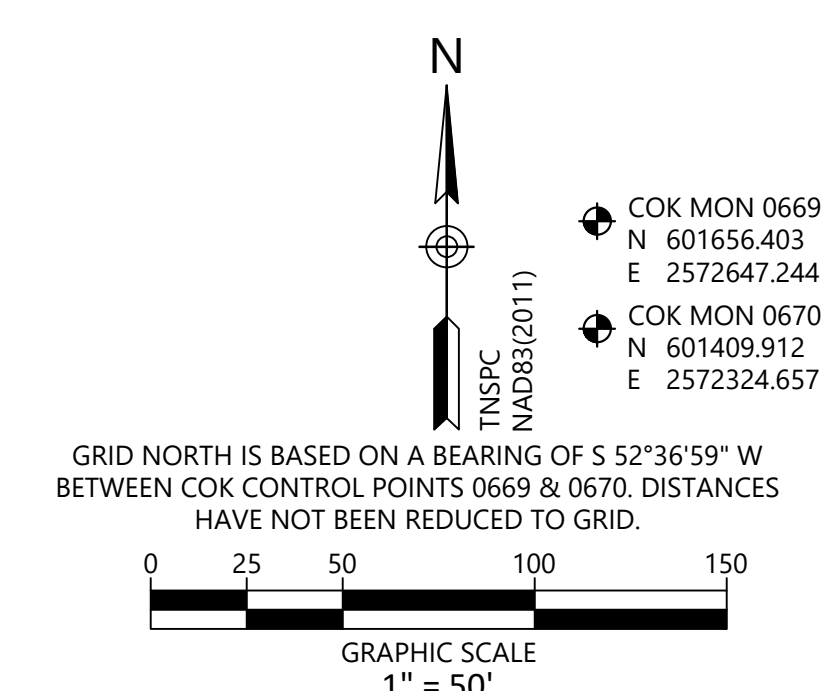
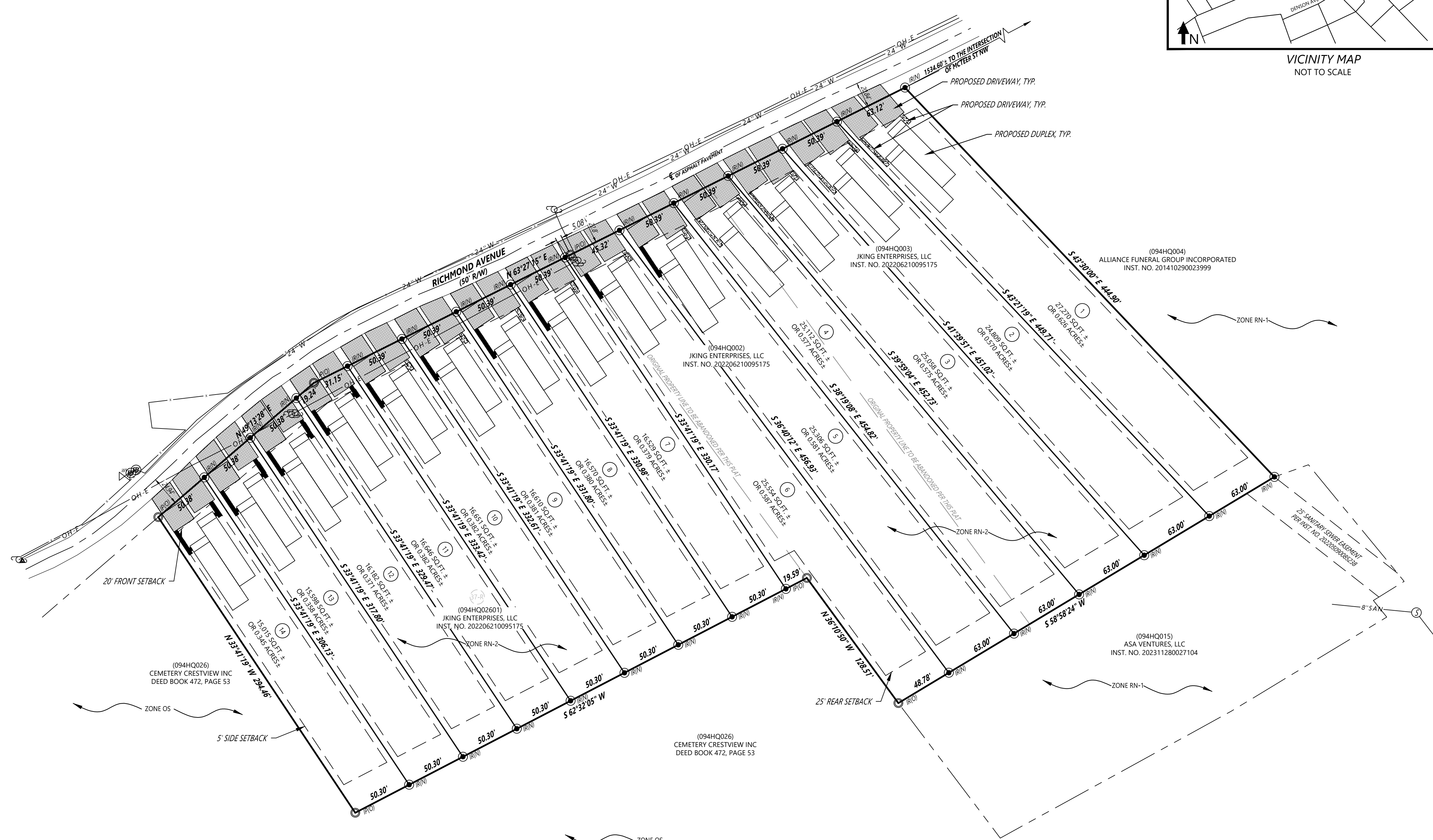
OWNER: JKING ENTERPRISES, LLC  
 6908 OFFICE PARK CIRCLE  
 KNOXVILLE, TN 37909  
 (865) 309-5321

SURVEYOR: LEAH M. METCALF, RLS  
 ATLAS SURVEY & MAPPING, LLC  
 7016 MAIZE DRIVE  
 KNOXVILLE, TN 37918  
 (865) 248-2424

ENGINEER: STEVE DRUMMER, PE  
 LDA ENGINEERING  
 110 TYSON BLVD, SUITE 200  
 ALCOA, TN 37701  
 (865)803-2673

**LEGEND**

PARCEL NO.	(xx)
LOT NO.	(X)
RAILROAD SPIKE (OLD)	RR(O)
5/8" IRON ROD (OLD)	IR(O)
5/8" IRON ROD "ATLAS SURV & MAP" (SET)	IR(N)
1" IRON PIPE (OLD)	IP(O)
PROPERTY ADJOINER LINE	---
PROPERTY LINE	---
FENCE LINE	x---
WATER LINE	—24" W—
SANITARY SEWER LINE	—8" S A N—
OVERHEAD POWER LINE	—O H - E—
ELECTRIC METER	[E]
UTILITY POLE	[P]
SANITARY SEWER MANHOLE	[S]
WATER METER	[W]

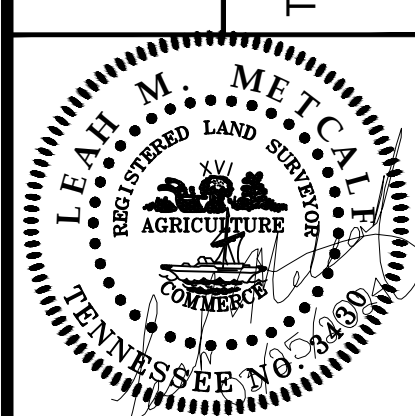


**FILE # 12-SA-23-C\_12-A-23-OB  
 CONCEPT PLAN**

**PEAK HILL AT WEST VIEW**  
 TAX MAP 094, INSERT H, GROUP Q, PARCELS 002.00, 003.00 & 026.01  
 KNOXVILLE, KNOX COUNTY, TENNESSEE

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

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



MARCH 25, 2024
PROJECT NUMBER
231029
SHEET NUMBER
1 OF 1

**ATLAS**  
 SURVEY & MAPPING, LLC  
 7016 MAIZE DRIVE, KNOXVILLE, TN 37918  
 (865) 248-2424

**JKING ENTERPRISES, LLC**  
 6908 OFFICE PARK CIRCLE  
 KNOXVILLE, TN 37909  
 865-309-1050

NO.	DATE	BY	CHK	APV	DESCRIPTION

## Shown with Optional Exterior Features

These are artist renditions for sales purposes only.  
Refer to working drawings for actual dimensions.  
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# LANDMARK WESTBURY II



A MULTI-FAMILY COLLECTION  
BY NATIONWIDE HOMES est. 1959

**SQUARE FOOTAGE 1,828**

3+ Bedroom

3.5 Bathroom



**WESTBURY II**

**Total Finished Area:**  
1,828 Sq. Ft. Per Residence

**Dimensions:**  
31'8"W x 58'0"D

**3+ Bedrooms**  
**3.5 Bathrooms**

Two-Story

Extensive Kitchen Bartop

Walk-in Closet

Open Concept

Rectangular Lavatory Sinks

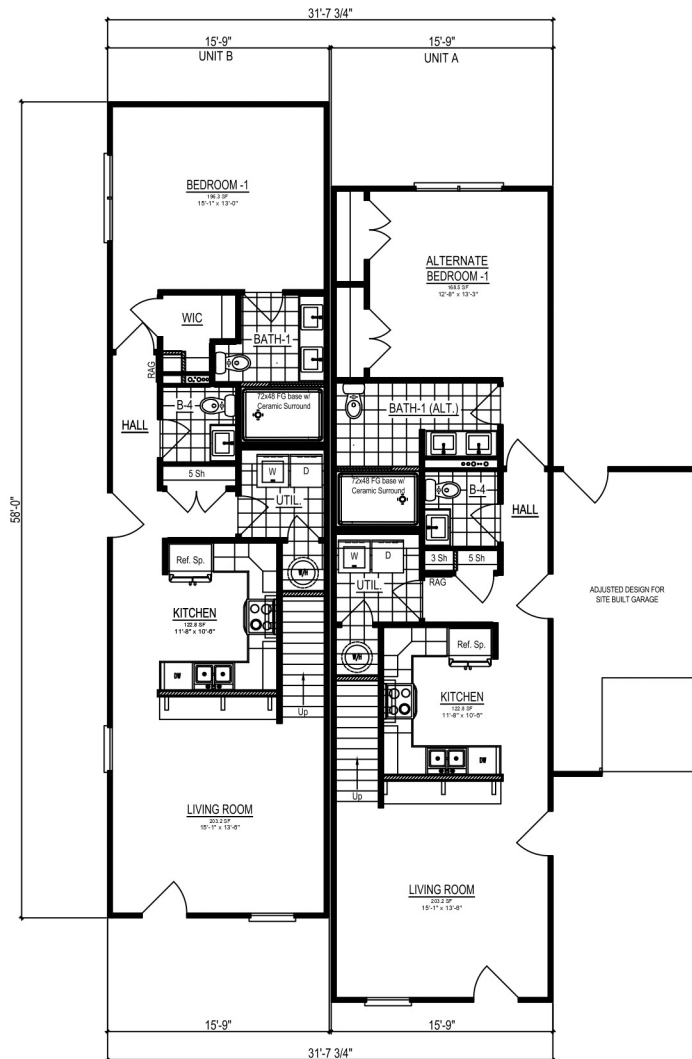
Optional Garage



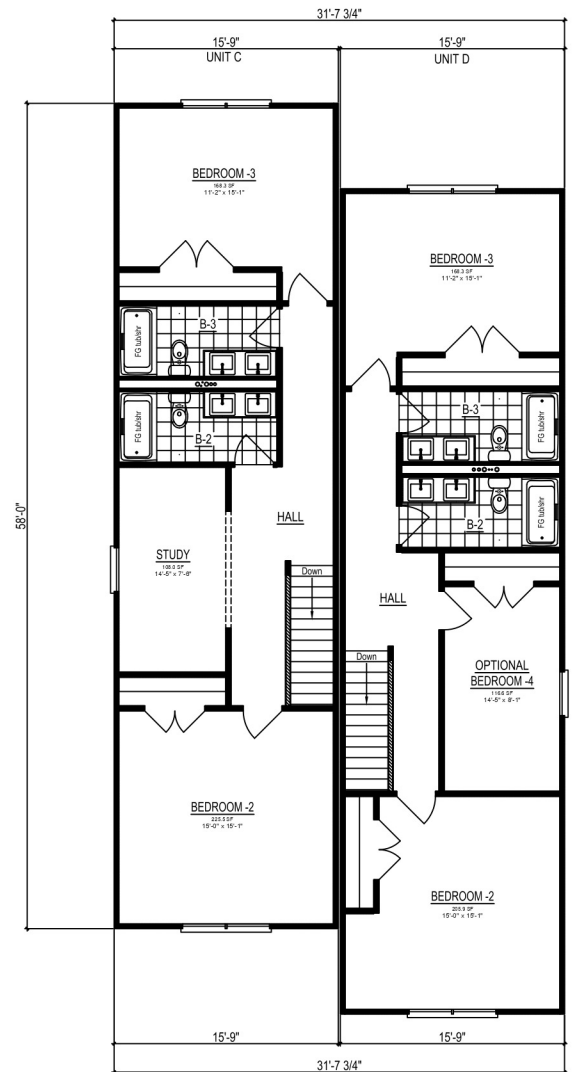
[nationwide-homes.com](http://nationwide-homes.com)

[facebook.com/nationwidehome](https://facebook.com/nationwidehome)

[instagram.com/nationwidehomes](https://instagram.com/nationwidehomes)



First Floor 914 SQ. FT.  
(1,828 SQ.FT. per Living Unit)



Second Floor 914 SQ. FT.  
(1,828 SQ.FT. per Living Unit)

# LANDMARK

A MULTI-FAMILY COLLECTION

Shown with Optional Interior and Exterior Features

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