

LEGEND

- IRON PIN FOUND
- (22) LOT NUMBERS
- S 42°18'16" W FOUND CALLS
- CONCRETE SURFACE
- 25' JOINT PERMANENT EASEMENT DB 2190, PG 1193

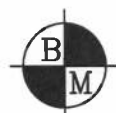
PLOT PLAN

7-D-23-UR
6.20.23

NOTES

BUILDER Carlos Palacios
LOCATION 7420 Pelleaux Road, Knoxville, Tennessee 37938
Sixth Civil District of Knox County, Tennessee
SUBDIVISION Eric Manor
LOT NUMBER 2 SCALE 1"=40'
BM# 22304-PP DATE 16 MAY 2023

- Subject Property is zoned "RA" with the following setbacks:
Front.....35'
Side.....12'
Rear.....25'
- Utility and drainage easement of 5' inside all interior lot lines; 10' inside of boundary and roads.
- Record North references the subdivision plat of record referenced as Instrument #199911230039930 of record in the Register's Office of Knox County, Tennessee.
- The 25' Joint Permanent Easement shall also function as a utility easement and is not a public road. It will not be maintained by Knox County.



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