



- NOTES:
1. SURVEYED AS MONUMENTED AND POSSESSED.
 2. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 3. THIS PROPERTY CONTAINS APPROXIMATELY 6.37 ACRES OF FOUR TRACTS.
 4. THIS PROPERTY IS ZONED RP-1.
 5. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 6. PREVIOUSLY RECORDED PLAT OF UNIT-1, CLEAR SPRINGS PLANTATION (RECORDED AS INSTR. #200606220107908) SHOWS GRAPHICAL LOCATION OF GAS, WATER AND SEWER EASEMENTS. NO METES AND BOUNDS DESCRIPTION WAS PROVIDED.
 7. McCAMPBELL WELLS WAY AND LAUREL CREEK WAY ARE JOINT PERMANENT EASEMENTS. THESE EASEMENTS ARE ESTABLISHED AND RECORDED BY INSTR. #201007190003750.
 8. THIS PLAN IS SUBJECT TO MPC APPROVAL FOR:
20' FRONT BUILDING SETBACK
10' FRONT SETBACK AT CORNER LOTS
15' REAR SETBACK
 9. GAS LINE EASEMENT SHOWN PER PREVIOUS PLAT. GAS LINE MAYBE INSTALLED OUTSIDE ITS EASEMENT.



CLEAR SPRINGS PLANTATION, UNIT-1
INSTR. #200606220107908

TRANS SOUTH PROPERTIES, GP
INSTR. #20100813000313

CHURCH TRUSTEES OF SPRING PLACE PRESBYTERIAN CHURCH
DB 923 PG 57

7-F-17-UR

DEVELOPMENT PLAN
FOR
CLEAR SPRINGS PLANTATION
UNIT 1-PHASE 4
C-L-T MAP 60HE, PARCELS 104.17-104.23
DISTRICT 8, KNOX COUNTY, TN.
32ND WARD CITY OF KNOXVILLE, CITY BLOCK 32546
SCALE: 1"=40' MAY 17, 2017

DEVELOPER:
CASCADE FALLS, LLC
c/o TERRY PATTON
7918 GATEKEEPER WAY
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 679-3697

0' 40' 80' 120' 160'
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
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KNOXVILLE, TENNESSEE 37909
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