

NOTES

- PURPOSE OF PLAT: SUBDIVIDE LOT INTO EIGHT (8) LOTS AND ESTABLISH NEW ROAD.
1.1. TOTAL ACREAGE: 350,575 SQ. FT.± OR 8.048 ACRES±.
- PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 068, INSERT P, GROUP C, 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.
4.1. FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN JULY 1, 2023, UTILIZING TOPCON Hiper VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
- TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY AND AVAILABLE TN STATE LIDAR DATA; CONTOUR INTERVAL IS TWO (2) FOOT, DATUM BASED ON NAVD 88.
- 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 47093C0120F, DATED 05/02/2007.
- 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-1": 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 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.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROCK).
8.1. DEED REFERENCE(S): INSTRUMENT NO. 201805160067542
8.2. PLAT REFERENCE(S): INSTRUMENT NO. 202402050037450
- SURVEY FIELD DATA COLLECTED ON JULY 1, 2023.

LEGEND

PARCEL NO.	(XX)
LOT NO.	(X)
IRON ROD (OLD)	(R/O)
IRON ROD (SET) 5/8" ATLAS SURV & MAP	(R/N)
ADJOINER PROPERTY LINE	---
PROPERTY LINE	---
FENCE LINE	X
OVERHEAD POWER LINE	O-H-E
SANITARY SEWER LINE	8" S-A-N
STORM SEWER LINE	15" S-T
WATER LINE	8" W
GAS LINE	2" G
CONTOUR LINE	-500-
ELECTRIC METER	[F]
UTILITY POLE	[P]
GUY WIRE	←
SANITARY SEWER MANHOLE	[S]
STORM SEWER MANHOLE	[T]
CURB INLET	[C]
CLEANOUT	O-CO
FIRE HYDRANT	[H]
WATER METER	[W]
WATER VALVE	[V]
GAS METER	[G]
GAS VALVE	[V]
SIGN POST	[P]

SITE DATA

PROPERTY LOCATED ON KNOX COUNTY TAX MAP 068, INSERT P, GROUP C, PARCEL 014.18

CITY: KNOXVILLE
COUNTY: KNOX
STATE: TENNESSEE
DISTRICT: 6TH, 40TH WARD, CITY BLOCK 40130

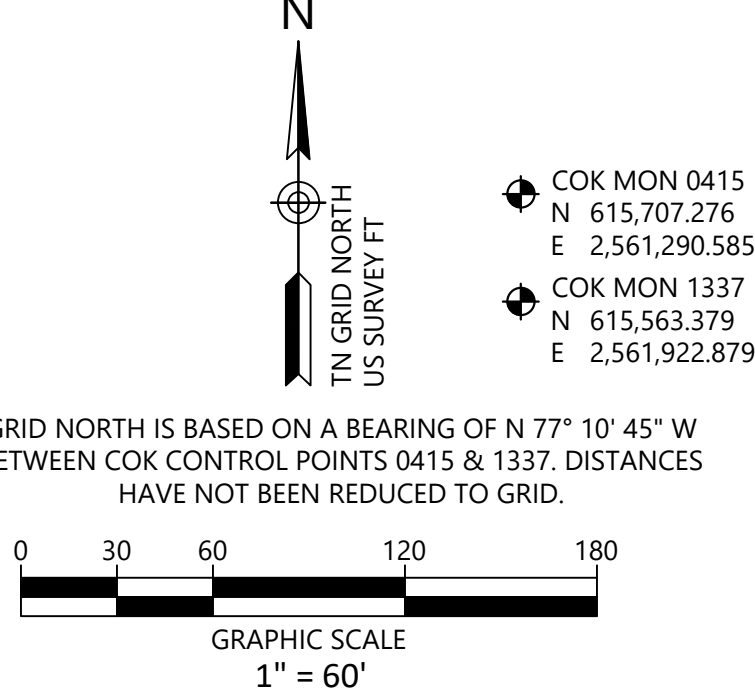
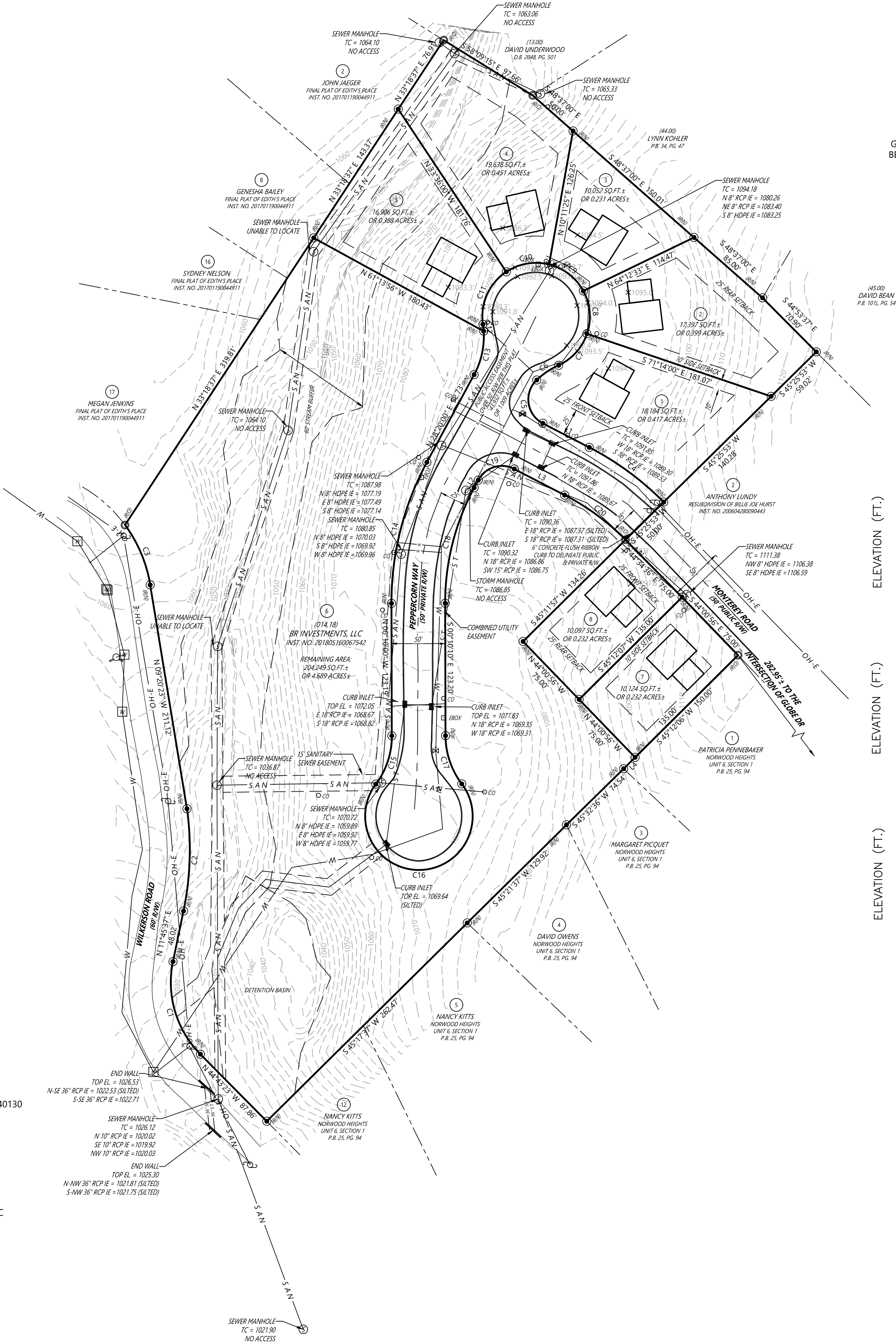
SITE ADDRESS: 0 MONTEREY ROAD
KNOXVILLE, TENNESSEE

OWNER: BR INVESTMENTS, LLC
2301 SUNNYWOOD LANE
KNOXVILLE, TN 37912

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

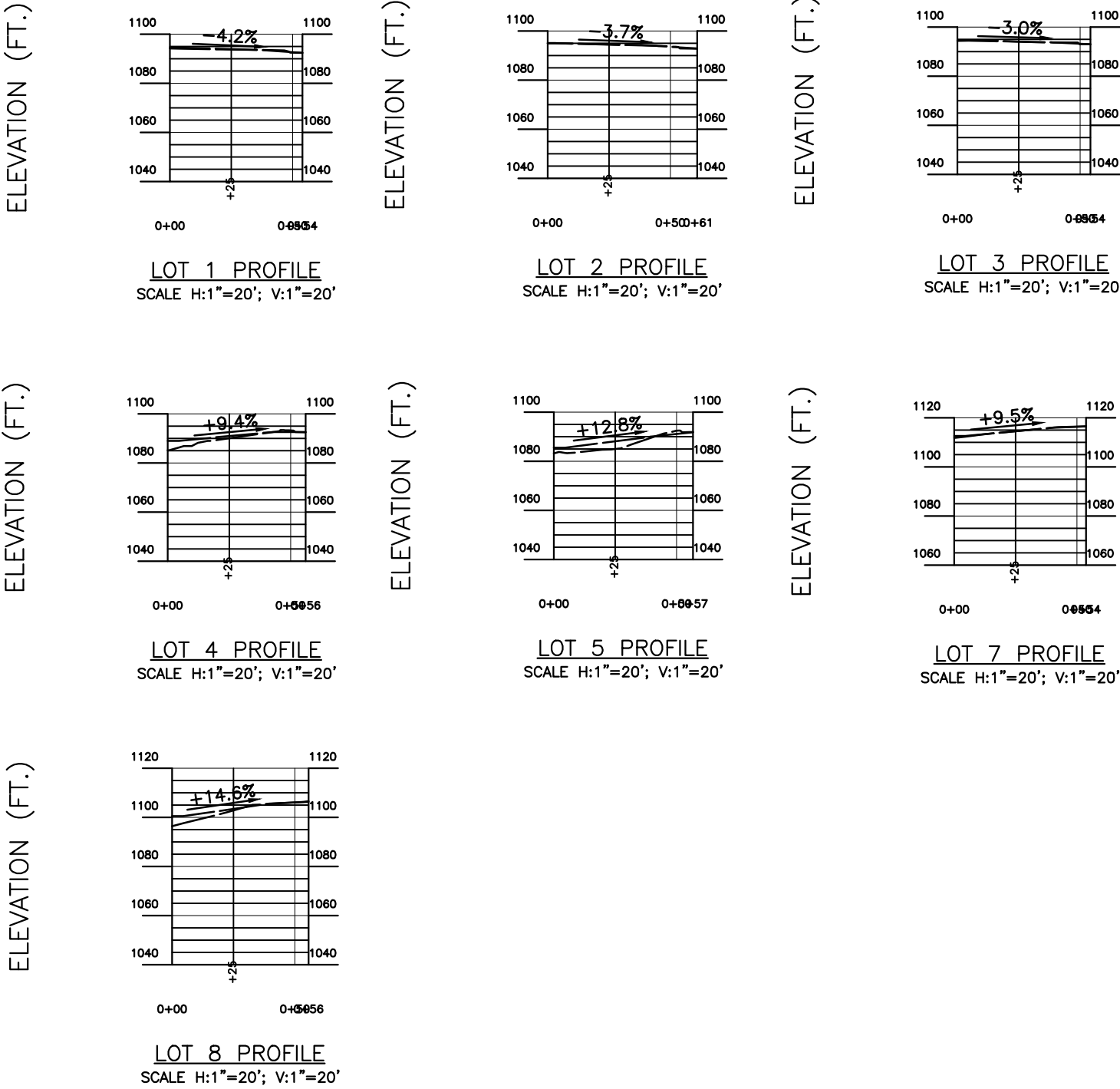
ENGINEER: RUBEN ROBERTSON, PE
LDA ENGINEERING
110 TYSON BLVD, SUITE 200
ALCOA, TN 37701
(865)573-7672

7-SA-25-C submitted 5/23/25



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 82°40'00" W	86.61'
L2	S 88°20'00" W	8.84'
L3	N 69°20'00" W	52.81'
L4	S 82°12'36" W	15.00'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	95.00'	93.66'	N 16°28'23" W	89.91'
C2	280.00'	95.14'	N 01°57'31" E	56.22'
C3	130.00'	61.03'	N 23°27'23" W	60.47'
C4	125.00'	86.38'	N 33°40'03" W	86.03'
C5	25.00'	27.47'	N 85°07'00" W	40.71'
C6	75.00'	22.44'	N 50°03'00" W	25.60'
C7	50.00'	40.52'	N 41°52'46" E	39.42'
C8	20.00'	21.47'	N 84°56'14" W	20.93'
C9	40.00'	41.47'	N 76°10'07" W	40.66'
C10	49.99'	41.56'	S 80°15'44" W	40.37'
C11	20.00'	54.60'	S 24°31'17" W	53.63'
C12	75.00'	6.31'	S 06°07'00" E	6.31'
C13	15.00'	43.34'	S 18°12'00" W	41.40'
C14	225.00'	136.80'	S 14°05'15" W	135.39'
C15	75.00'	48.36'	S 18°12'00" W	47.47'
C16	50.00'	227.43'	N 89°50'43" E	80.01'
C17	75.00'	48.36'	N 08°30'00" W	47.48'
C18	225.00'	111.32'	N 14°05'00" E	110.77'
C19	25.00'	38.84'	N 72°20'00" E	35.05'
C20	225.00'	70.92'	S 32°39'25" E	70.92'



FILE #
CONCEPT PLAN

CERTIFICATION OF CONCEPT PLAN BY REGISTERED LAND SURVEYOR

I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

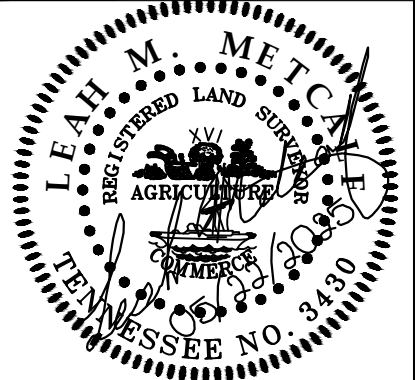
By: *Leah Metcalf* Date: 05/22/2025
LEAH M. METCALF TN Registered Surveyor No. 3430



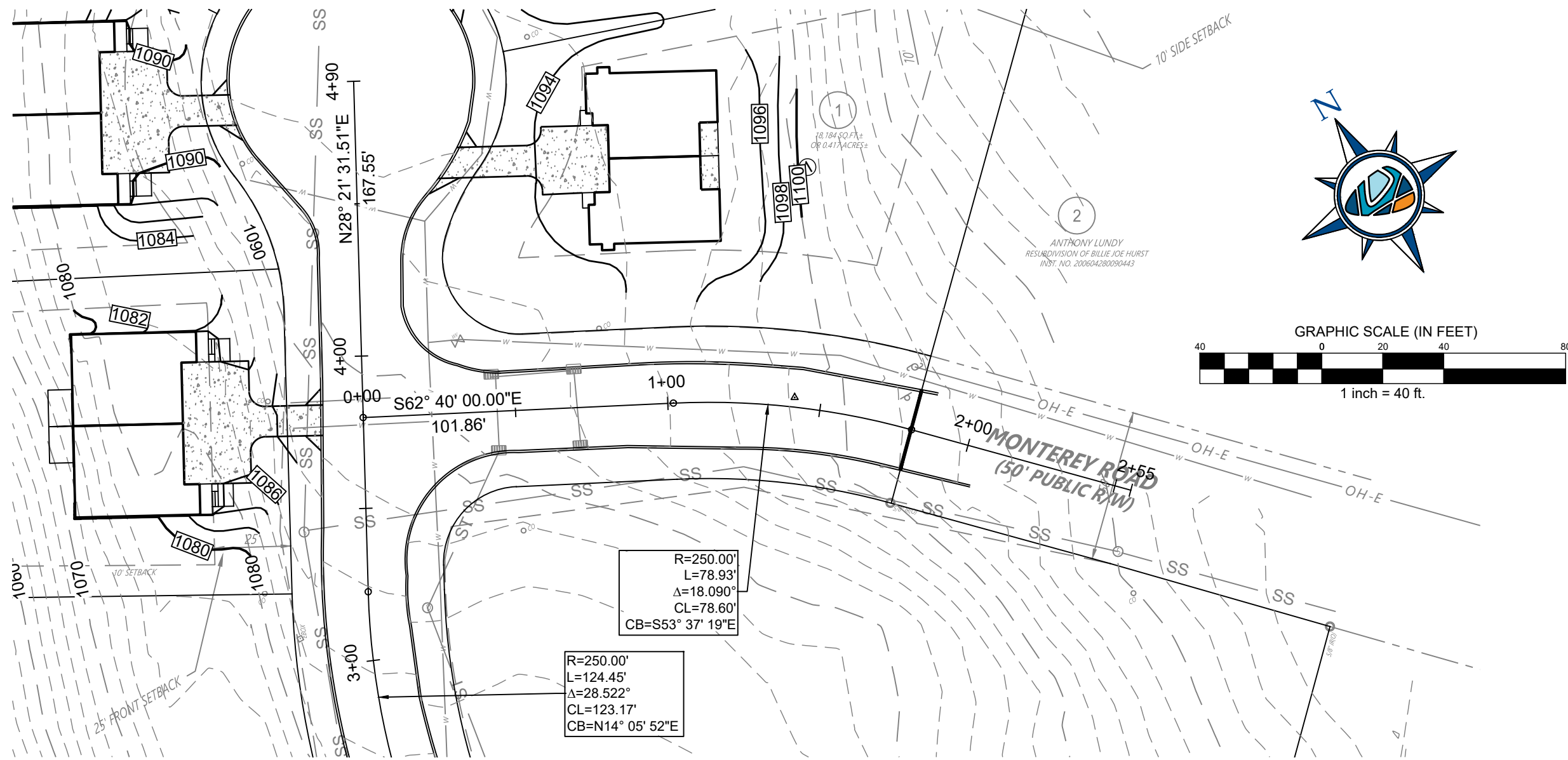
BR INVESTMENTS, LLC
2301 SUNNYWOOD LANE
KNOXVILLE, TN 37912
865-206-4777

MONTEREY OAKS SUBDIVISION -
PHASE 1

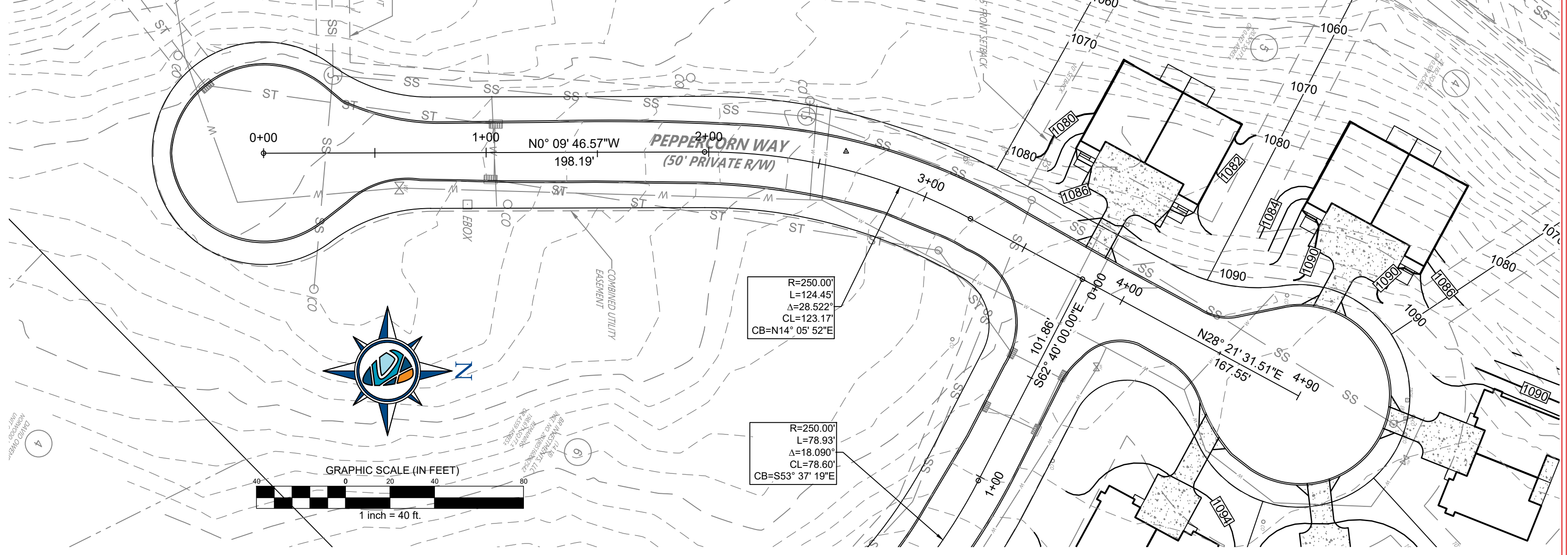
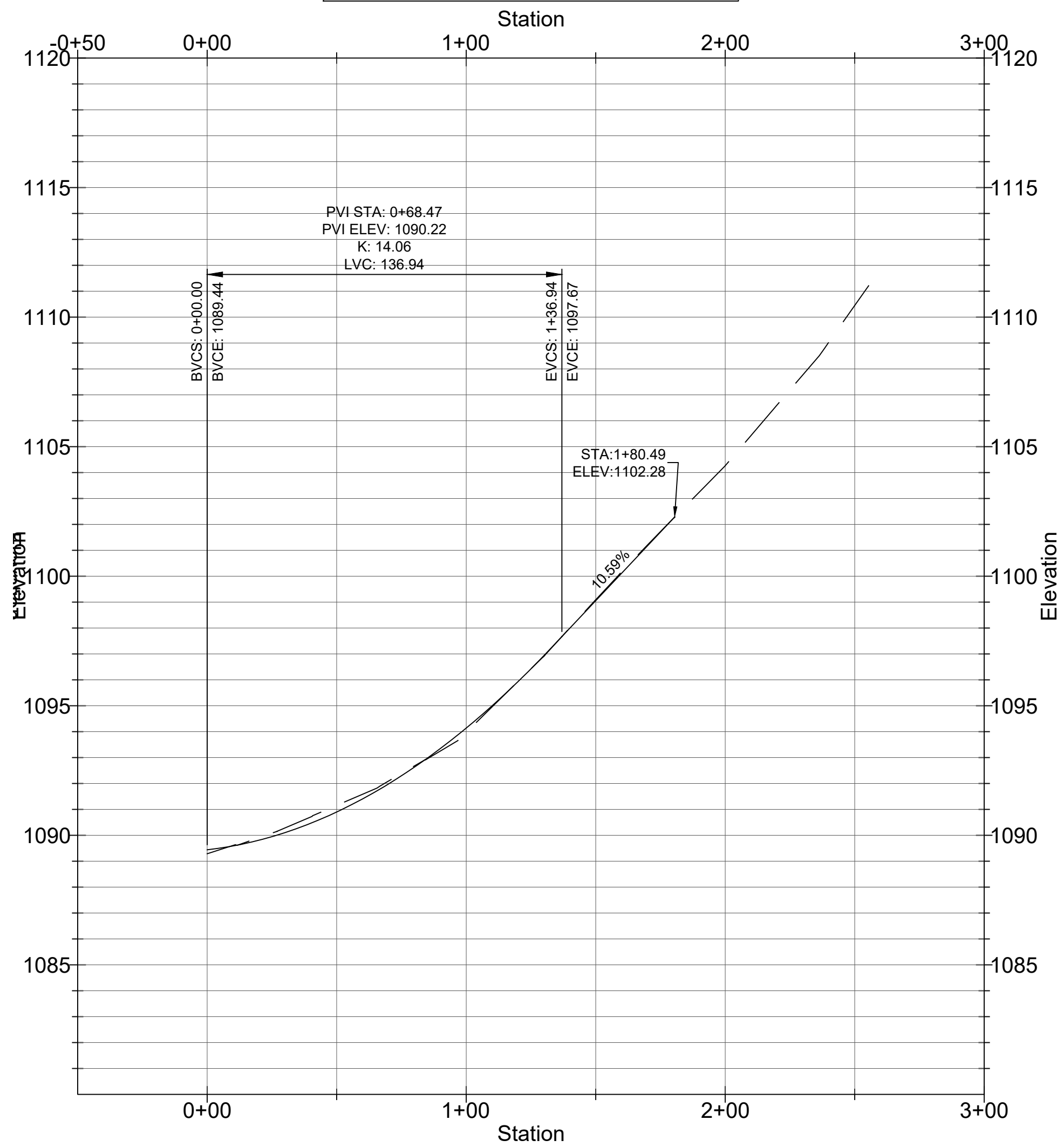
TAX MAP 068, INSERT P, GROUP C, PARCEL 014.18
KNOXVILLE, KNOX COUNTY, TENNESSEE



MAY 22, 2025
PROJECT NUMBER
231010
SHEET NUMBER
1 OF 1



MONTEREY ROAD PROFILE



PEPPERCORN WAY PROFILE

