



TYPICAL LOT LAYOUT



CONCEPT DEVELOPMENT  
 The following information is provided for informational purposes only and does not constitute a contract. The information is subject to change without notice. The information is provided for informational purposes only and does not constitute a contract. The information is provided for informational purposes only and does not constitute a contract.

Owner:  
 Mr. & Mrs. J. B. Smith

**SITE UTILITIES**  
 SANITARY SEWER : BALLS BLADE POWERLINE  
 WATER : NORTHWEST KNOX  
 ELECTRIC : E.U.B.  
 GAS : E.U.B.  
 TELEPHONE : BELL  
 CABLE : COMCAST

# SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- A 12' UTILITY AND DRAINAGE EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS), EASEMENTS OF (8) FEET IN WIDTH EXIST ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES, (EXCEPT UNDER BUILDINGS)
- DEED REFERENCE: 29-158718-0000618
- PROPERTY SHOWN ON CLT 947, PART OF PARCEL 20
- PROPERTY ZONED: PR
- TOTAL AREA OF SUBDIVISION: 11.88 ACRES (PR ZONING) 8.86 ACRES
- TOTAL PROPOSED LOTS: 32
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
- BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
- ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
- COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
- A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
- A PROP 15' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.

LINE	BEARING	DISTANCE
L1	N 49°56'09" E	20.00
L2	S 49°56'09" W	20.00
L3	N 49°56'09" E	20.00
L4	S 49°56'09" W	20.00
L5	N 49°56'09" E	20.00
L6	S 49°56'09" W	20.00
L7	N 49°56'09" E	20.00
L8	S 49°56'09" W	20.00
L9	N 49°56'09" E	20.00
L10	S 49°56'09" W	20.00
L11	N 49°56'09" E	48.00
L12	S 49°56'09" W	48.00
L13	N 49°56'09" E	48.00
L14	S 49°56'09" W	48.00
L15	N 49°56'09" E	48.00
L16	S 49°56'09" W	48.00
L17	N 49°56'09" E	48.00
L18	S 49°56'09" W	48.00
L19	N 49°56'09" E	48.00
L20	S 49°56'09" W	48.00
L21	N 49°56'09" E	48.00
L22	S 49°56'09" W	48.00
L23	N 49°56'09" E	48.00
L24	S 49°56'09" W	48.00
L25	N 49°56'09" E	48.00
L26	S 49°56'09" W	48.00
L27	N 49°56'09" E	48.00
L28	S 49°56'09" W	48.00
L29	N 49°56'09" E	48.00
L30	S 49°56'09" W	48.00
L31	N 49°56'09" E	48.00
L32	S 49°56'09" W	48.00
L33	N 49°56'09" E	48.00
L34	S 49°56'09" W	48.00
L35	N 49°56'09" E	48.00
L36	S 49°56'09" W	48.00
L37	N 49°56'09" E	48.00
L38	S 49°56'09" W	48.00
L39	N 49°56'09" E	48.00
L40	S 49°56'09" W	48.00
L41	N 49°56'09" E	48.00
L42	S 49°56'09" W	48.00
L43	N 49°56'09" E	48.00
L44	S 49°56'09" W	48.00
L45	N 49°56'09" E	10.85
L46	S 49°56'09" W	27.35
L47	N 49°56'09" E	48.00
L48	S 49°56'09" W	37.35

L49	N 49°56'09" E	48.00
L50	S 49°56'09" W	0.86
L51	S 49°56'09" W	8.77
L52	S 49°56'09" W	14.35
L53	N 49°56'09" E	48.00
L54	S 49°56'09" W	10.85
L55	S 49°56'09" W	23.00
L56	S 49°56'09" W	48.00
L57	N 49°56'09" E	48.00
L58	N 49°56'09" E	48.00
L59	S 49°56'09" W	29.67
L60	S 49°56'09" W	18.43
L61	S 49°56'09" W	48.00
L62	N 49°56'09" E	48.00
L63	N 49°56'09" E	48.00
L64	S 49°56'09" W	33.70
L65	S 49°56'09" W	14.30
L66	N 49°56'09" E	48.00
L67	S 49°56'09" W	41.78
L68	N 49°56'09" E	48.00
L69	S 49°56'09" W	48.00
L70	S 51°34'36" W	80.28
L71	N 14°51'16" E	3.03
L72	S 49°56'09" W	43.34
L73	N 49°56'09" E	81.75
L74	S 49°56'09" W	97.25
L75	S 75°09'22" E	48.00
L76	S 49°56'09" W	72.70
L77	S 51°34'36" W	42.04
L78	N 49°56'09" E	72.83
L79	S 49°56'09" W	11.32
L80	N 49°56'09" E	36.81
L81	S 49°56'09" W	70.34
L82	S 49°56'09" W	48.00
L83	S 49°56'09" W	48.00
L84	S 32°43'12" E	30.92
L85	N 49°56'09" E	23.97
L86	N 03°43'12" E	80.88
L87	S 49°56'09" W	30.58
L88	S 49°56'09" W	30.55

CURVE/RADIUS	CHORD BEARING	CHORD LENGTH
C1	125.00' S 48°30'32" W	8.23
C2	25.00' S 28°09'59" W	1.20
C3	125.00' S 35°56'03" W	48.33
C4	25.00' N 14°56'09" E	0.97
C5	25.00' N 30°09'03" W	35.36
C6	75.00' N 32°23'24" E	45.22
C7	50.00' S 81°53'11" W	92.03
C8	25.00' S 86°17'16" W	43.59
C9	50.00' S 36°11'10" E	80.07
C10	50.00' N 04°47'58" E	81.85
C11	25.00' N 85°12'01" E	28.87
C12	50.00' S 06°44'50" W	14.20

