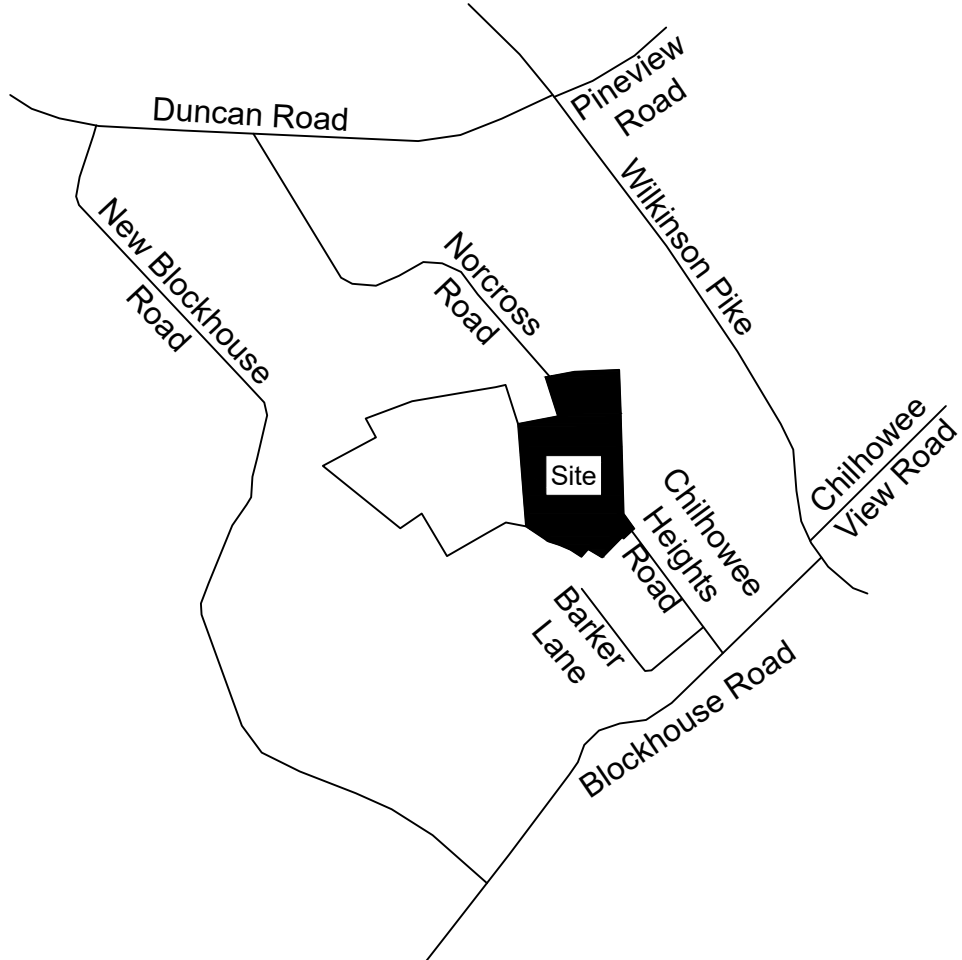
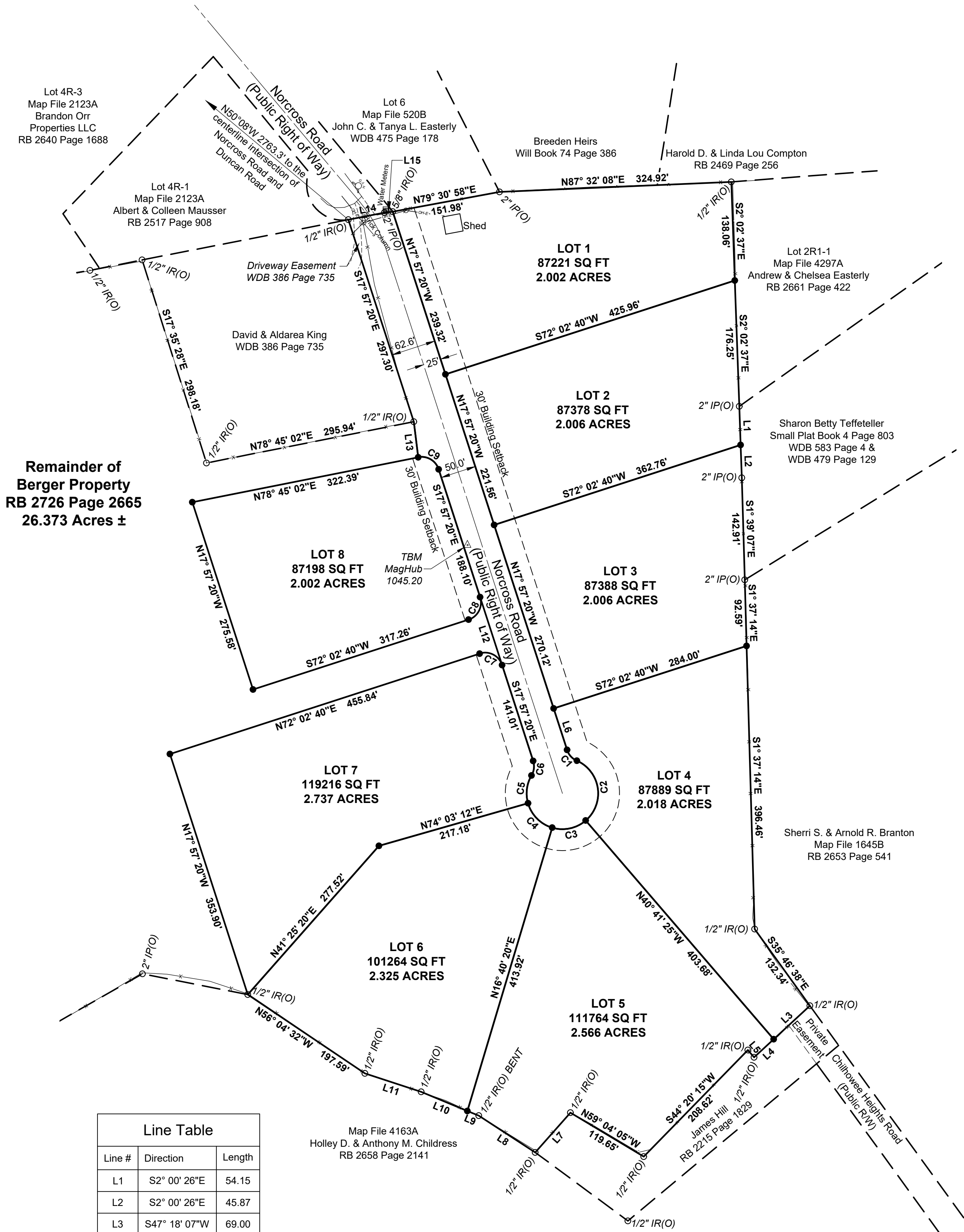
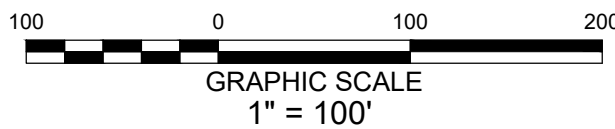
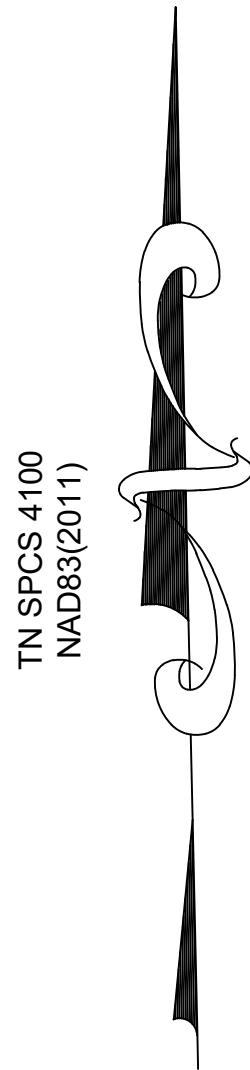




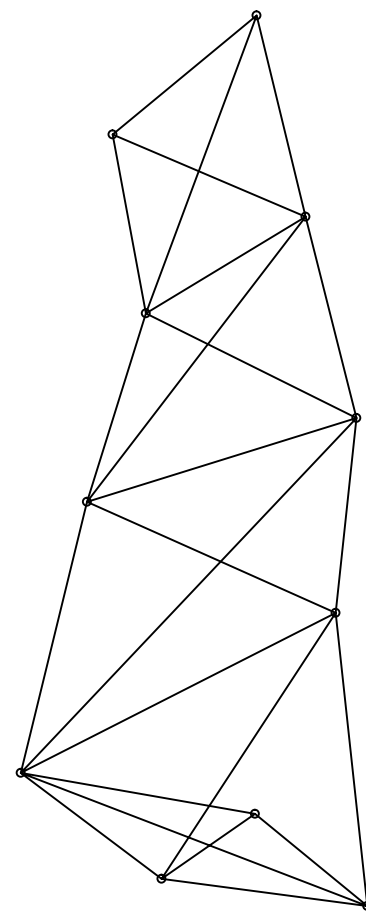
Vicinity Map (Not to Scale)

Surveyor's Notes:
1. This plat subdivides a total area of 18.873 Acres into 8 residential lots comprising 17.661 Acres and a road right of way comprising 1.212 Acres.
2. This survey reflects only matters of record shown hereon. No title opinion is expressed or implied.
3. No underground footers or utilities were located.
4. This property does not lie within a special flood hazard area as shown by FIRM #47009C0275C, effective 9/19/2007.
5. Drainage and utility easements shall be 5 feet wide on each side of interior lines and 10 feet wide along exterior lines and street rights-of-way).
6. Blount County Zone R-1-Rural District 1, all setbacks per Blount County Zoning.
7. Standard Septic Note:
The owner and/or developer of any lot, in developing the lot into building, whether primary structure or accessory structure, or conducting any development or use that will disturb soils on the lot, shall reserve and maintain area sufficient for primary, secondary (and tertiary when applicable) septic field lines appropriate to the size and use of buildings and other development or activities. The Blount County Environmental Health Department should be consulted prior to any construction to determine appropriate area to be reserved undisturbed for septic field use.
8. Contours are shown at 2 foot intervals and were derived from LIDAR data obtained from the State of Tennessee. Elevations are NAVD88 - Geoid12.



Line Table		
Line #	Direction	Length
L1	S2° 00' 26"E	54.15
L2	S2° 00' 26"E	45.87
L3	S47° 18' 07"W	69.00
L4	S47° 18' 07"W	37.42
L5	N40° 01' 49"W	13.31
L6	N17° 57' 20"W	60.99
L7	S41° 37' 19"W	74.27
L8	N56° 59' 43"W	94.35
L9	N67° 29' 10"W	17.24
L10	N67° 29' 10"W	70.01
L11	N71° 50' 45"W	82.91
L12	S17° 57' 20"E	100.00
L13	S7° 03' 40"E	50.13
L14	S78° 57' 44"W	51.49
L15	S83° 17' 59"W	11.72

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.04	25.00	48°13'03"	N42° 03' 52"W	20.42
C2	100.74	50.00	115°26'28"	N8° 24' 39"W	84.55
C3	50.06	50.00	57°21'45"	N77° 59' 28"E	47.99
C4	50.07	50.00	57°22'51"	S44° 38' 14"E	48.01
C5	40.30	50.00	46°10'51"	S7° 08' 37"W	39.22
C6	21.03	25.00	48°11'23"	S6° 08' 21"W	20.41
C7	39.27	25.00	90°00'00"	S62° 57' 20"E	35.36
C8	39.27	25.00	90°00'00"	S27° 02' 40"W	35.36
C9	36.34	25.00	83°17'38"	S59° 36' 09"E	33.23



Baseline Surveying, PLLC
P.O. Box 6204, Maryville, TN 37802
Phone: 865-256-1104
Email: surveyor2366@gmail.com

Preliminary Plat - Berger Property

District 8 of Blount County, Tennessee
Tax Map 069, Parcel 264.00
Owners/Developers: Joseph Berger & Caroline Berger
12030 Salt Creek Lane, Knoxville, TN 37932
Deed Reference: Record Book 2726 Page 2665

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:71,981 as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.
Alan T. Barnard, TN RLS #2366



Legend:
IR(O) = Iron Rod (Old)
● = Iron Rod (New)
IP(O) = Iron Pipe (Old)
⊕ = Fire Hydrant
--- = Fence
⊗ = Utility Pole
WDB = Warranty Deed Book
RB = Record Book

Sheet
1 of 1
Project #3174
Date: 2/24/2023