

We forwarded all of this information to the Highway Department and their response is below to Kathy Darnell (she's part of our project team here in Accounting for the ARPA funded projects):

## Eagleton Park

Katherine Darnell <[kdarnell@blounttn.org](mailto:kdarnell@blounttn.org)>

to Chico, Durand, Brian

Thu, Jul 11,

1:04 PM

Chico and Durand,

### 1. Property Adjacent to 2801 Blount Ave

The property owners at 2801 Blount Ave., Jeff and Paige Bronner, have contacted the Mayor's office about acquiring an old ROW area adjacent to their property and Eagleton Park. They purchased their home in 2022 and no survey was done. They currently use the ROW area for a driveway.

I've learned from Trevor in the Property Assessor's office that:

- The lots were created as part of the EC Gothard Addition in 1941 and nothing official was done with Blount Avenue.
- The tax map was created to look like the plat and no taxes have been paid on that parcel.
- The area shows as part of Blount Ave and a county ROW but he could not provide any legal documents and surmised that it could, at the very least, be county property due to adverse possession.
- Paige Bronner spoke with Trevor previously and he referred her to the Highway Dept. but not to a specific individual.

I am attaching the Bronner's property record card, an aerial view of the property and some parcel information. In addition to the Bronner's request, the ROW area and a portion of the Bronner property intersects the Eagleton Ballpark project and we need to explore that impact further. However, this is a Highway Dept. parcel and before any meaningful discussions can take place, we



need to have your input and direction. Finally, Mr. Bronner emailed the Mayor's office yesterday to say that they had received an email from a private property records company. We're not certain yet what he is referring to, would you have any ideas?

**Chico C Messer**

Jul 15, 2024, 8:50 AM (11 days

to Durand, Brian, Jeffrey, Chico, Karen, me

ago)

Ma'am,

We have reviewed the documents concerning 2601 Blount Avenue. The property in question has no impact on Blount Avenue from the Highway perspective. My recommendation is that you consult a Title Attorney to determine if this is in fact County Property and potential disposition for Commission to address.

With other survey work occurring on the opposite side of the Ballpark in conjunction with the construction, we had the surveyor do the Bronner area, Blount Avenue and Ballpark area on this side.

From Brian Baldwin's email to the surveyor: Jeff & Paige Bronner Parcel 037K B 042.00 – this property is directly adjacent to the extended Blount Ave. ROW. The property owner would like to obtain the ROW. The County is open to discussion on that, but wants to keep the back side and obtain a corner from the property owner as indicated on the graphic below. Scope would be staking for visual discussion with property owner, setting monuments, and drafting legal descriptions for property transaction.



Please let me know what else you might need to advise us accordingly.

Thank you!

*Amy M. Cowden*, Executive Assistant

Blount County Mayor's Office

341 Court Street













Maryville, TN 37804

**Exhibit 1**

**Exhibit 2****Specific Purpose Survey For: BCG**

Lying Within the Corporate Limits of the City of Maryville  
and the 9th Civil District of Blount County, Tennessee

**LEGEND**

	= PROPOSED SPECIFIC PURPOSE SURVEY		= CALCULATED POINT
	= BOUNDARY LINE		= UTILITY POLE
	= ADJOINER LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)		= WATER METER
	= RIGHT-OF-WAY LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)		= GUY WIRE ANCHOR
	= PROPOSED SPECIFIC PURPOSE SURVEY		= MAIL BOX
	= OVERHEAD ELECTRIC LINE		= SANITARY SEWER MANHOLE

**AREA STATEMENT**

PROPOSED SPECIFIC PURPOSE SURVEY  
CONTAINS 0.10 ACRES OR 4,238 SQUARE FEET,  
MORE OR LESS.

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	61°01'12"	50.00'	53.25'	S67°24'41"W	50.77'

**NOTES:**

1. THE PURPOSE OF THIS MAP IS TO PROVIDE A METES AND BOUNDS DESCRIPTION FOR TRANSFER OF PROPERTY RIGHTS.
2. THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62.18.126 AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.
3. THIS SKETCH INCLUDED IN THIS EXHIBIT SHALL NOT BE VALID UNLESS:
  - A. PROVIDED IN ITS ENTIRETY CONSISTING OF 2 SHEETS.
  - B. REPRODUCTION OF THE SKETCH IS SIGNED AND SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
4. ALL DISTANCES SHOWN HERE ARE GRID DISTANCES, AND THE COMBINED SCALE FACTOR IS 0.9999.

**PRELIMINARY  
FOR REVIEW ONLY**

ROBERT D. SANDERS, JR.  
TENNESSEE REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 1889

JUNE 10, 2025  
DATE OF SIGNATURE

Blount Avenue - Blount County Parcel ID. No.: N/A

JOB NUMBER: 1024093264  
DATE: 6/2025  
SCALE: N/A  
SURVEYOR: R. SANDERS  
TECHNICIAN: B. MADDOCK; Z. BARNETT  
DRAWING: BRONNER - EXHIBIT 3  
PARCEL ID: N/A  
PARTY CHIEF: B. VAIGNEUR  
FIELDBOOKS: N/A



9047 Executive Park Drive  
Suite 120  
Knoxville, TN 37923  
Ofc: 865.200.4366  
email: info@sam.biz

PROJECT: BCG  
Bronner Survey

SHEET

1 OF 2

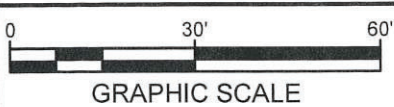
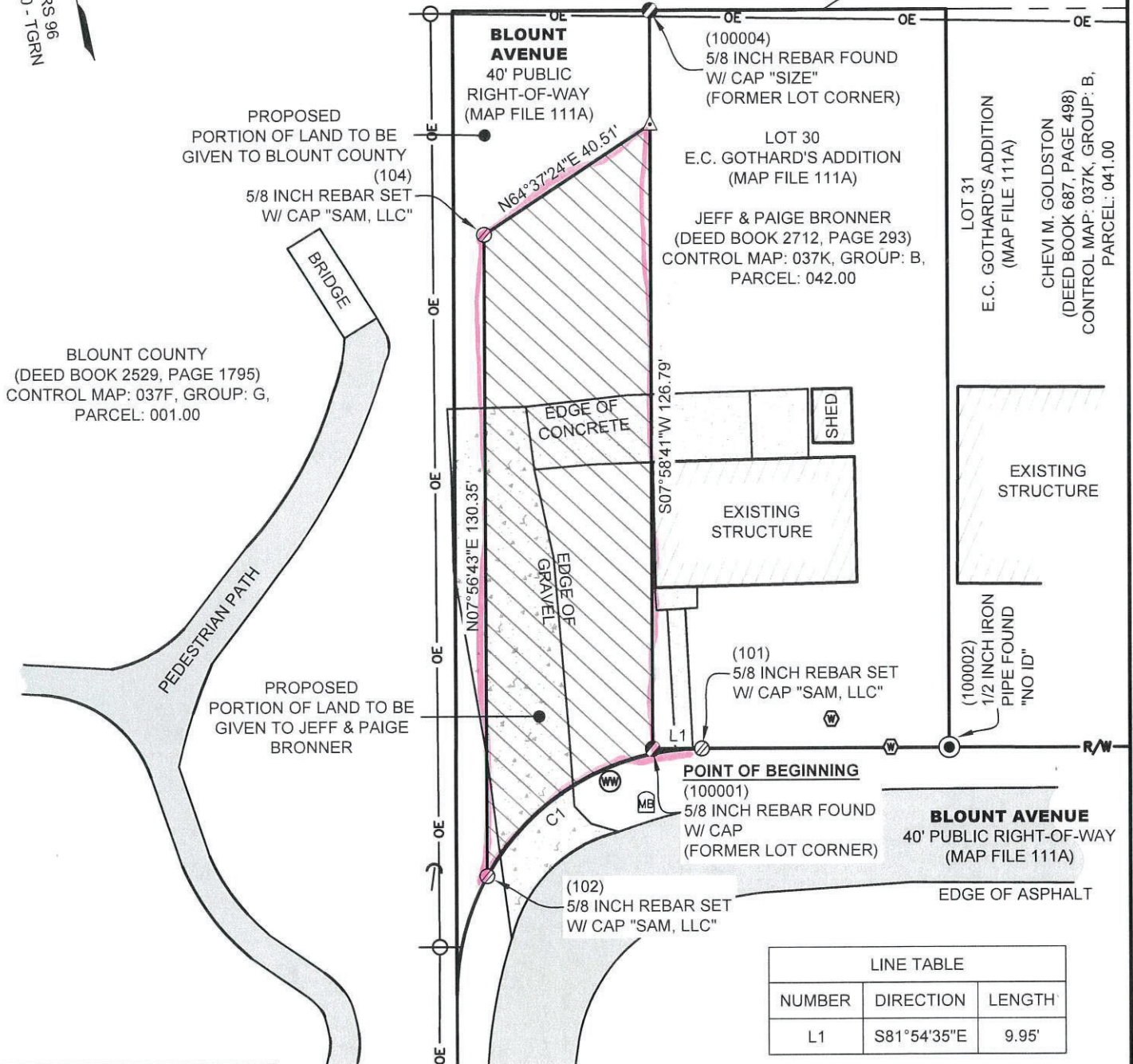


## Exhibit 2

# Specific Purpose Survey For: BCG

Lying Within the Corporate Limits of the City of Maryville  
and the 9th Civil District of Blount County, Tennessee

NAD83 - CORS 96  
EPOCH 2002.00 - TGRN



Blount Avenue - Blount County Parcel ID. No.: N/A

JOB NUMBER: 1024093264  
DATE: 6/2025  
SCALE: 1"=30'  
SURVEYOR: R. SANDERS  
TECHNICIAN: B. MADDOCK; Z. BARNETT  
DRAWING: BRONNER - EXHIBIT 3  
PARCEL ID: N/A  
PARTYCHIEF: B. VAIGNEUR  
FIELDBOOKS: N/A



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PROJECT: BCG  
Bronner Survey

SHEET

2 OF 2

## **Exhibit 2**

### **BLOUNT COUNTY – SPECIFIC PURPOSE SURVEY EXHIBIT**

#### **BLOUNT AVENUE RIGHT-OF-WAY – PARCEL NO.: N/A**

BEING A PIECE OF LAND LYING IN THE CORPORATE LIMITS OF THE CITY OF MARYVILLE AND THE 9TH CIVIL DISTRICT OF BLOUNT COUNTY, TENNESSEE, AND SAID PIECE OF LAND LYING WITHIN THE RIGHT-OF-WAY OF BLOUNT AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 5/8-INCH REBAR WITH A CAP LYING ON THE NORTHERLY RIGHT-OF-WAY OF BLOUNT AVENUE AND BEING THE SOUTHWESTERLY CORNER OF THE PARCEL OF JEFF & PAIGE BRONNER AS DESCRIBED IN DEED BOOK 2712, PAGE 293 AND SHOWN IN THE E.C. GOTHARD'S ADDITION IN MAP FILE 111A BEING LOT 30 AS RECORDED IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE, THENCE ALONG THE SOUTHERLY LINE OF SAID BRONNER PARCEL AND THE NORTHERLY RIGHT-OF-WAY OF BLOUNT AVENUE, SOUTH 81°54'35" EAST, A DISTANCE OF 9.95 FEET TO A SET 5/8-INCH REBAR WITH A CAP STAMPED "SAM, LLC", SAID POINT LYING ON THE PROPOSED RIGHT-OF-WAY OF BLOUNT AVENUE; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE, SOUTHWESTWARDLY, WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 61°01'12", AND A CHORD THAT BEARS SOUTH 67°24'41" WEST, A CHORD DISTANCE OF 50.77 FEET TO A SET 5/8-INCH REBAR WITH A CAP STAMPED "SAM, LLC"; THENCE DEPARTING SAID LINE AND THROUGH THE BLOUNT AVENUE THE FOLLOWING TWO (2) COURSES:













- 1) NORTH 07°56'43" EAST, A DISTANCE OF 130.35 FEET TO A SET 5/8-INCH REBAR WITH A CAP STAMPED "SAM, LLC";
- 2) NORTH 64°37'24" EAST, A DISTANCE OF 40.51 FEET TO A POINT, LYING ON THE WESTERLY LINE OF SAID BRONNER PARCEL AND THE EASTERLY RIGHT-OF-WAY OF BLOUNT AVENUE; THENCE WITH SAID COMMON LINE, SOUTH 07°58'41" WEST, A DISTANCE OF 126.79 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING 0.10 ACRE (4,238 SQ. FT.) OF LAND, MORE OR LESS.**

**Exhibit 3****Specific Purpose Survey For: BCG**

Lying Within the Corporate Limits of the City of Maryville  
and the 9th Civil District of Blount County, Tennessee

**LEGEND**

	= PROPOSED SPECIFIC PURPOSE SURVEY		= CALCULATED POINT
	= BOUNDARY LINE		= UTILITY POLE
	= ADJOINER LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)		= WATER METER
	= RIGHT-OF-WAY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)		= GUY WIRE ANCHOR
	= PROPOSED SPECIFIC PURPOSE SURVEY		= MAIL BOX
	= OVERHEAD ELECTRIC LINE		= SANITARY SEWER MANHOLE

**AREA STATEMENT**

PROPOSED SPECIFIC PURPOSE SURVEY  
CONTAINS 0.05 ACRES OR 2,296 SQUARE FEET,  
MORE OR LESS.

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	28°55'24"	50.00'	25.24'	S22°26'23"W	24.97'

**NOTES:**

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  - B. REPRODUCTION OF THE SKETCH IS SIGNED AND SEALED WITH AN ORIGINAL SURVEYOR'S SEAL.
4. ALL DISTANCES SHOWN HERE ARE GRID DISTANCES, AND THE COMBINED SCALE FACTOR IS 0.9999.

**PRELIMINARY  
FOR REVIEW ONLY.**

ROBERT D. SANDERS, JR.  
TENNESSEE REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 1889

JUNE 9, 2025  
DATE OF SIGNATURE

**Blount Avenue - Blount County Parcel ID. No.: N/A**

JOB NUMBER: 1024093264

DATE: 6/20/25

SCALE: N/A

SURVEYOR: R. SANDERS

TECHNICIAN: B. MADDOCK; Z. BARNETT

DRAWING: BRONNER - EXHIBIT 2

PARCEL ID: N/A

PARTY CHIEF: B. VAIGNEUR

FIELDBOOKS: N/A



9047 Executive Park Drive  
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Ofc: 865.200.4366  
email: info@sam.biz

PROJECT: BCG  
Bronner Survey

SHEET

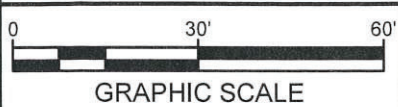
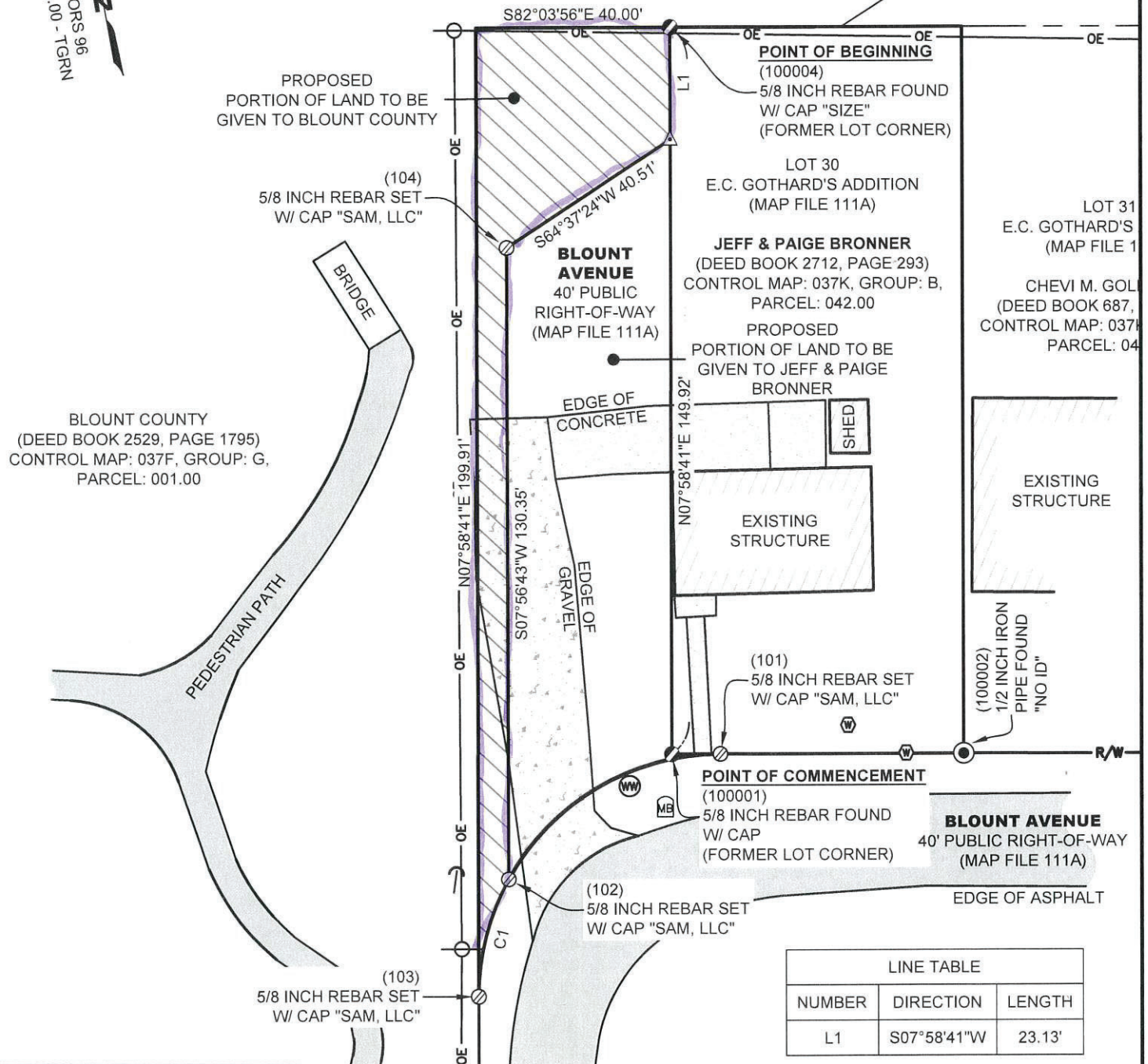
1 OF 2



**Exhibit 3****Specific Purpose Survey For: BCG**

Lying Within the Corporate Limits of the City of Maryville  
and the 9th Civil District of Blount County, Tennessee

NAD83 - CORS 96  
EPOCH 2002.00 - TGRN



Blount Avenue - Blount County Parcel ID. No.: N/A

JOB NUMBER: 1024093264  
DATE: 6/2025  
SCALE: 1"=30'  
SURVEYOR: R. SANDERS  
TECHNICIAN: B. MADDOCK; Z. BARNETT  
DRAWING: BRONNER - EXHIBIT 2  
PARCEL ID: N/A  
PARTYCHIEF: B. VAIGNEUR  
FIELDBOOKS: N/A

**SAM**

9047 Executive Park Drive  
Suite 120  
Knoxville, TN 37923  
Ofc: 865.200.4366  
email: info@sam.biz

PROJECT: BCG  
Bronner Survey  
SHEET  
2 OF 2

### **Exhibit 3**

#### **BLOUNT COUNTY – SPECIFIC PURPOSE SURVEY EXHIBIT**

#### **BLOUNT AVENUE RIGHT-OF-WAY – PARCEL NO.: N/A**

BEING A PIECE OF LAND LYING IN THE CORPORATE LIMITS OF THE CITY OF MARYVILLE AND THE 9TH CIVIL DISTRICT OF BLOUNT COUNTY, TENNESSEE, AND SAID PIECE OF LAND LYING WITHIN THE RIGHT-OF-WAY OF BLOUNT AVENUE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 5/8-INCH REBAR WITH A CAP LYING ON THE NORTHERLY RIGHT-OF-WAY OF BLOUNT AVENUE AND BEING THE SOUTHWESTERLY CORNER OF THE PARCEL OF JEFF & PAIGE BRONNER AS DESCRIBED IN DEED BOOK 2712, PAGE 293 AND SHOWN IN THE E.C. GOTHARD'S ADDITION IN MAP FILE 111A BEING LOT 30 AS RECORDED IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE, THENCE ALONG THE WESTERLY LINE OF SAID BRONNER PARCEL AND THE EASTERLY RIGHT-OF-WAY OF BLOUNT AVENUE, NORTH 07°58'41" EAST, A DISTANCE OF 149.92 FEET TO A FOUND 5/8-INCH REBAR WITH A CAP, SAID POINT LYING ON THE SOUTHERLY LINE OF THE BLOUNT COUNTY PARCEL AS DESCRIBED IN DEED BOOK 2529, PAGE 1795, SAID POINT BEING THE **POINT OF BEGINNING**.

**BEGINNING** AT SAID 5/8-INCH REBAR, THENCE ALONG THE WESTERLY LINE OF SAID BRONNER PARCEL AND THE EASTERLY RIGHT-OF-WAY OF BLOUNT AVENUE, SOUTH 07°58'41" WEST, A DISTANCE OF 23.13 FEET TO A POINT; THENCE DEPARTING SAID LINE AND THROUGH THE BLOUNT AVENUE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 64°37'24" WEST, A DISTANCE OF 40.51 FEET TO A SET 5/8-INCH REBAR WITH A CAP STAMPED "SAM, LLC";
- 2) SOUTH 07°56'43" WEST, A DISTANCE OF 130.35 FEET TO A SET 5/8-INCH REBAR WITH A CAP STAMPED "SAM, LLC", SAID POINT LYING ON THE PROPOSED RIGHT-OF-WAY OF BLOUNT AVENUE; THENCE ALONG SAID PROPOSED RIGHT-OF-WAY LINE, SOUTHWESTWARDLY, WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 28°55'24", AND A CHORD THAT BEARS SOUTH 22°26'23" WEST, A CHORD DISTANCE OF 24.97 FEET TO A SET 5/8-INCH REBAR WITH A CAP STAMPED "SAM, LLC", POINT LYING ON THE EASTERLY LINE OF THE BLOUNT COUNTY PARCEL AS DESCRIBED IN DEED BOOK 2529, PAGE 1795; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF BLOUNT AVENUE AND THE EASTERLY LINE OF SAID BLOUNT COUNTY PARCEL, THE FOLLOWING TWO (2) COURSES:
  - 1) NORTH 07°58'41" EAST, A DISTANCE OF 199.91 FEET TO A POINT;
  - 2) SOUTH 82°03'56" EAST, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING 0.05 ACRE (2,296 SQ. FT.) OF LAND, MORE OR LESS.**















**Exhibit 4**

# Specific Purpose Survey For: BCG

Lying Within the Corporate Limits of the City of Maryville  
and the 9th Civil District of Blount County, Tennessee

## LEGEND

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	= BOUNDARY LINE		= UTILITY POLE
	= ADJOINER LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)		= WATER METER
	= RIGHT-OF-WAY LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)		= GUY WIRE ANCHOR
	= PROPOSED SPECIFIC PURPOSE SURVEY		= MAIL BOX
	= OVERHEAD ELECTRIC LINE		= SANITARY SEWER MANHOLE

## AREA STATEMENT

PROPOSED SPECIFIC PURPOSE SURVEY  
CONTAINS 0.01 ACRES OR 407 SQUARE FEET,  
MORE OR LESS.

## NOTES:

1. THE PURPOSE OF THIS MAP IS TO PROVIDE A METES AND BOUNDS DESCRIPTION FOR TRANSFER OF PROPERTY RIGHTS.
2. THIS SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62.18.126 AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.
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**PRELIMINARY  
FOR REVIEW ONLY**

ROBERT D. SANDERS, JR.  
TENNESSEE REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 1889

JUNE 9, 2025  
DATE OF SIGNATURE

Jeff & Paige Bronner - Blount County Parcel ID. No.: 037K B 042.00

JOB NUMBER: 1024093264  
DATE: 6/2025  
SCALE: N/A  
SURVEYOR: R. SANDERS  
TECHNICIAN: E. MADDOCK; Z. BARNETT  
DRAWING: BRONNER - EXHIBIT 1  
PARCEL ID: 037K B 042.00  
PARTY/CLIENT: B. VAIGNEUR  
FIELDBOOKS: N/A



9047 Executive Park Drive  
Suite 120  
Knoxville, TN 37923  
Ofc: 865.200.4366  
email: info@sam.biz

PROJECT: BCG  
Bronner Survey

SHEET

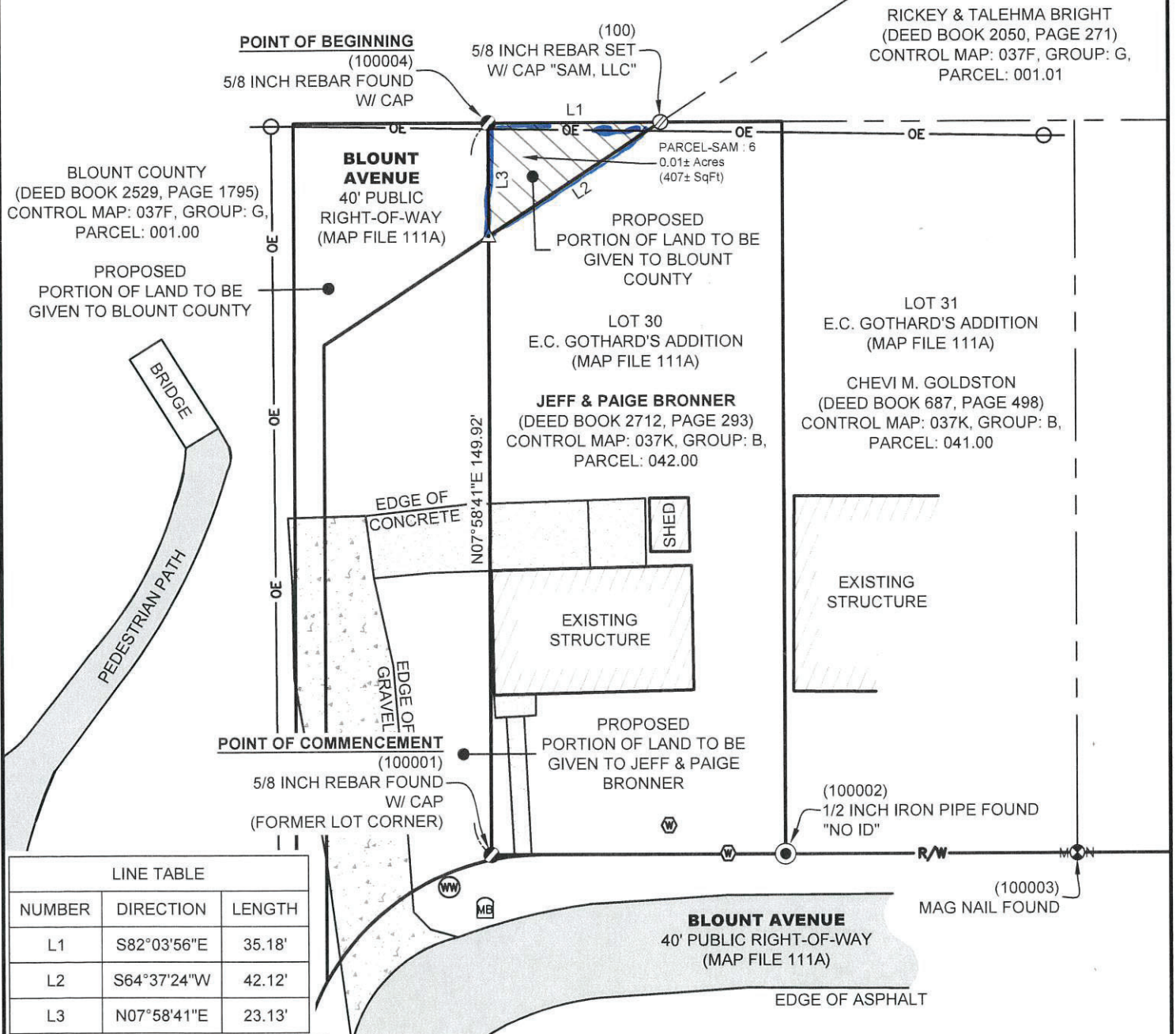
1 OF 2

# Exhibit 4

## Specific Purpose Survey For: BCG

Lying Within the Corporate Limits of the City of Maryville  
and the 9th Civil District of Blount County, Tennessee

NAD83 - CORS 96  
EPOCH 2002.00 - TGRN



Jeff & Paige Bronner - Blount County Parcel ID. No.: 037K B 042.00

JOB NUMBER: 1024093264  
DATE: 6/2025  
SCALE: 1"=30'  
SURVEYOR: R. SANDERS  
TECHNICIAN: B. MADDOCK, Z. BARNETT  
DRAWING: BRONNER - EXHIBIT 1  
PARCEL ID: 037K B 042.00  
PARTYCHIEF: B. VAIGNEUR  
FIELDBOOKS: N/A



9047 Executive Park Drive  
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Ofc: 865.200.4366  
email: info@sam.biz

PROJECT: BCG  
Bronner Survey

SHEET

2 OF 2



## **Exhibit 4**

### **BLOUNT COUNTY – SPECIFIC PURPOSE SURVEY EXHIBIT**

#### **JEFF & PAIGE BRONNER – PARCEL NO.: 037K B 042.00**

BEING A PIECE OF LAND LYING IN THE CORPORATE LIMITS OF THE CITY OF MARYVILLE AND THE 9TH CIVIL DISTRICT OF BLOUNT COUNTY, TENNESSEE, AND SAID PIECE OF LAND LYING IN THE PARCEL OF JEFF & PAIGE BRONNER AS DESCRIBED IN DEED BOOK 2712, PAGE 293 AND SHOWN IN THE E.C. GOTHARD'S ADDITION IN MAP FILE 111A BEING LOT 30 AS RECORDED IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 5/8-INCH REBAR WITH A CAP BEING THE SOUTHWESTERLY CORNER OF SAID BRONNER PARCEL AND LYING ON THE NORTHERLY RIGHT-OF-WAY OF BLOUNT AVENUE, THENCE ALONG THE WESTERLY LINE OF SAID BRONNER PARCEL AND THE EASTERLY RIGHT-OF-WAY OF BLOUNT AVENUE, NORTH 07°58'41" EAST, A DISTANCE OF 149.92 FEET TO A FOUND 5/8-INCH REBAR WITH A CAP, SAID POINT LYING ON THE SOUTHERLY LINE OF THE BLOUNT COUNTY PARCEL AS DESCRIBED IN DEED BOOK 2529, PAGE 1795, SAID POINT BEING THE **POINT OF BEGINNING**.

**BEGINNING** AT SAID 5/8-INCH REBAR, THENCE ALONG THE NORTHERLY LINE OF SAID BRONNER PARCEL AND ALONG THE SOUTHERLY LINE OF SAID BLOUNT COUNTY PARCEL, SOUTH 82°03'56" EAST, A DISTANCE OF 35.18 FEET TO A SET 5/8-INCH REBAR WITH A CAP STAMPED "SAM, LLC"; THENCE DEPARTING SAID COMMON LINE AND THROUGH SAID BRONNER PARCEL, SOUTH 64°37'24" WEST, A DISTANCE OF 42.12 FEET TO A POINT, LYING ON THE WESTERLY LINE OF SAID BRONNER PARCEL AND THE EASTERLY RIGHT-OF-WAY OF BLOUNT AVENUE; THENCE ALONG SAID COMMON LINE, NORTH 07°58'41" EAST, A DISTANCE OF 23.13 FEET TO THE **POINT OF BEGINNING**.

**CONTAINING 0.01 ACRE (407 SQ. FT.) OF LAND, MORE OR LESS.**