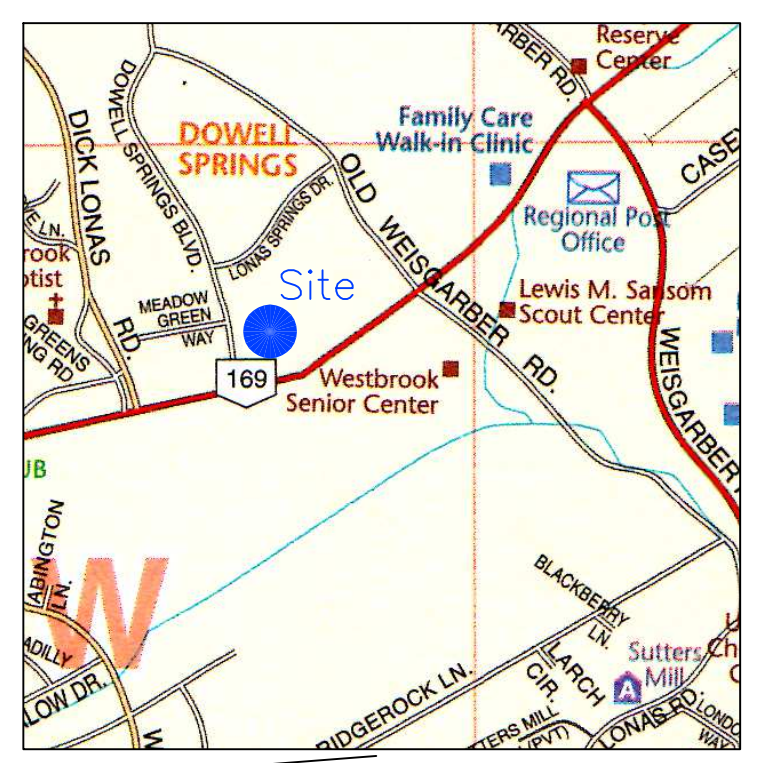
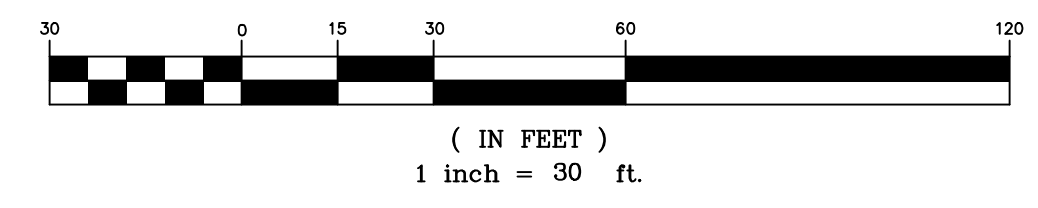


LINETYPE LEGEND

- GAS LINE
- SIGNAL
- UNDERGROUND PHONE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER
- TRAFFIC SIGNAL LIGHTS
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER

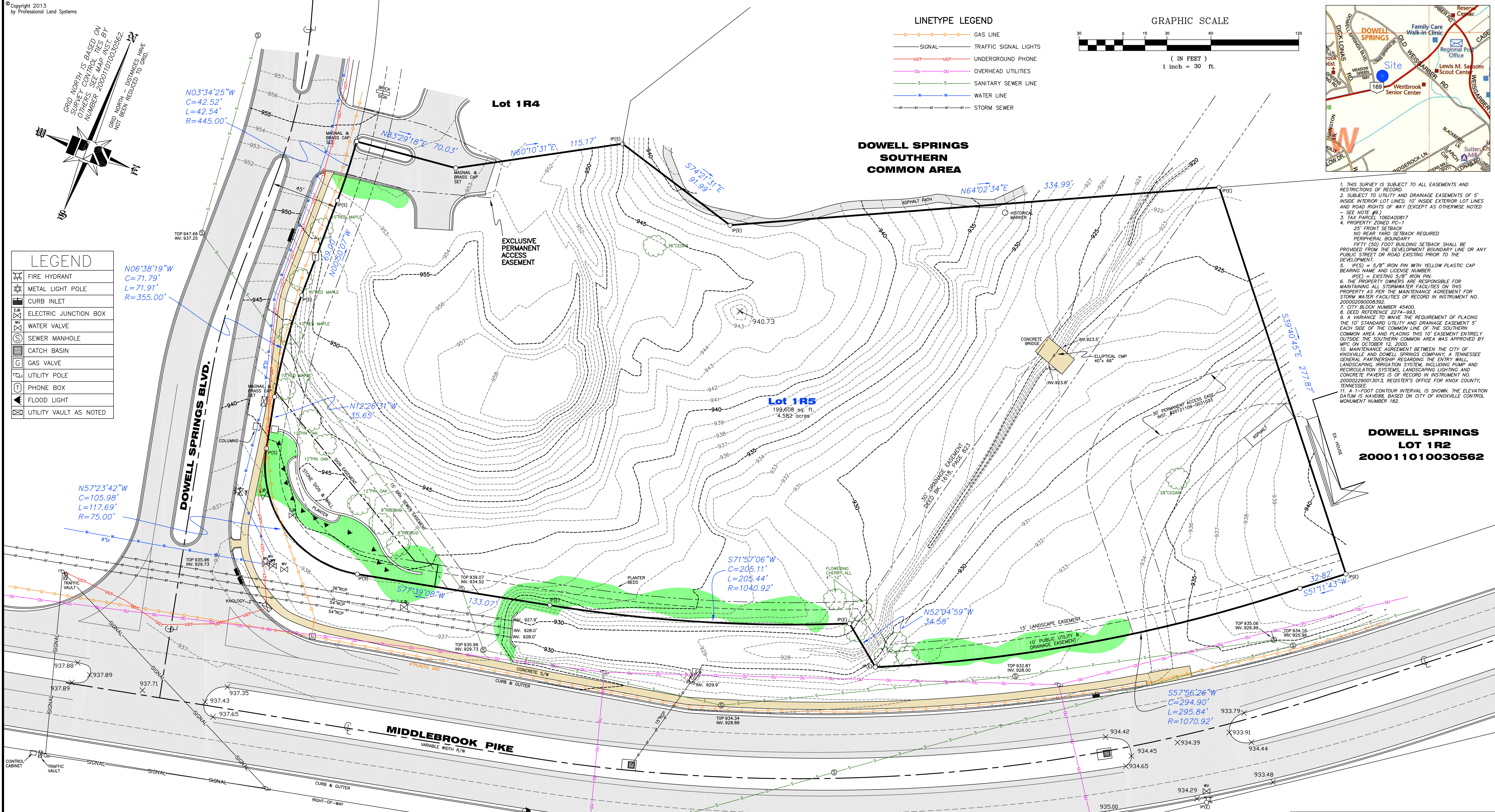
GRAPHIC SCALE



1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OF 5' INSIDE INTERIOR LOT LINES, INSIDE EXTERIOR LOT LINES AND ROAD RIGHTS OF WAY (EXCEPT AS OTHERWISE NOTED - SEE NOTE #9.)
3. TAX PARCEL 1080400817
4. PROPERTY ZONED PC-1
5. 25' FRONT SETBACK
6. NO REAR YARD SETBACK REQUIRED
7. PERIPHERAL BOUNDARY
8. FIFTY (50) FOOT BUILDING SETBACK SHALL BE PROVIDED FROM THE DEVELOPMENT BOUNDARY LINE OR ANY PUBLIC STREET OR ROAD EXISTING PRIOR TO THE DEVELOPMENT.
9. IP(S) = 5/8" IRON PIN WITH YELLOW PLASTIC CAP BEARING NAME AND LICENSE NUMBER.
10. IP(E) = EXISTING 5/8" IRON PIN.
11. THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORMWATER FACILITIES ON THIS PROPERTY AS PER THE MAINTENANCE AGREEMENT FOR STORMWATER FACILITIES OF RECORD IN INSTRUMENT NO. 20000290008392.
12. CITY BLOCK NUMBER 45400.
13. DEED REFERENCE 2274-993.
14. A VARIANCE TO WAIVE THE REQUIREMENT OF PLACING THE 10' STANDARD UTILITY AND DRAINAGE EASEMENT 5' EACH SIDE OF THE COMMON LINE OF THE SOUTHERN COMMON AREA AND PLACING THIS 10' EASEMENT ENTIRELY OUTSIDE THE SOUTHERN COMMON AREA WAS APPROVED BY MPC ON OCTOBER 12, 2000.
15. MAINTENANCE AGREEMENT BETWEEN THE CITY OF KNOXVILLE AND DOWELL SPRINGS COMPANY, A TENNESSEE GENERAL PARTNERSHIP REGARDING THE ENTRY WALL, LANDSCAPING, IRRIGATION SYSTEM, INCLUDING PUMP AND RECIRCULATION SYSTEMS, LANDSCAPING LIGHTING AND CONCRETE PAVERS IS OF RECORD IN INSTRUMENT NO. 20000290008392, REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.
16. A 1'-FOOT CONTOUR INTERVAL IS SHOWN. THE ELEVATION DATUM IS NAVD88, BASED ON CITY OF KNOXVILLE CONTROL MONUMENT NUMBER 182.

LEGEND

	FIRE HYDRANT
	METAL LIGHT POLE
	CURB INLET
	ELECTRIC JUNCTION BOX
	WATER VALVE
	SEWER MANHOLE
	CATCH BASIN
	GAS VALVE
	UTILITY POLE
	PHONE BOX
	FLOOD LIGHT
	UTILITY VAULT AS NOTED



**TOPOGRAPHIC & BOUNDARY SURVEY
DOWELL SPRINGS LOT 1R5**
PLAT REF. 20050617-0102280

COUNTY: KNOX	DATE: 2-8-2013
DISTRICT: 5	SCALE: 1"=30'
CITY: KNOXVILLE	DRAWN BY: NDF
WARD: 45	

Ned D. Ferguson, R.L.S.
205 Lamar Avenue
Clinton, TN, 37716
Phone: (865) 689-6169
Fax: (888) 232-8718 Toll Free

DOWELL SPRINGS LLC
c/o WHITE REALTY
JERRY BODIE
PO BOX 10028
KNOXVILLE, TN 37939-0028
865-584-1809

PLS
Professional Land Systems
www.PLSurvey.com

When you need to know, knowing is our business.

Call Before You Dig! 1-800-351-1111
UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0820-3-06.

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property is not located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.