

- NOTES:
- 1) IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
  - 2) CLT TAX MAP 099N, GROUP A, PARCEL 008.00.
  - 3) DEED REFERENCE: DEED BOOK 1362, PAGE 1383.
  - 4) PLAT REFERENCE: PLAT CABINET 3, SLIDE 150-C.
  - 5) SUBJECT PROPERTY IS ZONED UB-2.
  - 6) BUILDING SETBACK LINES AS PER RECORDED PLAT:  
FRONT: 30 FEET  
SIDE: 30 FEET  
REAR: 30 FEET
  - 7) BUILDING SETBACK LINES (UB-2):  
FRONT: 30 FEET  
SIDE: 30 FEET WHERE THE SIDE YARD IN A UB-2 ZONE ADJOINS A DIFFERENT ZONING DISTRICT, 0' REQUIRED IF SIDE YARD ADJOINS UB-2 ZONE, PROVIDED THAT BUILDING PLACEMENT IS COMPATIBLE WITH EXISTING SITE DEVELOPMENT ON ADJOINING PARCEL, AND THAT FOR THE PURPOSE OF FIRE PROTECTION THERE IS A USABLE CORRIDOR ON THE LOT FROM FRONT TO REAR OF NOT LESS THAN 6 FEET IN WIDTH FOR ACCESS TO THE REAR OF ANY BUILDING ON SUCH LOT, UNLESS SUCH ACCESS TO THE SITE IS OTHERWISE PROVIDED.  
REAR: 30 FEET WHERE THE REAR YARD IN A UB-2 ZONE ADJOINS A DIFFERENT ZONING DISTRICT, 0' REQUIRED IF REAR YARD ADJOINS UB-2 ZONE, PROVIDED THAT BUILDING PLACEMENT IS COMPATIBLE WITH EXISTING SITE DEVELOPMENT ON ADJOINING PARCEL, AND THAT FOR THE PURPOSE OF FIRE PROTECTION THERE IS A USABLE CORRIDOR ON THE LOT FROM FRONT TO REAR OF NOT LESS THAN 6 FEET IN WIDTH FOR ACCESS TO THE REAR OF ANY BUILDING ON SUCH LOT, UNLESS SUCH ACCESS TO THE SITE IS OTHERWISE PROVIDED.

- 8) MAXIMUM HEIGHT: 35 FEET
- 9) PROPERTY SUBJECT TO EASEMENTS, RIGHT OF WAYS OR CLAIMS OF EASEMENTS OR RIGHT OF WAYS NOT SHOWN BY THE PUBLIC RECORDS.
- 10) PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- 11) NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- 12) ELEVATIONS SHOWN ARE ON AN ASSUMED BASIS. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE DESCRIBED TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 13) BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT ANDERSON COUNTY/CITY OF OAK RIDGE ZONING STANDARDS.
- 14) UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE AS NOTED ON RECORDED PLAT.

J.W. GIBSON  
DEED BOOK P-15, PAGE 354  
PARCEL 473.01  
RESUBDIVISION OF PARCEL 473.01  
BLOCK 18BZ  
PLAT CABINET 6, SLIDE 114-B



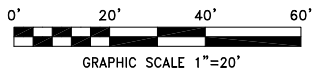
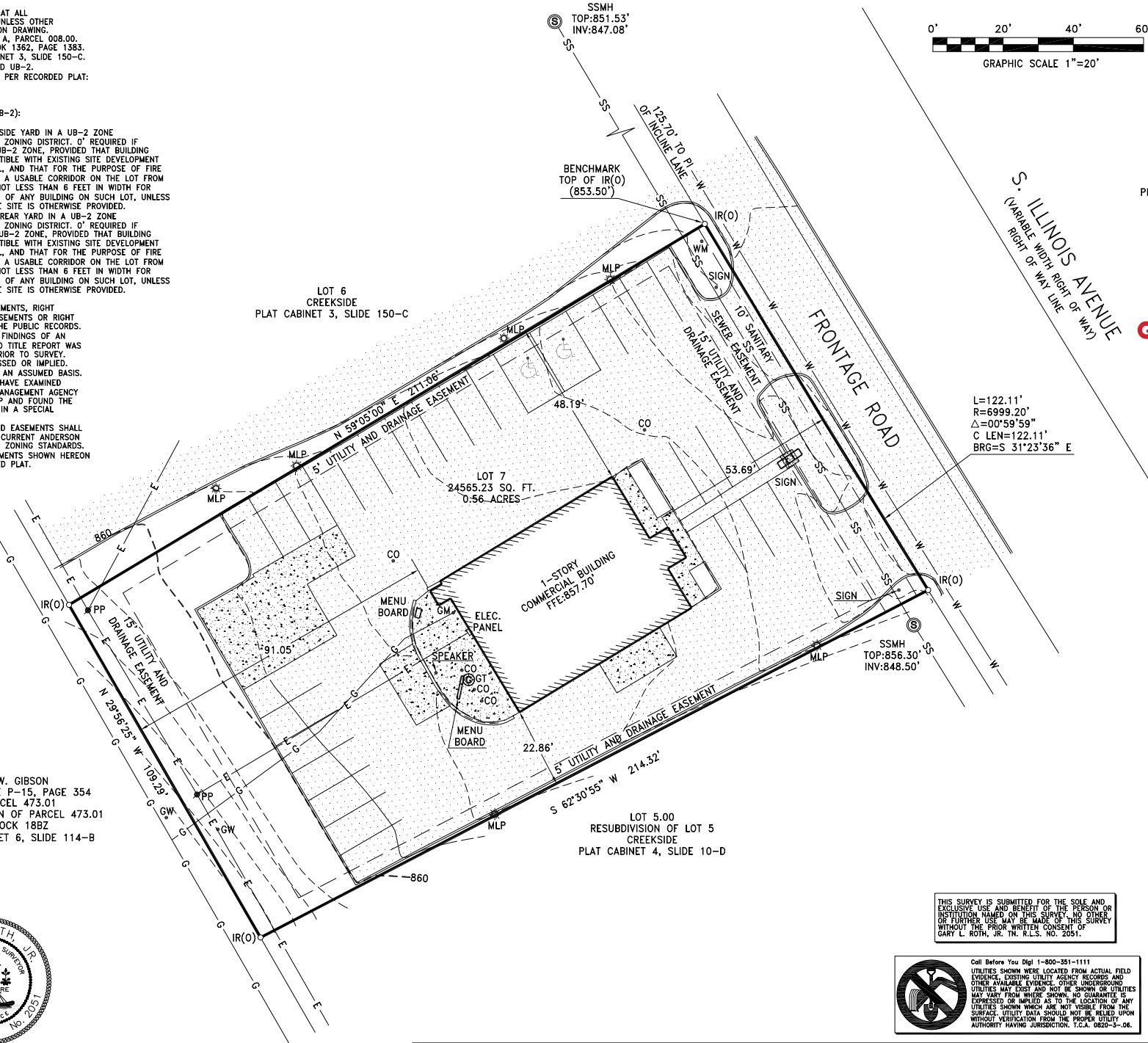
Surveyors Certification:  
I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey exceeds 1:10,000 as shown hereon. This survey has been prepared in accordance with the standards of practice of land surveys in the State of Tennessee.

Gary L. Roth, Jr. TN. RLS#2051

LOT 6  
CREEKSIDE  
PLAT CABINET 3, SLIDE 150-C

LOT 7  
24565.23 SQ. FT.  
0.56 ACRES

LOT 5.00  
RESUBDIVISION OF LOT 5  
CREEKSIDE  
PLAT CABINET 4, SLIDE 10-D



BEARINGS BASED ON  
PLAT CABINET 3, SLIDE 150-C



**GREENBRIER**  
real estate advisors

S. ILLINOIS AVENUE  
(VARIABLE WIDTH RIGHT OF WAY)  
FRONTAGE ROAD

L=122.11'  
R=6999.20'  
Δ=00°59'59"  
C LEN=122.11'  
BRG=S 31°23'36" E

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT THE PRIOR WRITTEN CONSENT OF GARY L. ROTH, JR. TN. R.L.S. NO. 2051.



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. 0565-5-06.

LEGEND	
	ASPHALT
	CONCRETE
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IP(O)	IRON PIPE OLD
PP	POWER POLE
MLP	METAL LIGHT POLE
GT	GREASE TRAP
SSMH	SANITARY SEWER MANHOLE
GW	GUY WIRE
WM	WATER METER
GM	GAS METER
CO	CLEAN OUT
LINE LEGEND	
	PROPERTY LINE
	SANITARY SEWER LINE
	ELECTRIC LINE
	GAS LINE
	WATER LINE

PROJECT NO.	12-086
FILENAME:	12-086.DWG SHEET NO. 1 OF 1
DRAWN BY:	GLR
DATE OF FIELD SURVEY:	5/22/12
SCALE:	1" = 20'
DATE:	5/22/12

SURVEY FOR: <b>CREEKSIDE</b>	
LOT 7 RESUBDIVISION OF PARCEL 473 AND LOT 3, BLOCK SD 18 BZ 118 S. ILLINOIS AVENUE	
2ND CIVIL DISTRICT OF ANDERSON COUNTY, TENNESSEE WITHIN THE CITY OF OAK RIDGE	
OWNER:	PEOPLES DEVELOPMENT COMPANY, INC. 110 S. ILLINOIS AVENUE OAK RIDGE, TN. 37830

**ROTH LAND SURVEYING**  
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