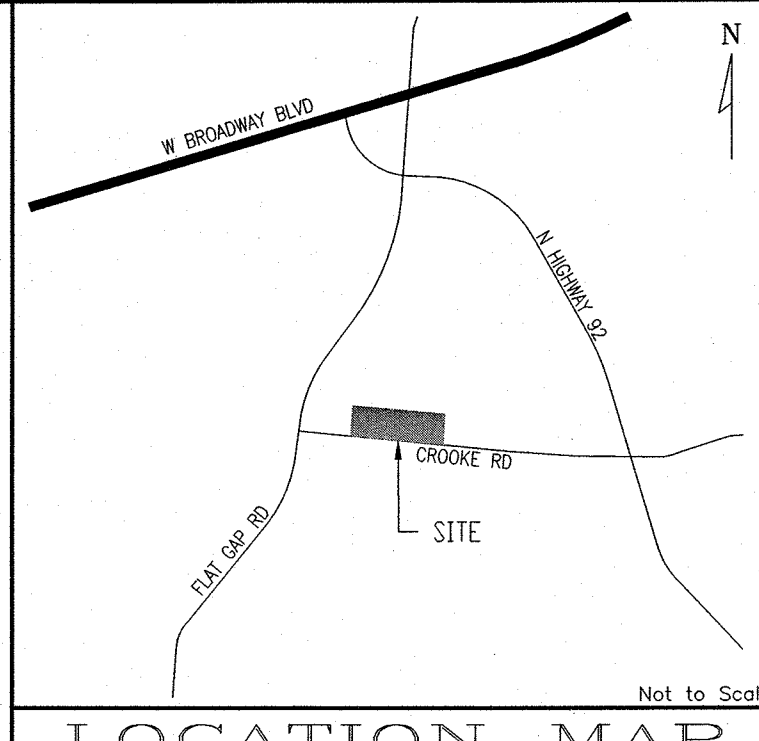




- NOTES:
- IRON PINS FOUND (IF) SHOWN ON PLAN. ALL OTHERS SET BY BINDER, UNLESS NOTED OTHERWISE ON PLAN.
 - 2.10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES INSIDE BUILDING FOOTPRINTS, PLUS OTHER EASEMENTS AS SHOWN.
 - SHADY SEWER EASEMENT OF 15' 7.5' SHADY SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - QUALITY OF WORK IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER 8 GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY MONITORING (2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
 - THIS PROPERTY IS ZONED R-3 (HIGH DENSITY PLANNED RESIDENTIAL DEVELOPMENT DISTRICT).
 - THIS SUBDIVISION CONTAINS 11.563 ACRES AND IS SUBDIVIDED INTO 58 SINGLE FAMILY LOTS, 2 COMMON AREAS AND PUBLIC RIGHT-OF-WAY.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT: 30'
SIDE: 10'
REAR: 20'

LEGEND	
● IF	IRON PIN FOUND 1/2" DIA. REBAR
○ IF	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
■	CATCH BASIN
□	JUNCTION BOX
---	DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	DRAINAGE PIPE (PROPOSED)
---	PERIPHERAL SETBACK
---	ROADWAY CENTERLINE
---	FENCE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 41°08' W	35.50	39.48	25.00
C2	N 00°23' W	19.81	19.83	125.00
C3	N 15°59' W	48.12	48.43	125.00
C4	N 41°30' W	62.24	62.91	125.00
C5	N 67°01' W	48.13	48.43	125.00
C6	N 67°14' W	17.92	17.94	125.00
C7	N 85°45' E	14.32	14.37	50.00
C8	N 58°55' E	31.88	32.45	50.00
C9	N 28°47' E	20.00	20.14	50.00
C10	N 12°18' W	49.28	51.53	50.00
C11	S 59°00' E	29.59	30.03	50.00
C12	N 77°10' E	52.44	55.21	50.00
C13	N 51°23' E	28.38	28.43	75.00
C14	N 77°57' E	40.80	41.11	75.00
C15	S 77°14' E	36.58	36.98	75.00
C16	S 27°00' E	17.50	17.45	75.00
C17	S 46°52' W	35.21	39.08	75.00
C18	S 31°51' E	17.27	17.36	50.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 06°22' E	69.97	L9	N 86°23' W	95.44
L2	S 03°09' W	17.13	L10	S 39°11' W	47.53
L3	S 62°20' E	156.17	L11	N 85°43' W	229.86
L4	S 04°40' W	15.00	L12	N 86°22' W	343.98
L5	N 85°20' W	170.77	L13	N 03°38' E	15.00
L6	N 03°09' E	30.49	L14	S 86°22' E	344.04
L7	N 06°22' W	71.38	L15	S 85°43' E	229.14
L8	N 23°55' E	15.01	L16	N 39°11' E	47.42
			L17	S 86°23' E	103.29

CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF THE TENNESSEE STATE BOARD OF LAND SURVEYORS - STANDARDS OF PRACTICE.
David Brian Hargis
REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NO. 25915 DATE 12/9/25

PRELIMINARY PLAT
FOR
RANDOLPH PARK SUBDIVISION
TAX MAP 023, PARCEL 049.00
4TH CIVIL DISTRICT, JEFFERSON COUNTY
JEFFERSON CITY, TN
SCALE: 1" = 50' DATE DECEMBER 9, 2025
50 25 0 50 100

OWNER/DEVELOPER
LEONARD DEVELOPEMENT, LLC
119 WESTFIELD ROAD
KNOXVILLE, TN 37919

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DEED REFERENCES: DEED BK 199 PG 489

25730-PP