File # 5-F-20-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: Aaron Tominson	Owner ☐	New Structure ☐
Street Address: 7832 Pelleaux Rd	Contractor ☑	Modification of Existing Structure ☐
City, State, Zip: Knoxville, TN, 37938	Tenant ☐	Off Street Parking ☐
Phone Number: 865-414-1372	Other ☐	Signage ☐
Email: ajt603@hotmail.com		Other: Setback modification ☑

THIS IS A REQUEST FOR:

☑ Zoning Variance (Building Permit Denied)
☐ Appeal of Administrative Official's Decision
☐ Extension of Non-Conforming Use/or Structure
☐ Map Interpretation

PROPERTY INFORMATION

Street Address : 3308 Barton St — City, State, Zip: Knoxville, TN, 37917

See KGIS.org for Parcel #: 069MD055 — and Zoning District: RN-2 IH

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

Property owner of 3308 Barton Street built an addition to his shed, encroaching onto the land of K.U.B. many years ago. Mr. Clark is purchasing the ground underneath the shed from K.U.B. which will require a variance reducing the minimum left and right side setback to 0.5' and the rear minimum setback to 0.1' for an accessory structure.

REVISED

Describe hardship conditions that apply to this variance.

K.U.B. is only willing to sell the ground under the accessory building footprint.

APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE Aaron Tomlinson — Digitally signed by Aaron Tomlinson Date: 2020.04.18 17:21:06 -04'00' — **DATE** 4/18/20

File #5-F-20-VA

CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

******OFFICE USE ONLY******

Is a plat required? Yes ☑ No ☐ Small Lot of record? ☐

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1) Reduce the minimum rear setback for a detached accessory structure from 5' to .1' to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.5)

2) Reduce the minimum left side setback for a detached accessory structure from 5' to .1' to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.5)

3) Reduce the minimum right side setback for a detached accessory structure from 5' to .4' to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.5)

4) Reduce the minimum interior side setbacks from 15' combined to 13.3' combined to plat a lot for a single family residence in an RN-2/IH zone. (Article 4.3.A Table 4-1)

5) Increase the maximum size of a single detached accessory structure from 750 square feet to 1,839 square feet to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.A.6 Chart)

6) Increase the maximum size of the combination of all detached accessory structures from 1,839 square feet (building coverage of primary structure) to 2,017 square feet to plat a lot for a single family residence in an RN-2/IH zone. (Article 10.3.A.6 Chart)

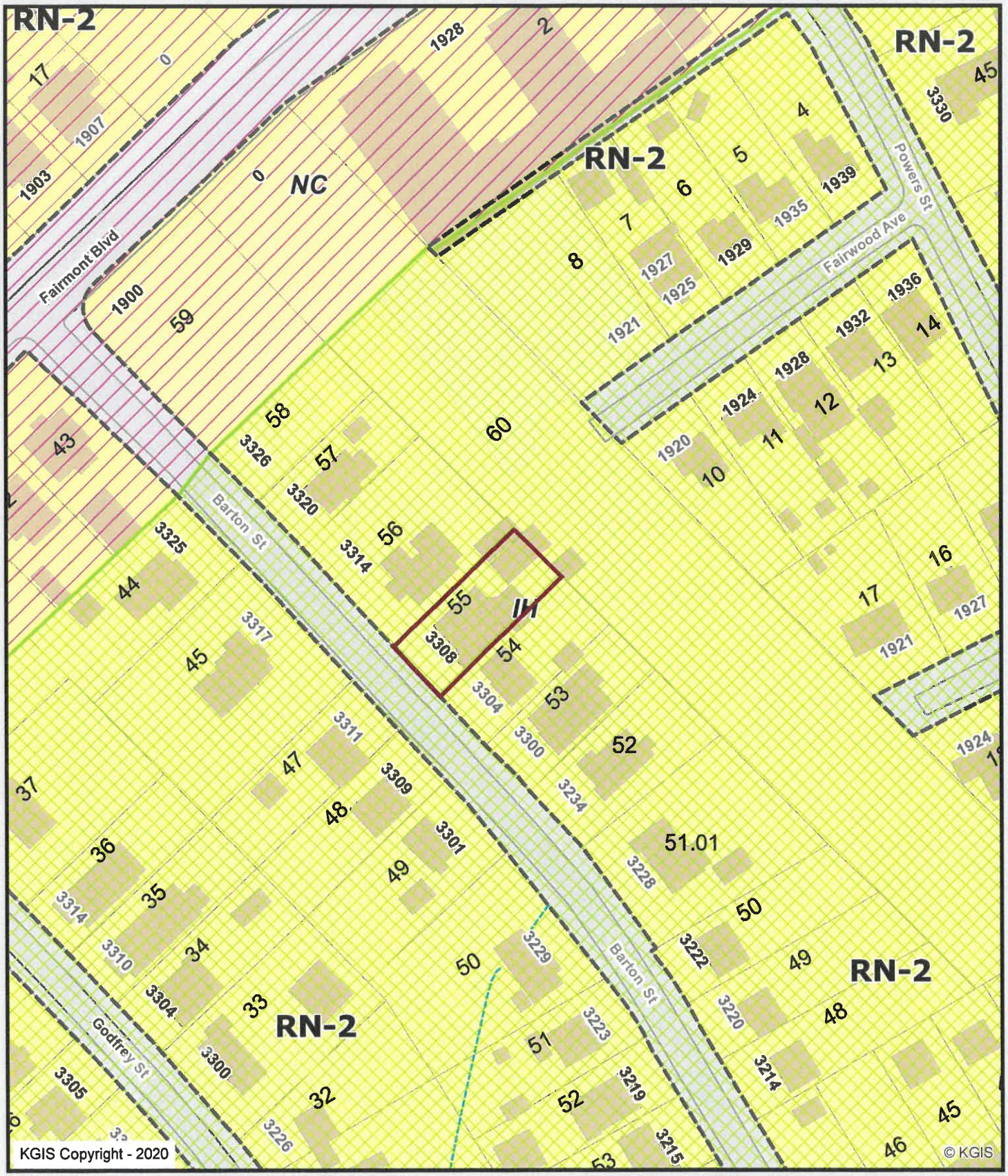
7) Increase the maximum building coverage from 30% to 53% to plat a lot for a single family residence in an RN-2/IH zone. (Article 4.3.A Table 4-1)

8) Increase the maximum impervious coverage from 40% to 78% to plat a lot for a single family residence in an RN-2/IH zone. (Article 4.3.A Table 4-1)

REVISED

PROJECT INFORMATION

Date Filed	4/10/2020	Fee Amount	$250.00
Council District 4		BZA Meeting Date	5/21/2020
PLANS REVIEWER	J Van Horn	**DATE**	4/21/2020



KGIS Copyright - 2020

© KGIS

3308 Barton St.

5-F-20-VA

Aaron Tominson

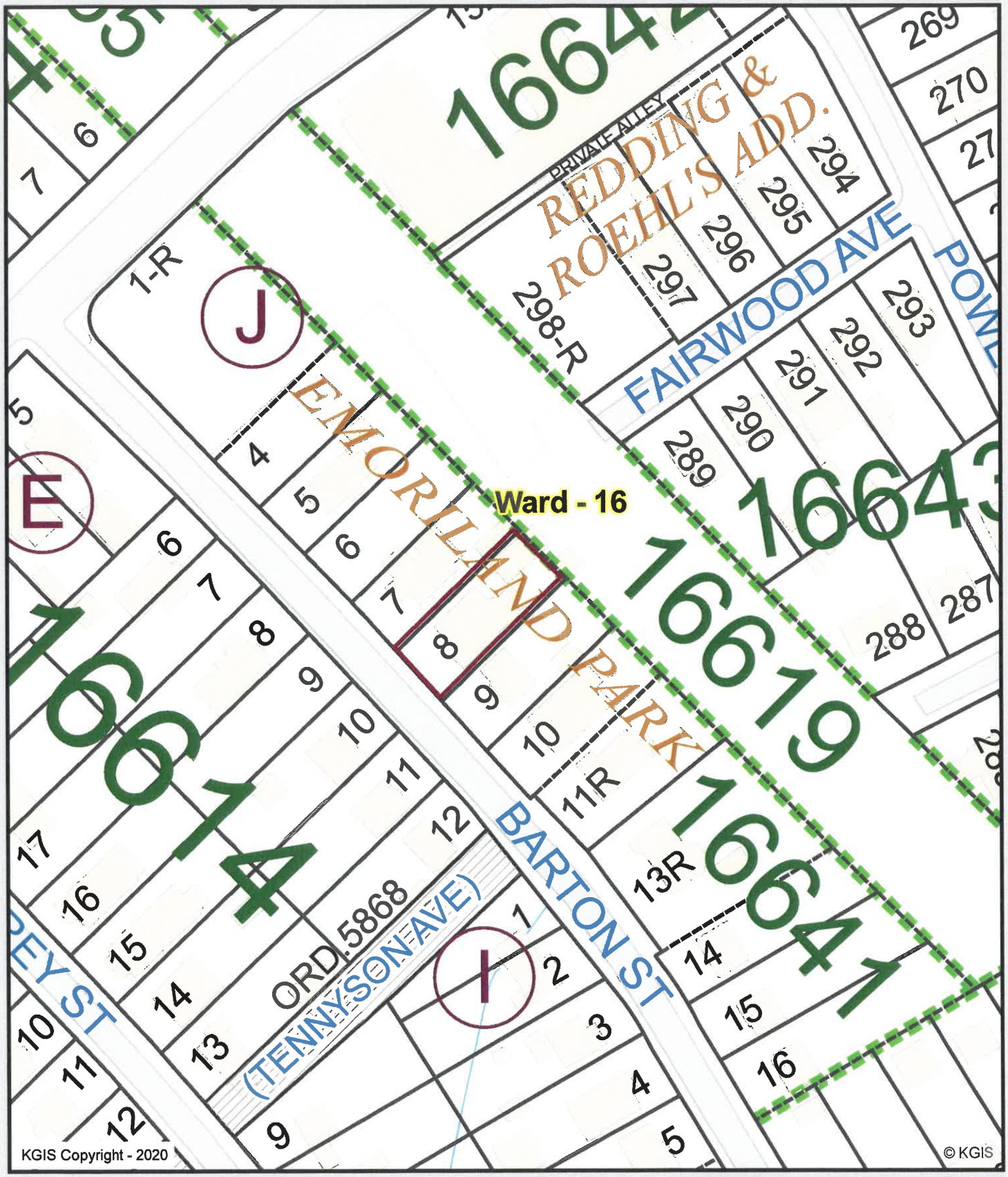
Knoxville - Knox County - KUB Geographic Information System

Printed: 4/20/2020 at 3:59:42 PM

0 50 100 200

ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



3308 Barton St.

5-F-20-VA

Aaron Tominson

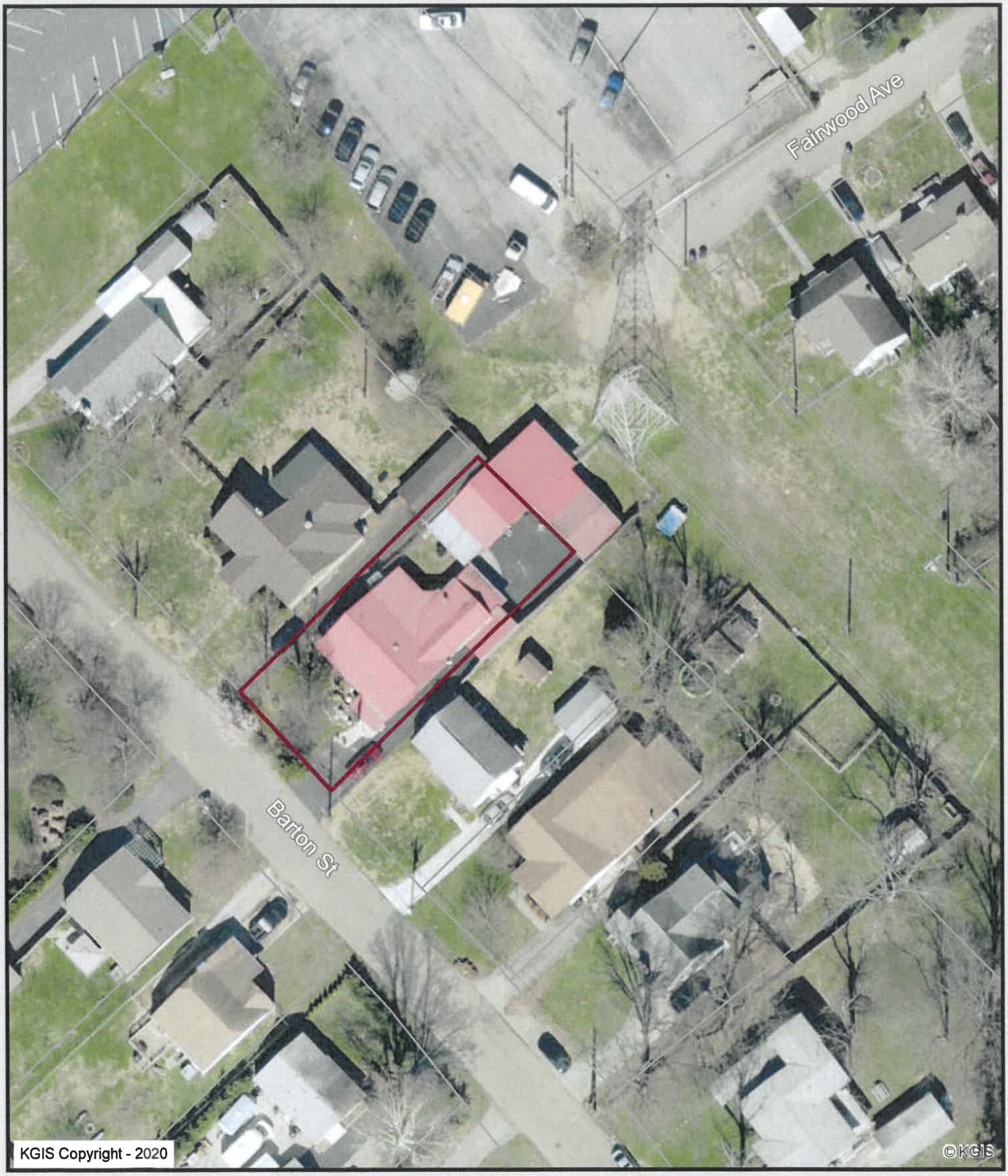
Knoxville - Knox County - KUB Geographic Information System

Printed: 4/20/2020 at 4:00:04 PM

0 50 100 200

ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



3308 Barton St.

5-F-20-VA

Aaron Tominson

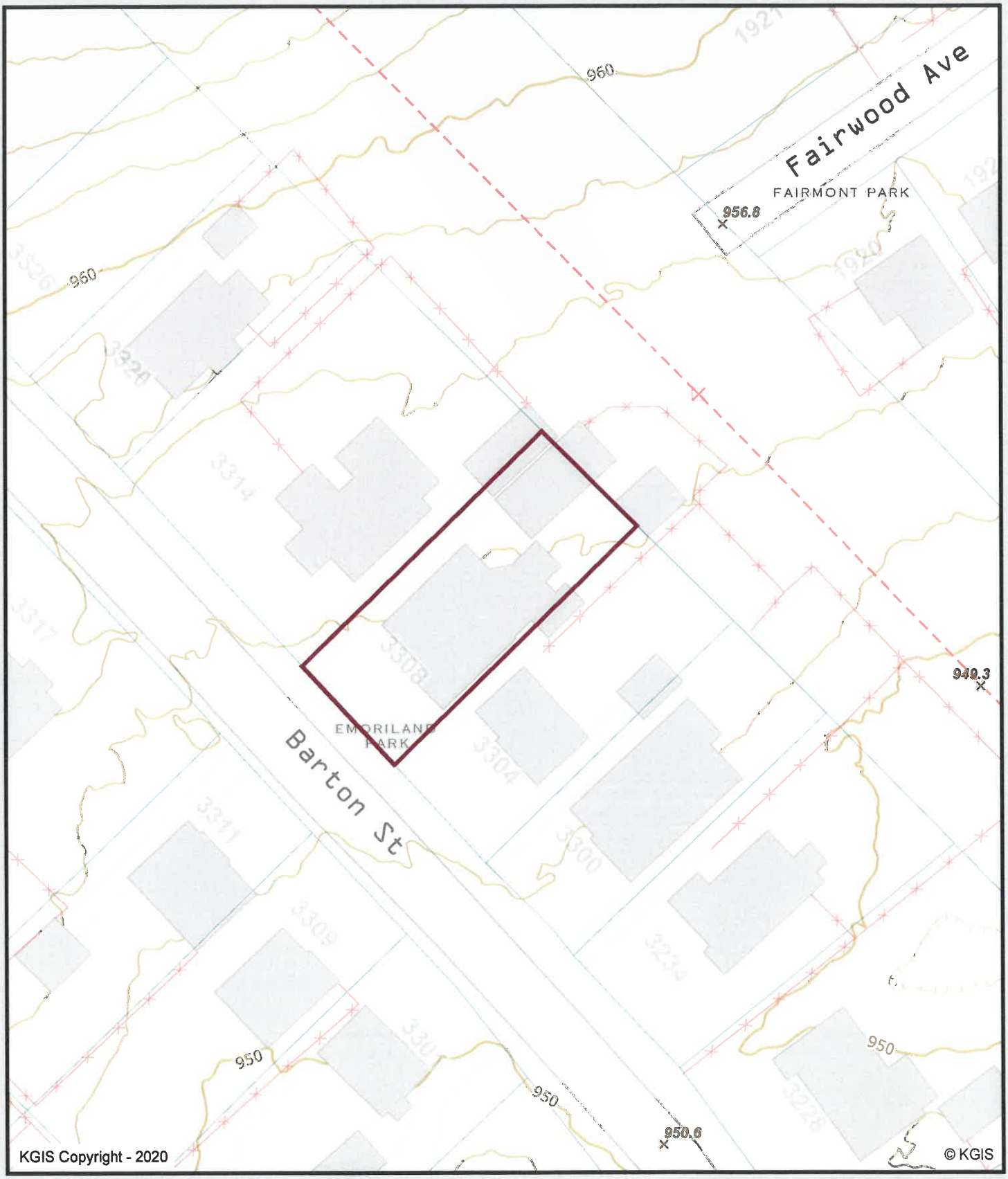
Knoxville - Knox County - KUB Geographic Information System

Printed: 4/20/2020 at 4:00:36 PM

0 25 50 100

ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



3308 Barton St.

5-F-20-VA

Aaron Tominson

Knoxville - Knox County - KUB Geographic Information System

Printed: 4/20/2020 at 4:01:03 PM

0 25 50 100

ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Juliana LeClair

From: Steve Borden <Steve.Borden@tn.gov>
Sent: Monday, May 11, 2020 9:30 AM
To: Juliana LeClair
Subject: RE: BZA May Applications

Please find District 18's comments below:

5A20VA: No Comment
5B20VA: No Comment
5D20VA: No Comment
5F20VA: No Comment
5G20VA: No Comment
5I20VA: No Comment

TN TDOT Department of Transportation

Steven M. Borden, P.E. | Director/Assistant Chief Engineer
TDOT – Region 1
7345 Region Lane
Knoxville, TN 37914
(865) 594-2400
Steve.Borden@tn.gov
tn.gov/tdot

From: Juliana LeClair <JLeClair@knoxvilletn.gov>
Sent: Thursday, April 30, 2020 10:31 AM
To: Steve Borden <Steve.Borden@tn.gov>
Subject: [EXTERNAL] BZA May Applications

***** This is an EXTERNAL email. Please exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email - STS-Security. *****

Hello,

Please see the attached BZA applications for May. Please provide your team's response by Thursday, 5/14/20.

Thank you,

Juliana LeClair - Principal Secretary
Plans Review & Building Inspections Department

Certificate of Ownership and General Dedication.

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s)
Name Printed:_____

Signature:_____

Name Printed:_____

Signature:_____

Date: _____

State of _____, County of _____
On this _____day of ____, 20___
Before me personally appeared _____to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the day and year above.

Written_____Notary
My Commission expires_____"Seal"

Owner Certificating for Public Sewer and Water Service – Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

Certification of Approval of Public Sanitary Sewer System – Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

_____
Utility Provider

_____
Authorized Signature for Utility Date

Certification of Approval of Public Water System – Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

_____
Utility Provider

_____
Authorized Signature for Utility Date

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____
Date: _____

Knox County Trustee: Signed: _____
Date: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.
Signed: _____
Date: _____

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
Zoning Shown on Official Map_____
Date: _____

By_____

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the _____day of _____ 20___

_____
Engineering Director

Planning Staff Certification of Approval for Recording – Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.
Signed: _____
Date: _____

Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____day of_____ 20____.

Registered Land Surveyor_____
Tennessee License No._____

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category ____ survey and the ratio of precision of the unadjusted survey is not less than 1:_____ as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors — Standards of Practice.

Registered Land Surveyor_____
Tennessee License No._____
Date: _____

Certification of No Recorded Easements.

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor_____
Tennessee License No._____
Date: _____

OWNER:
PARCEL 069MD055
BILL R. CLARK
3308 BARTON ST
KNOXVILLE, TN 37917

DEED REF:
DEED BOOK 2087, PAGE 451

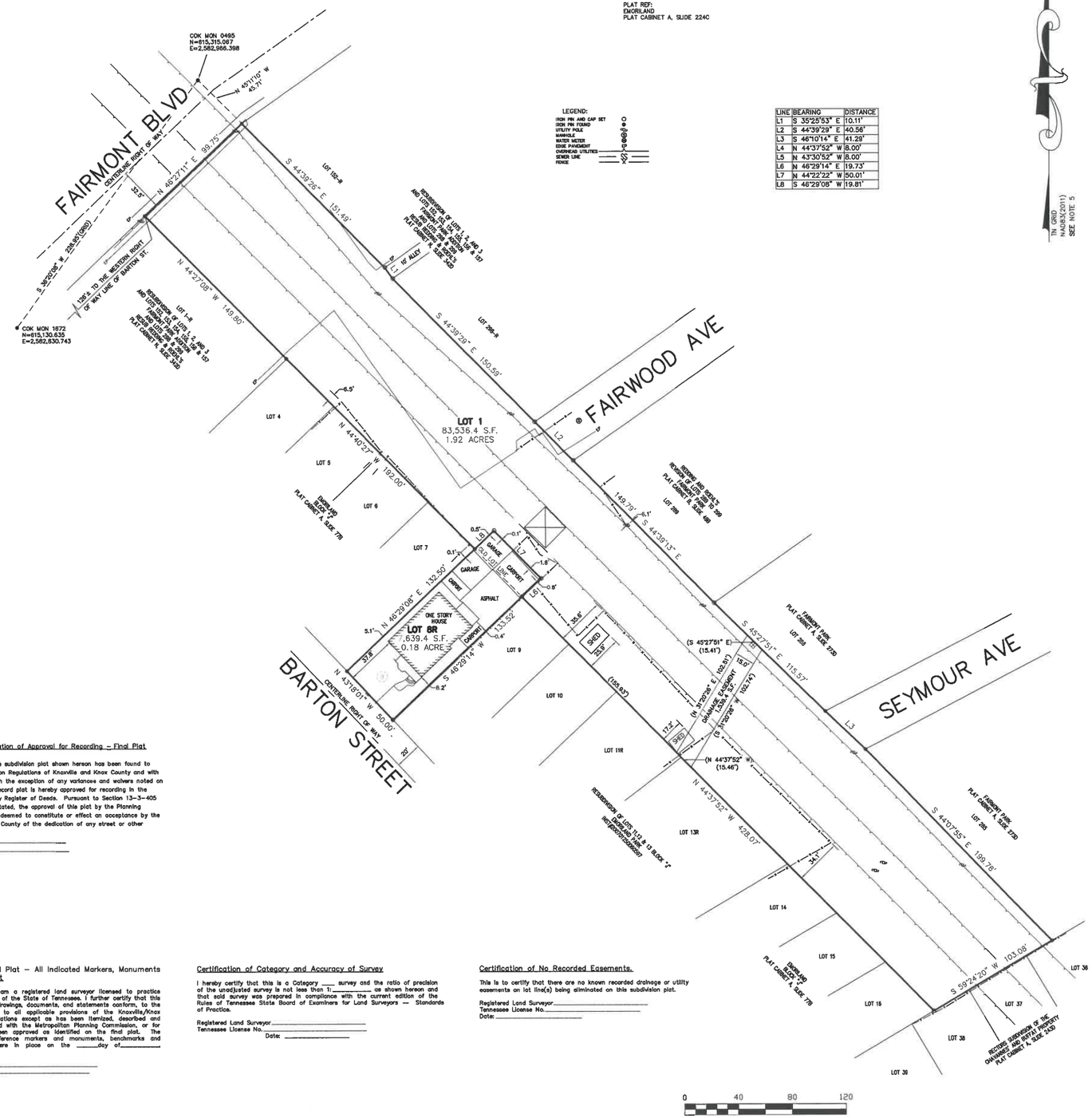
PLAT REF:
EMORILAND
PLAT CABINET A, SLIDE 224C

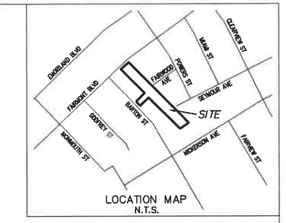
OWNER:
PARCEL 069MD060
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PK
KNOXVILLE, TN 37921

DEED REF:
DEED BOOK 875, PAGE 293

LEGEND:
IRON PIN AND CAP SET
IRON PIN FOUND
UTILITY POLE
MANHOLE
WATER METER
EDGE PAVEMENT
OVERHEAD UTILITIES
SEWER LINE
FENCE

LINE	BEARING	DISTANCE
L1	S 35°25'53" E	10.11'
L2	S 44°39'29" E	40.56'
L3	S 46°10'14" E	41.29'
L4	N 44°37'52" W	8.00'
L5	N 43°30'52" W	8.00'
L6	N 46°29'14" E	19.73'
L7	N 44°22'22" W	50.01'
L8	S 46°29'08" W	19.81'





LOCATION MAP
N.T.S.

TN GRID
NAD83(2011)
SEE NOTE 5

NOTES:
1. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THE SURVEY.

2. UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN, NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH WERE VISIBLE FROM THE SURFACE.

3. NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.

4. UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.

5. QUALITY OF NORTH IS BASEN ON A BEARING OF S36°20'08"W, BETWEEN CITY OF KNOXVILLE SURVEY CONTROL MONUMENTS 0495 AND 1872. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

6. THIS PROPERTY CONTAINS 2.09 ACRES INTO TWO LOTS.

7. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

8. THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT, IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES, OWNER'S RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.

REVISED

2-KK-20

FINAL PLAT
RESUBDIVISION LOT 8, BLOCK "J"
EMORILAND AND UNPLATTED PROPERTY OF
KNOXVILLE UTILITIES BOARD

LOCATION: TAX I.D. # 069 MD 055 & 060
WARD 16, CITY BLOCK 16641 & 16619
CITY OF KNOXVILLE
2ND CIVIL DISTRICT
KNOX COUNTY, TENNESSEE

DATE: 11/16/19 SCALE 1"=40'

ACRE by ACRE SURVEYING
P.O. BOX 18435
KNOXVILLE, TN. 37928-2435
PHONE (865) 686-0696
EMAIL sumstead@bellsouth.net DRAWING # 19089-FP

5-F-20-VA

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement ("Agreement") is made and entered into by and between **KNOXVILLE UTILITIES BOARD**, a municipal utility organized and existing pursuant to the Charter of the City of Knoxville, Tennessee ("Seller") and **BILL R. CLARK**, whose address is 3308 Barton Street, Knoxville, Tennessee ('Purchaser").

Recitals

WHEREAS, Seller owns a parcel of real property consisting of approximately two (2) acres with frontage along Fairmont Boulevard and extending an approximate depth of 850 feet to its southern boundary, and which is further identified as Parcel 60 in Group D on Tax Map 069M in Knox County, Tennessee; and

WHEREAS, Purchaser seeks to acquire from Seller an approximately 933 square foot portion of the Seller's parcel (the "Sale Property"), said Sale Property being immediately adjacent to the rear boundary of Purchaser's parcel at 3308 Barton Street, Knoxville, Tennessee, as shown on the survey drawing by Scott W. Ulmstead dated June 3, 2019 and attached hereto as **Exhibit A**; and

WHEREAS, Purchaser desires to purchase the Sale Property from Seller, and Seller is willing to sell and convey the Sale Property to the Purchaser, pursuant to the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the purchase price and other good and valuable consideration, the parties hereby agree as follows:

1. Effective Date. This Agreement shall be legally binding on the date that it is executed by the party last to sign the Agreement (the "Effective Date"). The last party to sign this Agreement shall provide notice to the other party of the Effective Date.

2. Transaction. Subject to the terms and other conditions of this Agreement, Seller agrees to sell and Quit Claim to Purchaser, and Purchaser agrees to purchase the Sale Property from Seller, at the price and upon the terms and conditions set forth in this Agreement.

3. Purchase Price. The Purchase Price for the Sale Property shall be Five Hundred Dollars and No Cents ($500.00) (the "Purchase Price"). The Purchase Price shall be paid at Closing.

4. Pro-rations. Real property taxes (or payments in lieu of taxes), if applicable, for the year in which the Closing occurs shall be prorated between Seller and Purchaser as of the date of Closing, with Seller responsible for any real property

5-F-20-VA

taxes (or in lieu of taxes) attributable to the period prior to Closing, if applicable, and Purchaser responsible for real property taxes attributable to the period from and after Closing.

5. Title. This conveyance shall be pursuant to Quit Claim Deed, and shall be subject to all matters of record in the Register of Deeds Office for Knox County, Tennessee, and/or as shown on the Final Plat to be prepared in conjunction with this transaction.

6. No Warranties and Representations. Seller makes no warranties or representations whatsoever, either express or implied, with respect to the adequacy, condition, safety, reliability, merchantability, suitability or adaptability of the Sale Property or any ingress or egress to the Sale Property. Purchaser shall rely upon its own investigation and assessments of the environment and other conditions of the Sale Property rights to be acquired by Purchaser under this Agreement. Purchaser shall accept transfer of this Sale Property "**AS-IS**" with all faults.

7. Conditions to Closing. Closing of the transfer contemplated herein is conditioned upon completion, prior to closing, of the following:

    a. A replatting of the Seller's Parcel and Purchaser's Parcel to reflect the Sale Property to be completed and paid for by the Purchaser, according to all requirements of Knox County, the City of Knoxville, and the Metropolitan Planning Commission;
    b. A Resolution by Knoxville Utilities Board declaring the Sale Property surplus and approving the transfer the Sale Property to the Purchaser.
    c. Reimbursement by Purchaser to Seller of the cost of appraisal services by Ben A. Broome, MAI, dated June 13, 2011, in the amount of $1,200.00. A copy of the invoice for appraisal services is attached as **Exhibit B**.

8. Closing. Closing shall occur on or before sixty (60) days following the Effective Date; provided, however, that the date for Closing may be extended by a mutual written agreement between Seller and the Purchaser. Closing shall occur at such place and time as mutually agreed upon by Seller and Purchaser, and it shall not be necessary that the parties conduct the Closing at a singular location. At Closing, Seller shall deliver, or cause to be delivered, the Quit Claim Deed, and Purchaser shall deliver the Purchase Price to close the transaction.

9. Fees and Expenses. Each party will be responsible for all fees, costs, expenses, including attorney fees, incurred directly by such party in connection with or relating to the negotiation, drafting and compliance with this Agreement. Purchaser shall be responsible for all costs in connection with any title examination it conducts, due diligence investigation of the Sale Property, the preparation of the Quit Claim Deed, and all other recording fees and transfer taxes associated with the Quit Claim Deed.

5-F-20-VA

10. Representatives. Neither Purchaser nor Seller has been represented in this transaction contemplated by this Agreement by a broker or real estate agent. Neither Seller nor Purchaser shall be responsible for paying any commission or fee owed to a broker except as each may specifically bind itself in writing. Seller and Purchaser each represent to the other that no broker, finder or other party has represented Purchaser or Seller with respect to this Agreement or the transaction contemplated hereby.

11. Successors and Assigns. Purchaser shall not have any right to assign this Agreement without prior written consent of Seller.

12. Wavier and Modification. This Agreement may be amended, modified, superseded or canceled and any of the terms, covenants, representations, warranties or conditions hereof may be waived, only by a written instrument executed by Seller and Purchaser, or in the case of a waiver, by the party waiving compliance. The failure of either party at any time or times to require performance of any provision hereof shall in no manner effect their right at a later time to enforce the same.

13. Notices. All Notices and other communications hereunder shall be in writing and shall be sent by United States Mail, recognized courier service and, in addition, but not in lieu of, by electronic mail and shall be sent to the following addresses or such other addresses as may be designated from time to time.

As to Seller:	Knoxville Utilities Board c/o Michelle Wilson, Manager of Procurement P.O. Box 59017 Knoxville, Tennessee 37950-9017
With a copy to:	J. William Coley Hodges, Doughty & Carson, PLLC P.O. Box 869 Knoxville, Tennessee 37901 E-mail: bcoley@hdclaw.com
As to Purchaser:	Bill R. Clark 3308 Barton Street Knoxville, TN 37917

5-F-20-VA

With a copy to: Robert Cole
Wortley & Cole
3715 Powers Street
Knoxville, Tennessee 37917
E-mail: bobcoleesq@yahoo.com

14. Governing Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Tennessee.

15. Entire Agreement. This Agreement is the entire Agreement and the understanding of the parties with respect to the transaction contemplated hereby and supersedes all prior agreements, arrangements, and understandings related to the subject matter hereof.

16. Time of the Essence. Time is of the essence in the performance of this Agreement.

IN WITNESS WHEREOF, Seller and Purchaser have executed this Agreement as of the Effective Date.

SELLER:

KNOXVILLE UTILITIES BOARD

By: Michelle Wier

Its: Procurement Manager

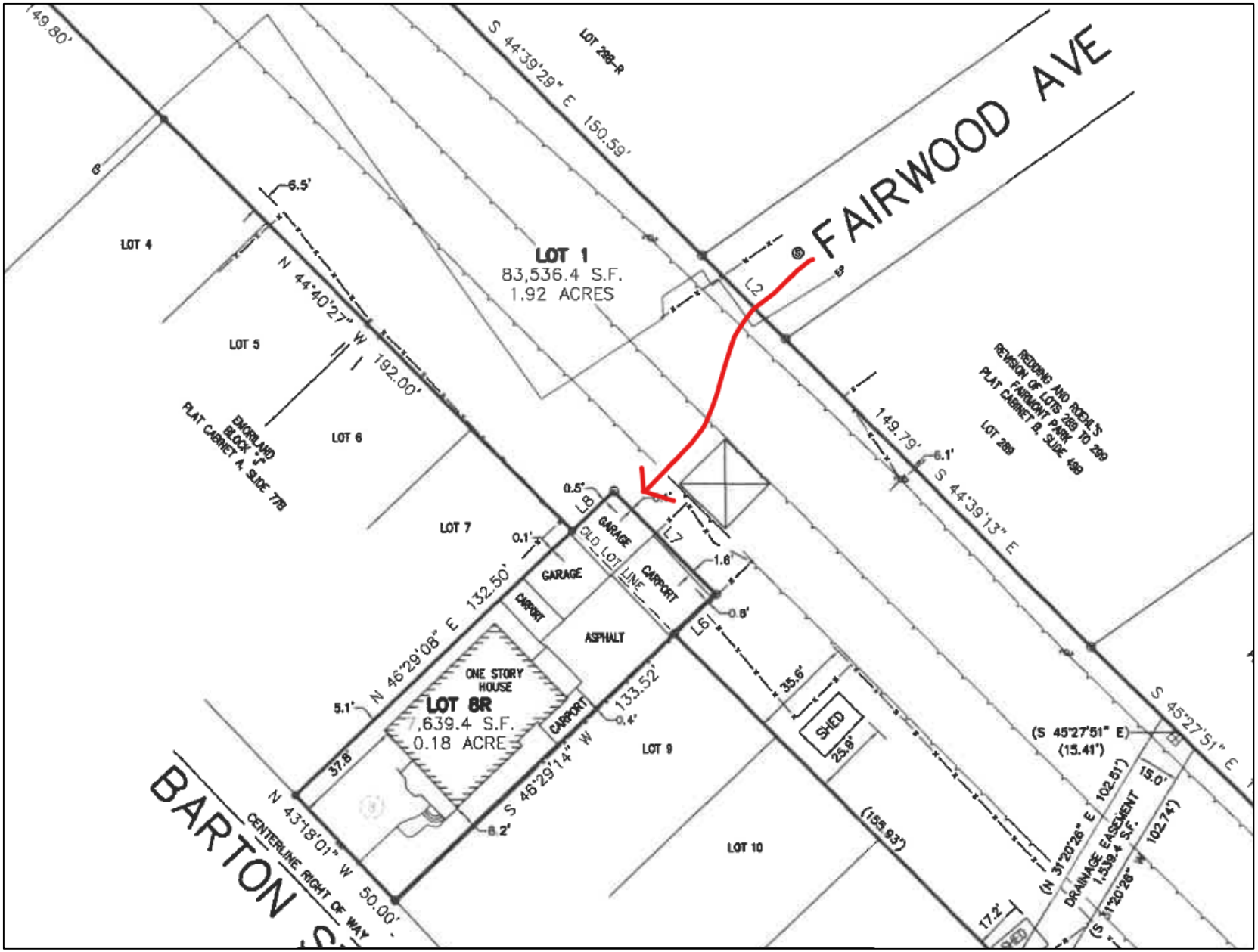
Date: Nov 4, 2019

PURCHASER:

Bill R. Clark

BILL R. CLARK
3308 Barton Street
Knoxville, TN 37917
Date: 10/25/19

5-F-20-VA


FAIRWOOD AVE
BARTON S
LOT 1
83,536.4 S.F.
1.92 ACRES
LOT 8R
7,639.4 S.F.
0.18 ACRE
ONE STORY HOUSE
GARAGE
CARPORT
ASPHALT
OLD LOT LINE
SHED
LOT 4
LOT 5
LOT 6
LOT 7
LOT 9
LOT 10
LOT 288-R
LOT 289
S 44°39'29" E 150.59'
N 44°40'27" W 192.00'
N 46°29'08" E 132.50'
S 46°29'14" W 133.52'
N 43°18'01" W 50.00'
149.80'
149.79'
S 44°39'13" E
S 45°27'51" E
(S 45°27'51" E)
(15.41')
(155.93')
(N 31°20'26" E 102.51')
(S 31°20'26" W 102.74')
DRAINAGE EASEMENT
1,539.4 S.F.
REDDING AND ROEHL'S
REVISION OF LOTS 289 TO 299
FAIRMONT PARK
PLAT CABINET B, SLIDE 49B
EMORILAND
BLOCK "J"
PLAT CABINET A, SLIDE 77B
CENTERLINE RIGHT OF WAY
L2
L6
L7
L8
6.5'
6.1'
0.5'
0.1'
1.6'
0.8'
5.1'
37.8'
0.4'
6.2'
35.6'
25.9'
17.2'
15.0'

Fairwood Ave