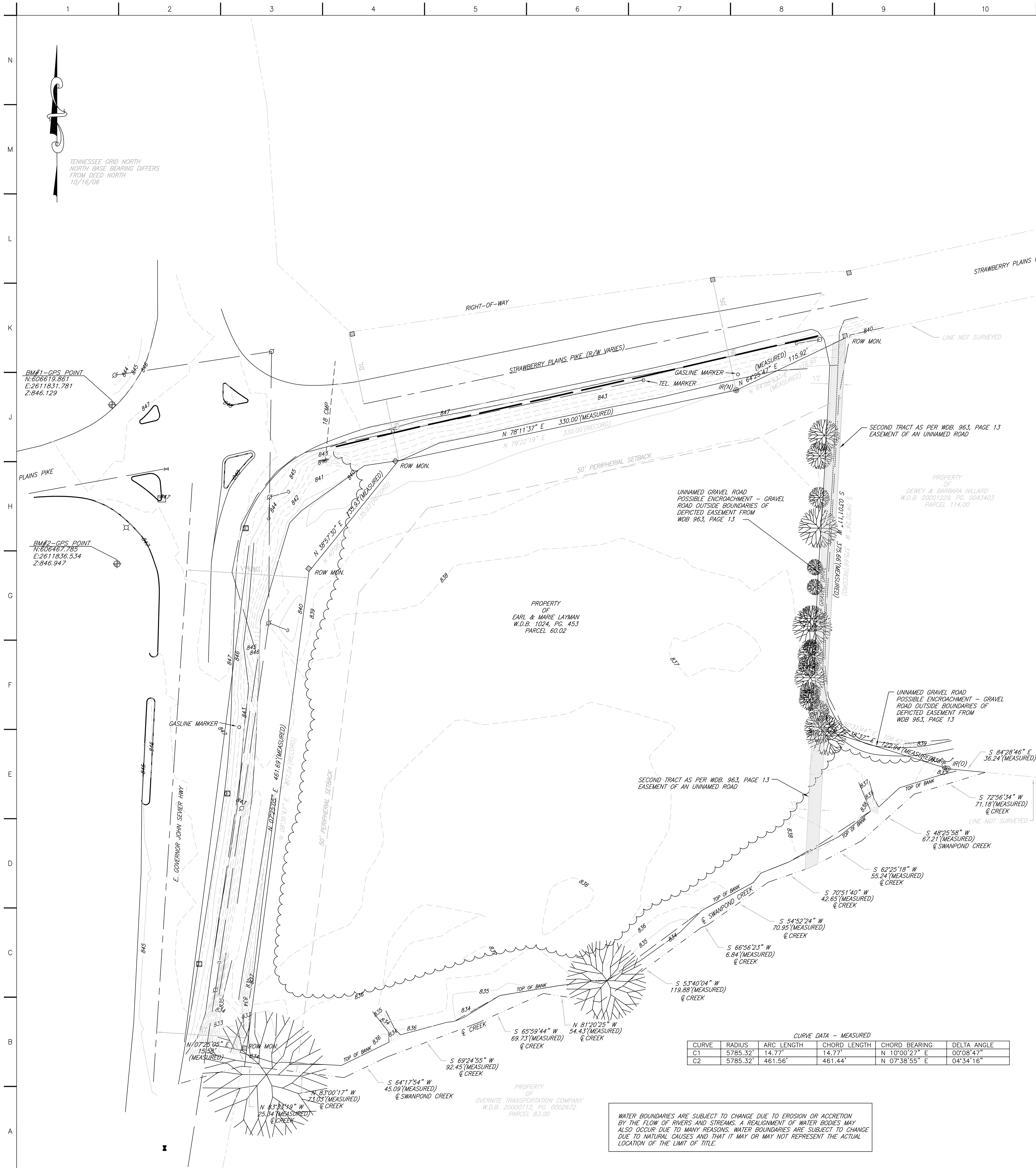


CURVE DATA – MEASURED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5785.32'	14.77'	14.77'	N 10°00'27" E	00°08'47"
C2	5785.32'	461.56'	461.44'	N 07°38'55" E	04°34'16"

WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO EROSION OR ACCRETION BY THE FLOW OF RIVERS AND STREAMS. A REALIGNMENT OF WATER BODIES MAY ALSO OCCUR DUE TO MANY REASONS. WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

General Notes(cont)

11. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDIANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
12. EASEMENT AGREEMENT CONVEYED TO KNOXVILLE UTILITY BOARD OF KNOX COUNTY RECORDED IN DEED BOOK 2155, PAGE 829 SAID REGISTER'S OFFICE.
SURVEYOR'S OPINION: THIS INSTRUMENT AFFECTS THE PROPERTY AND IS DEPICTED BELOW
13. GRAVEL DRIVE CROSSES PROPERTY ON EAST SIDE OF PROPERTY FOR INGRESS/EGRESS FOR ADJOINING PARCEL.
SURVEYOR'S OPINION: POSSIBLE ENCROACHMENT – INGRESS/EGRESS EASEMENT DOCUMENT DOES NOT COVER LENGTH OF GRAVEL DRIVE
14. ACCESS TO STRAWBERRY PLAINS PIKE FROM SUBJECT PROPERTY.
SURVEYOR'S OPINION: ACCESS CURRENTLY PROVIDED VIA GRAVEL DRIVE
15. IRON RODS AT ALL CORNERS UNLESS OTHERWISE INDICATED.
16. ELEVATIONS SHOWN HEREON ARE BASED ON GPS CONTROL (NAD 83, NAVD 88) AS SHOWN HEREON
17. WATER AND GAS LINES SHOWN ARE APPROXIMATE – UTILITY LINES IN PART TAKEN FROM ONE CALL MARKINGS ON AND AROUND PROPERTY
17. SUBJECT PROPERTY IN PART LIES WITHIN THE 100 & 500 YEAR FLOOD ZONES PROPERTY IS ZONED A3 AND B, COMMUNITY PANEL #475433 0140 B, REVISED MAY 16, 1983

Survey Requirements

S1. TABLE A ITEM 14, THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK. (SURROUNDING PROPERTIES WERE NOT UNDER DEVELOPEMENT AT TIME OF SURVEY)
S2. TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE THIS SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL
S3. PER ALTA/ACSM SUBPARAGRAPH 5K, THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY ON THIS SITE.
S4. PER ALTA/ACSM SUBPARAGRAPH 5G, NO POSTED ADDRESS WAS OBSERVED ON THIS SITE. (NO BUILDINGS EXIST)
S5. RECORD VS. MEASURED DISTANCES:
RECORD AND MEASURED DISTANCES ARE INDICATED ON THIS PLAT IN ACCORDANCE WITH ALTA/ACSM LAND TITLE SURVEYS MINIMUM STANDARD DETAIL REQUIREMENTS. THIS CURRENT SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE.
S6. COPYING AND OR USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THE ORIGINAL INTENT IS PROHIBITED WITHOUT PERMISSION FROM THE SURVEYOR AND PROPERTY OWNER.

Zoning Information

Z1. THE SUBJECT PARCEL 60.02 IS ZONED PC (PLANNED COMMERCIAL) & F (FLOODWAY ZONE), PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS:
Z2. THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF KNOXVILLE, AND THE APPLICABLE ZONING CODES.
Z3. PLANNED COMMERCIAL AND FLOODWAY ZONES
Z4. PROPERTY ZONED PC (PLANNED COMMERCIAL)
BUILDING SETBACKS:
PERIPHERIAL SETBACK – 50 FEET FROM STREET RIGHT OF WAY
PROPERTY ZONED F TO MEET 500 YEAR FLOOD
Z5. PARKING AREA NOTE:
TOTAL SPACES: 0
HANDICAPPED SPACES: 0
BUILDINGS: 0

I HEREBY CERTIFY TO SOUTHERN COMMERCIAL LLC, ANY AND ALL LENDERS NOT REFERENCED, INSURANCE COMPANY, TITLE COMPANY, AND ANY OF THEIR SUCCESSORS OR ASSIGNS THAT (a) THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION, (b) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, ENCROACHMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS-OF-WAY, AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD THAT WAS PROVIDED TO SURVEYOR AT TIME OF SURVEY IN KNOX COUNTY, TENNESSEE

(c) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND, (d) EXCEPT AS SHOWN HEREON, THERE ARE NO IMPROVEMENTS, ENCROACHMENTS, FENCES OR ROADWAYS ON ANY PORTION OF THE PROPERTY REFLECTED HEREON, (e) THE PROPERTY SHOWN HEREON HAS ACCESS TO A PUBLICLY DEDICATED ROADWAY,

THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE NOT THE SAME – SEE AS DEPICTED HEREON; (h) ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PROPERTY EITHER ENTER OR PARALLEL THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR ADJOINING PRIVATE LAND, (i) THIS SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL ELECTRIC LINES AFFECTING THIS PROPERTY (j) THE PROPERTIES SURVEYED CONTAINS 6.60 ACRES OF UNIMPROVED LANDS. THERE ARE NO BUILDINGS LOCATED ON PROPERTY.

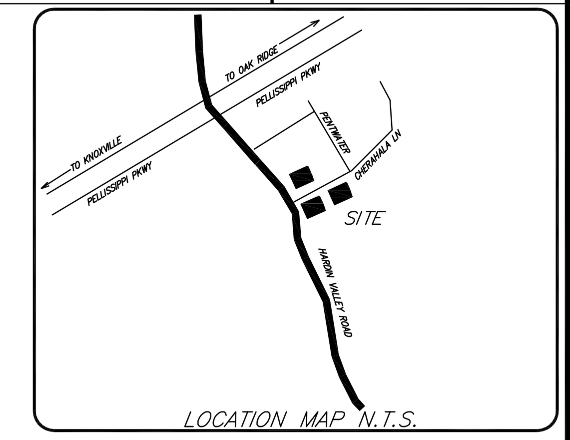
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1-11, 13, 14, 16-18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Registered Land Surveyor
Randall R. White
Tenn. Reg. No. 2446
Date of survey 10/16/06

Certificate of Accuracy:

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:15,000.

REGISTERED LAND SURVEYOR
RANDALL R. WHITE
TENN. REG. NO. 2446
DATE OF SURVEY 4-02-06



LOCATION MAP N.T.S.

LEGEND:

IRON ROD (NEW)
IRON ROD (FOUND)
WATER VALVE
FIRE HYDRANT
WATER METER
YARD HYDRANT
SIAMESE CONNECTION
POST INDICATOR VALVE
POWER POLE
GUY WIRE
LIGHT POLE
TRANSFORMER
ELECTRIC PANEL
ELECTRIC METER
MANHOLE
CLEANOUT
GAS METER
CATCH BASIN
CURB INLET
TELEPHONE PEDESTAL
BOLLARD
TREE
SHRUB
WATER LINE
EXISTING GUARDRAIL
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE
SANITARY SEWER LINE
WATER LINE
STORM SEWER LINE
DITCH, CREEK
RIGHT-OF-WAY/PROPERTY LINES

General Notes

1. INFORMATION SHOWN ON THIS DRAWING ILLUSTRATES THE EXISTING CONDITIONS ON 10/16/06
2. PROPERTY OWNER:
EARL & MARIE LAYMAN
2525 LAKE FRONT DR
KNOXVILLE, TENNESSEE 37934
(865) XXX-XXXX
3. PROPERTY LOCATION:
PARCEL 60.02 – 0 STRAWBERRY PLAINS PIKE
KNOXVILLE, TENNESSEE 37934
4. SURVEY REQUESTED BY:
SOUTHERN COMMERCIAL L.L.C
5204 KINGSTON PIKE, SUITE 31-32
KNOXVILLE, TENNESSEE 37919
(865) 588-0882
5. SURVEY REQUESTED FOR:
ALTA/ACSM LAND TITLE SURVEY OF PARCEL 60.02, TAX MAP 083 OF KNOX COUNTY, TN
6. ALL DOCUMENTS OF RECORD CONSIDERED AND/OR REVIEWED BY THE SURVEYOR AS A PART OF THIS SURVEY IN NOTED HEREON. THE SURVEYOR WAS NOT FURNISHED TITLE, TITLE ABSTRACT OR ANY RESULT OF ANY TITLE SEARCH. THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE REGISTER'S DEEDS OFFICE OF KNOX COUNTY, TENNESSEE. WARRANTY BOOK 1024, PG. 451
7. PROPERTY REFERENCES:
PARCEL 60.02 –
W.D.B. 1024, PAGE 451-453
W.D.B. 20001229, PAGE 0043403
W.D.B. 20000112, PAGE 002672
PLAT 69L-34
PLAT P878-P98B
PARCEL 60.02 CONTAINS 6.60 ACRES
8. UTILITIES:

NATURAL GAS KNOXVILLE UTILITIES BOARD P.O BOX 59017 KNOXVILLE, TENNESSEE 37950 PH: 865-524-2911	SANITARY SEWER KNOXVILLE UTILITIES BOARD P.O. BOX 59017 KNOXVILLE, TENNESSEE 37950 PH: 865-524-2911
WATER KNOXVILLE UTILITIES BOARD P.O. BOX 59017 KNOXVILLE, TENNESSEE 37950 PH: 865-524-2911	ELECTRIC KNOXVILLE UTILITIES BOARD P.O. BOX 59017 KNOXVILLE, TENNESSEE 37950 PH: 865-524-2911

FOR UTILITY INFORMATION SUCH AS PRESSURES, LOCATION, AND AVAILABILITY OF SERVICE THE OWNER SHALL CONTACT THE APPROPRIATE UTILITY COMPANY.
9. UTILITY AND DRAINAGE EASEMENTS:
UTILITY AND DRAINAGE EASEMENT REFERENCES:
KNOXVILLE UTILITY BOARD – 10' GASLINE EASEMENT
-W.D.B. 2155, PAGE 829
-TDOT – PROJECT NO. RS-478(1)
ALL UTILITY AND DRAINAGE EASEMENTS ARE AS RECORDED IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE OR TAKEN FROM TENNESSEE DEPARTMENT OF TRANSPORTATION R.O.W. PLANS
10. UTILITY NOTE:
THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 1-800-351-1111 (TENNESSEE ONE CALL)

Randall White Land Surveys
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
CONSTRUCTION STAKING
MORTGAGE SURVEYS
RANDALL R. WHITE, R.L.S.
5443 Malachi Circle, Knoxville, TN 37918
Ph: 865.925.2404
Cell: 865.748.4674

(OWNER)
EARL & MARIE LAYMAN
KNOXVILLE, TENNESSEE

(CLIENT)
XXXXX XXXXX
KNOXVILLE, TENNESSEE

ALTA/ACSM BOUNDARY / TOPOGRAPHIC SURVEY

REVISIONS: DATE:

JOB NO: 2006.014
DATE: 10.16.06
DRAWN: RRW
CHECKED: RRW

SU.1
SHEET NO.