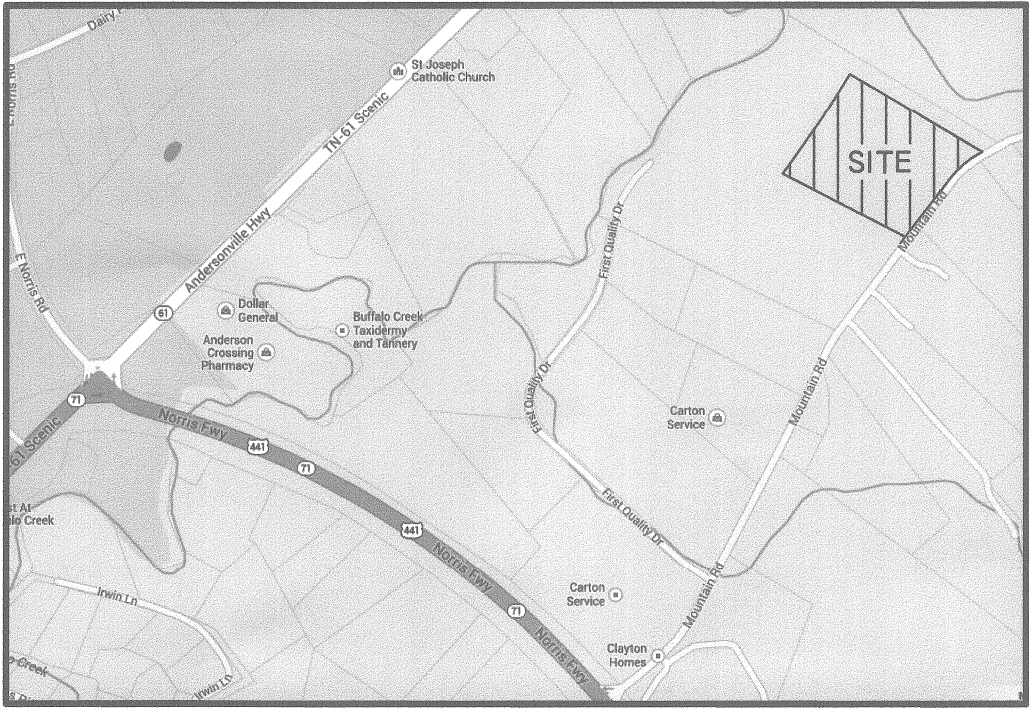


LOCATION MAP



NOT TO SCALE

ANDERSON COUNTY,
TENNESSEE
1533/2325

LOT 2
12.88 Acres
561,021.69 Sq. Feet

ANDERSON COUNTY,
TENNESSEE
1533/2325

DUANE
STOOKSBURY
475/688

NOTES:

NORTH FOR THIS SURVEY AND MAP IS TENNESSEE LAMBERT GRID NORTH.
REFERENCE IS NORTH AMERICAN DATUM 1983. DISTANCES SHOWN ON THIS
MAP ARE NOT REDUCED TO GRID DATUM AND NO GEODETIC CORRECTIONS
WERE APPLIED.

PLAT FOUND ON TAX MAP 032 PARCEL 042.13

REFERENCE DEED : 1641/1180

MINIMUM BUILDING SETBACK: 30' FRONT, 30' REAR. NO SETBACK SHALL BE
REQUIRED FOR THAT PORTION OF A LOT WHICH FRONTS ON A RAILROAD
OR RAIL SPUR LINE. REAR SETBACKS FOR INDUSTRIAL LOTS ADJACENT TO
THE R-1 DISTRICT SHALL BE 100' AND 20' SIDE. SIDE SETBACK FOR
INDUSTRIAL LOTS ADJACENT TO R-1 DISTRICTS SHALL BE MINIMUM OF 100'.
NO SETBACK SHALL BE REQUIRED FOR THAT PORTION OF A LOT WHICH
FRONTS ON A RAILROAD OR RAIL SPUR LINE.

THERE WILL BE A 15' DRAINAGE AND UTILITY EASEMENT ALONG ALL
EXTERIOR AND ROAD LOT LINES AND 10' FOR ALL INTERIOR LOT LINES.

ZONED I-2

THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE
MAP 47001C0133F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007 FOR
COMMUNITY NO. 470217 IN THE UNINCORPORATED AREAS OF ANDERSON
COUNTY, TN AND 470033 IN THE CITY OF NORRIS, TN.



LOT 2

SITUATED IN THE FIRST (1ST) CIVIL DISTRICT OF ANDERSON COUNTY, TENNESSEE AND BEING
MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH RIGHT-OF-WAY OF MOUNTAIN ROAD LOCATED
APPROXIMATELY 3,240' FROM THE INTERSECTION OF NORRIS FREEWAY AND BEING THE
SOUTHEAST CORNER OF LOT 1 OF THE SUBDIVISION FOR HOLLINGSWORTH INVESTMENTS VIII.
THENCE LEAVING SAID RIGHT-OF-WAY AND GOING WITH THE EAST LINE OF LOT 1, N 51°37'00" W
A DISTANCE OF 804.95' TO AN IRON PIN BEING IN THE SOUTH LINE OF ANDERSON COUNTY,
TENNESSEE. THENCE LEAVING THE LINE OF LOT 1 AND GOING WITH THE LINE OF ANDERSON
COUNTY, TENNESSEE N 35°58'31" E A DISTANCE OF 292.51' TO AN IRON PIN. THENCE N
33°34'12" E A DISTANCE OF 347.30' TO AN IRON PIN. THENCE S 56°42'20" E A DISTANCE OF
903.83' TO AN IRON PIN BEING IN THE NORTH RIGHT-OF-WAY OF MOUNTAIN ROAD. THENCE
LEAVING THE LINE OF ANDERSON COUNTY, TENNESSEE AND GOING WITH SAID RIGHT-OF-WAY S
60°58'00" W A DISTANCE OF 31.33' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT
WITH AN ARC LENGTH OF 215.15', A RADIUS OF 545.87', A CHORD BEARING OF S 49°40'00" W
AND A CHORD LENGTH OF 213.76' TO A POINT; THENCE S 38°23'00" W A DISTANCE OF 480.01'
TO THE POINT OF BEGINNING CONTAINING 12.88 ACRES AS SHOWN BY A SURVEY PREPARED BY
MCGREW ENGINEERING AND SURVEYING DATED 4-19-17, MAP NUMBER 394.08.

LEGEND

THESE STANDARD SYMBOLS WILL
BE FOUND IN THE DRAWING.

- PROPERTY CORNER AS NOTED
- BREAK POINT
- ⊙ POWER POLE
- ⊙ CLEAN OUT
- CATCH BASIN
- ⊙ WATER VALVE
- ⊙ FIRE WATER VALVE
- ⊙ FINISHED FLOOR ELEVATION
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- ⊙ JUNCTION BOX
- ⊙ GAS STUB
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ FLAG POLE
- ⊙ BOLLARD
- ⊙ STORM DRAIN MANHOLE
- GUY WIRE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- S --- SEWER LINE
- OE --- OVERHEAD ELECTRIC
- UE --- UNDERGROUND ELECTRIC
- W --- WATER LINE
- DRAIN LINE
- EXISTING BUILDINGS

LOT 1
HOLLINGSWORTH
INVESTMENTS VIII
1641/1968

This is to certify to Hollingsworth Investments VIII, SouthEast Bank and its
successors and assigns, Fidelity National Title Insurance Company and
Tennessee Valley Title Insurance Company that this map or plat and the
survey on which it is based were made in accordance with the 2016 Minimum
Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly
established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4,
6(b), 7(a), 8, 13, 16, 17 and 20 of Table A thereof. The field work was
completed on April 18, 2017. Said described property is located within an area
having a Zone Designation I-2 by the Secretary of Housing and Urban
Development, on Flood Insurance Rate Map No. 47001C0133E with a date of
identification of January 17, 2007 for Community Number 470217 in
Anderson County, State of Tennessee which is the current Flood Insurance
Rate Map for the community in which said property is situated.

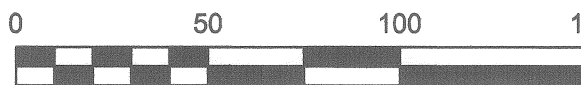
CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct
survey and that the monuments have been placed as shown hereon.

5/17/17
Date



I HEREBY CERTIFY THAT THIS IS A CATEGORY "2"
SURVEY AND THE RATIO OF PRECISION OF THE
UNADJUSTED SURVEY IS NOT LESS THAN 1 : 7,500
AS SHOWN HEREON.



ALTA/NSPS LAND TITLE SURVEY FOR HOLLINGSWORTH INVESTMENTS VIII		
SURVEY OF A 12.88 ACRE TRACT ON MOUNTAIN ROAD IN THE FIRST CIVIL DISTRICT OF ANDERSON COUNTY, TN	DRAWN BY:	LEB
	APPROVED BY:	GAM
	SCALE:	1" = 50'
	DATE:	4-19-17
353 N. CULLUM ST. CLINTON, TN. 37716 PHONE : (865) 457-1654 FAX : (865) 457-7609 EMAIL : mcgreweng@gmail.com		DRAWING NO: MKV-394.08

OWNER :
HOLLINGSWORTH INVESTMENTS VIII
TWO CENTRE PLAZA
CLINTON, TN 37716
PHONE: (865) 457-5600