

LEGAL DESCRIPTION OF GIS 096 036.03

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE FOURTH CIVIL DISTRICT OF BLOUNT COUNTY, STATE OF TENNESSEE, KNOWN AS PARCEL 064 001.03, AS DESCRIBED IN DEED BOOK 2588 PAGE 1036, AND RECORDED IN THE REGISTER OF DEEDS OF BLOUNT COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE RIGHT-OF-WAY MONUMENT, BEING THE EASTERNMOST CORNER OF THIS PARCEL AND A POINT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF MARBLE HILL ROAD AND THE NORTHERN RIGHT-OF-WAY OF US HIGHWAY 321, AND HAVING COORDINATES OF NORTHING: 517034.16, EASTING: 2513442.04, IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM, DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM 1983 (NAD83); THENCE, FOLLOWING THE NORTHERN RIGHT-OF-WAY OF US HIGHWAY 321 THE FOLLOWING 4 CALLS: S 52°13'04" W A DISTANCE OF 572.88 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT, FOUND; THENCE S 52°43'58" W A DISTANCE OF 251.03 FEET TO A 5/8" IRON ROD, FOUND DISTURBED; THENCE S 49°50'49" W A DISTANCE OF 545.70 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT, FOUND; THENCE S 63°27'55" W A DISTANCE OF 55.88 FEET TO A 1" IRON ROD, FOUND; BEING THE SOUTHWEST CORNER OF THIS TRACT AND A COMMON CORNER TO HICKORY VALLEY CHURCH, BIBLE BAPTIST TRUSTEES, PARCEL 064 001.01; THENCE, WITH THE LINE OF HICKORY VALLEY CHURCH, BIBLE BAPTIST TRUSTEES, N 51°23'07" W A DISTANCE OF 811.35 FEET TO A 1/2" IRON ROD, FOUND; BEING THE NORTHWEST CORNER OF THIS TRACT AND COMMON CORNER TO HICKORY VALLEY CHURCH, BIBLE BAPTIST TRUSTEES AND RALPH AND JACKIE PHELPS, PARCEL 044 047.00, THENCE, WITH THE LINE OF PHELPS, N 39°59'28" E A DISTANCE OF 96.48 FEET TO A 28" DOUBLE CEDAR TREE; THENCE N 33°47'22" E A DISTANCE OF 230.14 FEET TO A 1/2" IRON ROD, FOUND; THENCE N 43°08'15" E A DISTANCE OF 89.21 FEET TO A 1/2" IRON ROD, FOUND ON THE SOUTH SIDE OF FLOYD CREEK AND LOCATED IN KIZER STATION ROAD; THENCE, WITH SAID ROAD THE FOLLOWING FOUR CALLS: N 31°38'28" E A DISTANCE OF 44.97 FEET TO A 1/2" IRON ROD, FOUND; THENCE N 40°19'34" E A DISTANCE OF 13.14 FEET TO A POINT; THENCE N 49°16'10" E A DISTANCE OF 236.04 FEET TO A MAG NAIL, FOUND; THENCE N 61°53'48" E A DISTANCE OF 146.86 FEET TO A MAG NAIL, FOUND; THENCE, DEPARTING SAID ROAD, N 51°20'55" E A DISTANCE OF 204.93 FEET TO A 5/8" IRON ROD, FOUND; THENCE N 51°23'52" E A DISTANCE OF 204.93 FEET TO A MAG NAIL WITH WASHER, FOUND, BEING THE NORTHEAST CORNER OF THIS TRACT AND A POINT IN THE PAVED INTERSECTION OF KIZER STATION ROAD AND MARBLE HILL ROAD; THENCE, CONTINUING WITH MARBLE HILL ROAD, S 62°27'43" E A DISTANCE OF 821.40 FEET TO A MAG NAIL, SET, IN MARBLE HILL ROAD; THENCE, DEPARTING MARBLE HILL ROAD, S 25°56'52" W A DISTANCE OF 17.47 FEET TO A 5/8" IRON ROD AT MONUMENT, FOUND; THENCE S 53°49'18" E A DISTANCE OF 150.19 FEET TO THE POINT OF BEGINNING, AND HAVING AN AREA OF 27.760 ACRES, MORE OR LESS.

THIS CONVEYANCE IS MADE SUBJECT TO RIGHTS-OF-WAY OF KISER ROAD, MARBLE HILL ROAD, AND STATE HIGHWAY 95 AND IN ADDITION THERETO IS MADE SUBJECT TO THE LIMITATION OF ACCESS BY THE STATE OF TENNESSEE AT THE INTERSECTION OF MARBLE HILL ROAD AND STATE HIGHWAY 95 AND IS ALSO SUBJECT TO A DRAINAGE EASEMENT ACQUIRED BY THE STATE OF TENNESSEE 50 X 60 FEET ADJACENT TO THE NORTHWEST RIGHT-OF-WAY OF STATE HIGHWAY 95 AT FLOYD CREEK (FORMERLY LISTED AS CLOYD'S CREEK) OF RECORD IN DEED BOOK 423, PAGE 431, REGISTER'S OFFICE OF BLOUNT COUNTY, TENNESSEE,

SURVEYOR'S CERTIFICATION

TO ACADIA REAL ESTATE HOLDINGS, LLC., VILLAGE BEHAVIORAL HEALTH, LLC., AND FIDELITY NATIONAL TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11B, 13, 14, 16, 18, & 19 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON MARCH 9, 2023.

I FURTHER CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF.

4/5/2022

DATE OF SIGNATURE MICHAEL P. MESSINA JR. TN. #3328

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED BETWEEN FEBRUARY 27, 2023 - MARCH 9, 2023, UTILIZING A TRIMBLE R121 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
A VRS NETWORK OF MULTIPLE TENNESSEE DEPARTMENT OF TRANSPORTATION CORS STATIONS.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS)
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 12B.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0000900234.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE 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 UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
8. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 47009C0225C, EFFECTIVE DATE SEPTEMBER 19, 2007.
10. THE SUBJECT PROPERTY IS CURRENTLY ZONED "C-2" CORRIDOR COMMERCIAL, AND THE CURRENT BUILDING SETBACKS ARE PER BLOUNT COUNTY ZONING ORDINANCE SEC. 9.4 AND ARE SUBJECT TO BUILDING RESTRICTIONS THEREIN.
11. NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED AT THE TIME OF THIS SURVEY.
12. NO PROPOSED RIGHT OF WAY CHANGES ARE KNOWN TO THE SURVEYOR AT THE TIME OF THIS SURVEY.
13. SOURCES OF DATA USED USED TO FACILITATE THE 3D SURFACE AND CONTOUR INFORMATION SHOWN HEREON INCLUDE GROUND BASED TRADITIONAL GNSS FIELD DATA COLLECTED THE DATE OF THE SURVEY AND AERIAL LIDAR DATA PROVIDED ON THE "TN GIS" WEBSITE FROM DATA COLLECTED IN 2016.
14. TENNESSEE ONE CALL (TN811) WAS REQUESTED TO MARK UNDERGROUND UTILITIES PER TICKET REQUEST 230553309. TN811 MARKINGS THAT WERE PRESENT ON THE DATE THE SURVEY (IF ANY) WERE COLLECTED AND SHOWN ON THIS PLAT. NO OTHER ATTEMPTS TO LOCATE UNDERGROUND UTILITIES HAVE BEEN MADE.
15. NO ENCROACHMENTS WERE FOUND AT THE TIME OF THIS SURVEY AND THE AFOREMENTIONED ROCK BARRICADE AND FENCE LINE LIE WITHIN THE SUBJECT BOUNDARY.
16. THE SURVEY SHOWN HEREON WAS COMPLETED WITH THE BENEFIT OF A COMMITMENT FOR THE TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEARING COMMITMENT NUMBER 230012/SET WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2023 AT 8:00 AM. THE APPLICABLE SCHEDULE B SECTION II ITEMS AFFECTING THE SURVEY ARE LISTED HEREON. THE CERTIFYING SURVEYORS COMMENTS ARE SHOWN IN PARENTHESSES.

TITLE COMMITMENT, SCHEDULE B, PART II EXCEPTIONS (SURVEYORS COMMENTS IN PARENTHESSES)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. (NOT APPLICABLE)
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT APPLICABLE)
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT APPLICABLE)
4. ANY DISCREPANCIES, CONFLICTS, ENCROACHMENTS, SERVITUDES, SHORTAGES IN AREA AND BOUNDARIES OR OTHER FACTS WHICH A CORRECT SURVEY WOULD SHOW. (NOT APPLICABLE)
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (DOES NOT AFFECT THE SURVEY OF THE PARCEL)
6. TAXES AND/OR ASSESSMENTS LEVIED OR ASSESSED AGAINST THE SUBJECT PROPERTY PURSUANT TO THE PROVISIONS OF TCA 67-5-601, ET SEQ., WHICH HAVE NOT BEEN ASSESSED AND ARE NOT PAYABLE, AS OF THE DATE OF THE POLICY. (DOES NOT AFFECT THE SURVEY OF THE PARCEL)
7. TAXES FOR THE YEAR 2023, A LIEN, BUT NOT YET DUE OR PAYABLE, AND ALL TAXES FOR SUBSEQUENT YEARS. (DOES NOT AFFECT THE SURVEY OF THE PARCEL)
8. RIGHT OF WAY AND EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA, UPON THE RELATION AND FOR THE USE OF THE TENNESSEE VALLEY AUTHORITY, AGAINST STEVE W. MCRYENOLDS (SIC), ET AL, BY DECLARATION OF TAKING ENTERED APRIL 4, 1938, AND FINAL DECREE ENTERED MAY 8, 1989, BOTH IN THE DISTRICT COURT OF THE UNITED STATES FOR THE EASTERN DISTRICT OF TENNESSEE - NORTHERN DIVISION, DOCKET NO. 3383, AND FILED FOR RECORD IN MISCELLANEOUS BOOK 5, PG 267 AND MISCELLANEOUS BOOK 5, PG 462, RESPECTIVELY, BOTH IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE. (DOES NOT AFFECT SUBJECT PARCEL)
9. DRAINAGE EASEMENT CONTAINED IN THAT AGREED JUDGMENT IN THAT CASE STYLED STATE OF TENNESSEE, EX REL, VS. HG DAVIS, ET UX, ENTERED JANUARY 17, 1977 IN THE CIRCUIT COURT FOR BLOUNT COUNTY, TENNESSEE, DOCKET NO. 1437, PROJECT NO: 05008-2210-14, TRACT NUMBER: 3, AND FILED FOR RECORD IN MISCELLANEOUS BOOK 47, PG 562 IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE. (DOES NOT AFFECT SUBJECT PARCEL)
10. RESTRICTIONS CONTAINED IN WARRANTY DEED FROM H.G. DAVIS, WIDOWER, TO DAVID E. SMITH AND WIFE, KATHERYNE D. SMITH, DATED JUNE 22, 1979, FILED FOR RECORD IN WARRANTY BOOK 423 PG 431, AND WARRANTY DEED FROM H.G. DAVIS AND WIFE LENA C. DAVIS, TO DAVID E. SMITH AND WIFE, KATHERYNE D. SMITH, DATED JUNE 2, 1982, FILED FOR RECORD IN WARRANTY BOOK 445 PG 348, BOTH IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE. (ALL RESTRICTIONS AFOREMENTIONED ARE VALID AND APPLICABLE TO THE SUBJECT PROPERTY)
11. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE USE OF AND THE CONTINUED UNINTERRUPTED FLOW OF ANY CREEKS, STREAMS OR BRANCHES FLOWING THROUGH OR ABUTTING SUBJECT PROPERTY, TO INCLUDE DUNLAP HOLLOW CREEK AND FLOYD CREEK. (DOES NOT AFFECT THE SURVEY OF THE PARCEL)
12. TITLE TO THAT PORTION OF THE PROPERTY WITHIN THE BOUNDS OF ANY ROADS AND/OR HIGHWAYS. (DOES NOT AFFECT THE SURVEY OF THE PARCEL)
13. RIGHTS OF TENANTS IN POSSESSION. (DOES NOT AFFECT THE SURVEY OF THE PARCEL)
14. THE POLICY, WHEN ISSUED, WILL NOT INSURE THE EXACT SQUARE FOOTAGE AND/OR ACREAGE SET OUT IN THE DESCRIPTION IN SCHEDULE A HEREOF. (AREA OF PARCEL IS SHOWN ON THE SURVEY AND LEGAL DESCRIPTION)



LOCATION MAP - NOT TO SCALE

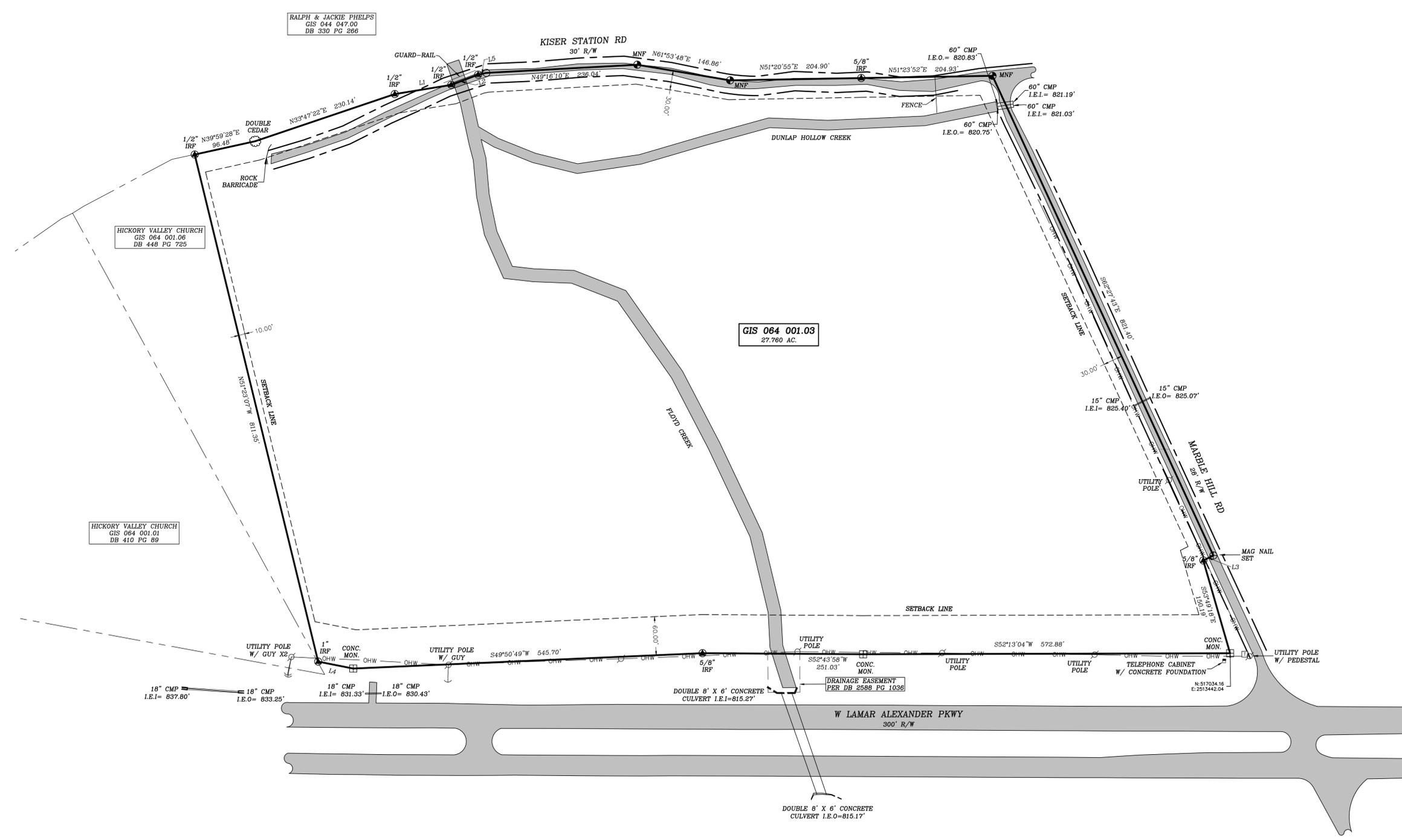
LEGEND	
⊙ = "IR" IRON ROD FOUND	— = BOUNDARY/PROPERTY LINE
⊕ = "IRS" IRON ROD & CAP SET	- - - - = ADJOINING PROPERTY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
○ = COMPUTED POINT	- - - - = RIGHT OF WAY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
⊕ = "MNF" MAG NAIL FOUND	— — — — = OVERHEAD WIRE
○ = UTILITY POLE	



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REFERENCES: DEED BOOK 2588 PAGE 1036
PARCEL ID: 064 001.03
JOB No: 202314861
DRAFTED BY: J.T. HAUN
DATE: 3/9/2023
SCALE: 1" = 80'

ALTA & NSPS SURVEY FOR:
GIS 064 001.03 - DB 2588 PG 1036
 SHOWING A SURVEY REQUESTED BY CRUNK ENGINEERING
 CIVIL DISTRICT #4, COUNTY OF BLOUNT, STATE OF TENNESSEE



RALPH & JACKIE PHELPS
GIS 044 047.00
DB 330 PG 266

HICKORY VALLEY CHURCH
GIS 064 001.06
DB 448 PG 725

HICKORY VALLEY CHURCH
GIS 064 001.01
DB 410 PG 89

GIS 064 001.03
27.760 AC.

LINE	BEARING	DISTANCE
L1	N43°08'15"E	89.21'
L2	N31°38'28"E	44.97'
L3	S25°56'52"W	17.47'
L4	S63°27'55"W	55.68'
L5	N40°19'34"E	13.14'



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REFERENCES: DEED BOOK 2588 PAGE 1036

PARCEL ID:	064 001.03
JOB No:	202314861
DRAFTED BY:	J.T. HAUN
DATE:	3/9/2023
SCALE:	1" = 80'

ALTA & NSPS SURVEY FOR:
GIS 064 001.03 - DB 2588 PG 1036
 SHOWING A SURVEY REQUESTED BY CRUNK ENGINEERING
 CIVIL DISTRICT #4, COUNTY OF BLOUNT, STATE OF TENNESSEE