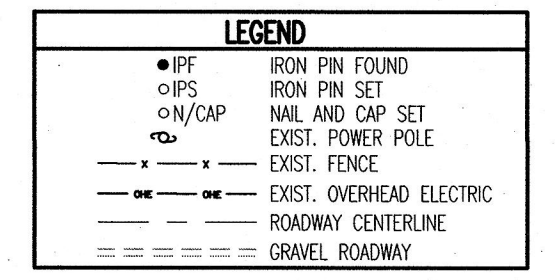
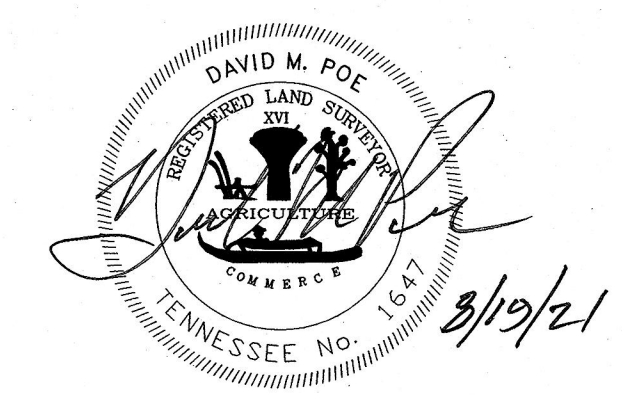


- NOTES:
- IRON PINS FOUND (IPF) SHOWN ON PLAN. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAN.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND MAPS PROVIDED BY UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
  - THIS SURVEY CONTAINS A TOTAL OF 4.942 ACRES OF TWO (2) PARCELS OF LAND.
  - THIS PROPERTY IS ZONED OB.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 25'  
SIDE: 15' (RESIDENTIAL), 20' (NONRESIDENTIAL)  
REAR: 20'
  - NORTH IS BASED ON (GRID NORTH) TDOT PROJECT # STP/OS-M-169(8).
  - TVA TRANSMISSION EASEMENTS WERE TAKEN FROM RECORD DRAWINGS OF THE LONSDALE-ALCOA BULL RUN LOOP TRANSMISSION LINE STA 190+00 TO STA 310+00, SHEET No. LW-652, DATED NOV. 4 1963.
  - THE RIGHT OF WAY FOR MIDDLEBROOK PIKE WAS TAKEN FROM CONSTRUCTION DRAWINGS OF TDOT PROJECT # STP/OS-M-169(8), SHEET #16, DATED 05/14/2002.



THIS IS TO CERTIFY THAT I HAVE REFERRED TO THE NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 470830C02530 FOR KNOX COUNTY, TENNESSEE DATED 08/05/2013 AND FOUND THAT THIS PROPERTY IS IN ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BY: *David M. Poe*



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 THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

*David M. Poe*  
REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. 1647 DATE: 8/19/21

OWNER:  
KAREN BALLARD SPEEGLE  
& CALVIN WALTER KEY  
4105 BAJO LANE  
POWELL, TENNESSEE 37849

**LEGAL DESCRIPTION**  
TRACT I

SITUATED, LYING AND BEING in the sixth (6<sup>th</sup>) Civil District of Knox County Tennessee and without the Corporate Limits of any Municipality being more particularly bounded and described as follows:  
BEGINNING on an iron pin located in the southern right-of-way line of Middlebrook Pike said iron pin being 501 feet more or less in a southeasterly direction from the point of intersection of the centerline of Andes Road (if extended) with the southern right-of-way line of Middlebrook Pike corner common to West Town Christian Church; thence leaving the line of Middlebrook Pike and with the line of West Town Christian Church South 57 degrees 21 minutes 15 seconds East, 246.07 feet to a pipe THE POINT OF BEGINNING thence South 40 degrees 56 minutes 42 seconds East, 33.99 feet to an iron pin corner common to White Realty & Service Corporation (Instrument Number 20051025031501) thence continuing with the line of White Realty & Service Corporation South 40 degrees 56 minutes 42 seconds East, 335.25 feet to a pipe in the line of Patsy L. Sutton Living Trust (Instrument Number 201912230042477); thence leaving White Realty & Service Corporation and with the line of Patsy L. Sutton Living Trust North 88 degrees 11 minutes 01 second West, 842.26 feet to an iron pin corner common to The West Town Christian Church (Instrument Number 201711080029211) thence leaving the line of Patsy L. Sutton Living Trust and with the line of The West Town Christian Church the following two (2) calls: North 01 degree 59 minutes 10 seconds East, 284.78 feet to a pipe; thence South 88 degrees 18 minutes 56 seconds East, 577.15 feet to a pipe THE POINT OF BEGINNING and containing 4.942 Acres according to a survey by Batson, Himes, Norvell and Poe dated August 19, 2021 and bearing drawing number 25357-ALTA.  
Said property being subject to a TVA Transmission Line Easement said easement being 250 feet in width and a Permanent Ingress & Egress Easement twenty five (25) feet in width as shown said survey.

**LEGAL DESCRIPTION**  
TRACT II

SITUATED, LYING AND BEING in the sixth (6<sup>th</sup>) Civil District of Knox County Tennessee and without the Corporate Limits of any Municipality and consisting of a joint permanent easement for ingress and egress over property formerly belonging George C. Goscoe and Jo Elta Goscoe said easement being more particularly bounded and described as follows:  
BEGINNING on an iron pin located in the southern right-of-way line of Middlebrook Pike said iron pin being 501 feet more or less in a southeasterly direction from the point of intersection of the centerline of Andes Road (if extended) with the southern right-of-way line of Middlebrook Pike corner common to West Town Christian Church; thence with the line of Middlebrook Pike South 59 degrees 31 minutes 50 seconds East, 56.02 feet to an iron pin, corner common to White Realty & Service Corporation (Instrument Number 20051025031501) thence leaving the line of Middlebrook Pike and with the line of White Realty & Service Corporation the following two (2) calls: South 57 degrees 12 minutes 03 seconds West, 242.04 feet to a pipe; thence North 87 degrees 52 minutes 38 seconds West, 29.78 feet to an iron pin in the line of Tract I thence leaving the line of White Realty & Service Corporation and with the line of Tract I North 40 degrees 56 minutes 42 seconds West, 33.99 feet to a pipe in the line of West Town Christian Church; thence with the line of West Town Christian Church North 57 degrees 21 minutes 15 seconds East, 246.07 feet to an iron pin in the POINT OF BEGINNING and containing 0.200 Acres according to a survey by Batson, Himes, Norvell and Poe dated August 19, 2021 and bearing drawing number 25357-ALTA.  
Said property being subject to a TVA Transmission Line Easement said easement being 250 feet in width and a Slope and Construction Easement and restrictions as set forth in Deed Book 1459 Page 249 as shown said survey.

**TENNESSEE VALLEY TITLE INSURANCE COMPANY**  
800 S. GAY STREET, SUITE 1700  
KNOXVILLE TN 37929

COMMITMENT NO. 211167  
DATE: MAY 3, 2021 at 8:00 AM

**SCHEDULE B - EXCEPTIONS**

- Grant of Transmission Line Easement to the United States of America by deed dated November 3, 1964, and recorded in Deed Book 1270, page 218, and/or dated August 16, 1977, and recorded in Deed Book 1615, page 839 and/or dated September 17, 1984, and recorded in Deed Book 1295, page 690, all in the Knox County Register's Office. **DOES AFFECT, SEE SURVEY.**
- Ingress and egress easement for the benefit of the real property adjoining on the west as conveyed by deed dated February 14, 1984, and recorded in Deed Book 1811, page 632, in the Knox County Register's Office. **DOES AFFECT, SEE SURVEY.**
- Rights of others in the joint permanent easement providing access to Middlebrook Pike together with maintenance responsibilities associated therewith. See Instrument No. 200504140081738, in the Knox County Register's Office. **DOES AFFECT, SEE SURVEY.**
- Covenants and restrictions filed of record in Deed Book 1459, page 249, in the office of the Knox County Register of Deeds, but omitting any covenant or restriction based on race, color, religion, sex, handicap, marital status or national origin unless and only to the extent that said covenant (c) is exempt under Chapter 42, Section 3507, of the United States Code. (c) applies to handicap but does not discriminate against handicapped persons. **DOES AFFECT, SEE SURVEY.**
- The effect, if any, of the following:  
A. Easement granted BellSouth Telecommunications, Inc., dated July 24, 1993, and recorded in Deed Book 2112, page 798, and/or dated April 6, 1974, and recorded in Deed Book 2136, page 730, in the Knox County Register's Office. **DOES NOT AFFECT, INSIDE CURRENT R.O.W.**  
B. Drainage easement granted to the State of Tennessee by deed dated February 7, 2002, and recorded as Instrument No. 200202140067110, in the Knox County Register's Office. **DOES NOT AFFECT.**

Commitment No. 211167  
DATED: MAY 3 2021 at 8:00 AM

**SURVEYOR'S CERTIFICATE**

To: First American Title Insurance Company, Tennessee Valley Title Insurance Company, JRG Development LLC, a Tennessee limited liability company.

This is to certify that this map or plot 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 XXX of Table A thereof. The fieldwork was completed on 08/18/2021.

Date of plot or map: 08/19/2021  
(signed) *David M. Poe*  
Registration No. 1647

**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

DESIGNED	DMP	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	JSM								
CHECKED	DMP								

SCALE  
1" = 40'  
DATE  
08-19-2021

DEED REFERENCE: INSTR #201107270004683  
INSTR #201710130023494

ALTA/NSPS LAND TITLE SURVEY FOR  
SPEEGLE AND KEY PROPERTIES  
MIDDLEBROOK PIKE  
TAX MAP 105, PARCELS 057.00 058.00,  
DISTRICT 6, KNOX COUNTY TN  
KNOXVILLE, TENNESSEE

25357-ALTA  
SHEET 1 OF 1 SHEET(S)