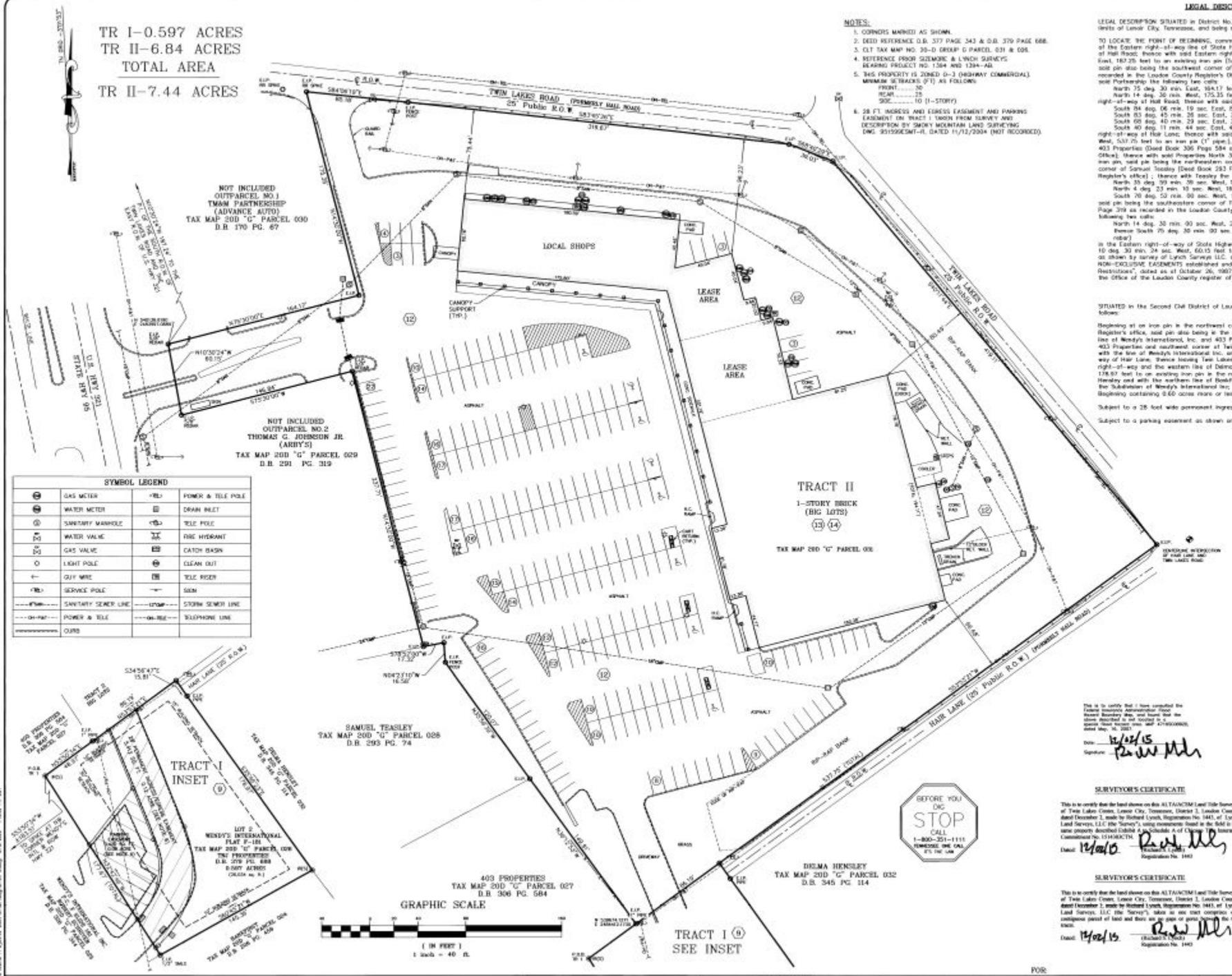
TR I–0.597 ACRES
TR II–6.84 ACRES
TOTAL AREA
TR II–7.44 ACRES

NOTES:

1. CORNERS MARKED AS SHOWN.
2. DEED REFERENCE D.B. 377 PAGE 343 & D.B. 379 PAGE 688.
3. CLT TAX MAP NO. 20–D GROUP G PARCEL 031 & 028.
4. REFERENCE PRIOR SURVEYS: BEARING PROJECT NO. 1384 AND 1384–A8.
5. THIS PROPERTY IS ZONED O–3 (HIGHWAY COMMERCIAL). MINIMUM SETBACKS (FT) AS FOLLOWS:
   FRONT.....50
   REAR.....25
   SIDE.....10 (1–STORY)
6. 28 FT. INGRESS AND EGRESS EASEMENT AND PARKING EASEMENT ON TRACT I TAKEN FROM SURVEY AND DESCRIPTION BY SMOKY MOUNTAIN LAND SURVEYING DWG. 951599ESMT–R, DATED 11/12/2004 (NOT RECORDED).



SYMBOL LEGEND			
	GAS METER		POWER & TELE POLE
	WATER METER		DRAIN INLET
	SANITARY MANHOLE		TELE POLE
	WATER VALVE		FIRE HYDRANT
	GAS VALVE		CATCH BASIN
	LIGHT POLE		CLEAN OUT
	GUY WIRE		TELE RISER
	SERVICE POLE		SIGN
	SANITARY SEWER LINE		STORM SEWER LINE
	POWER & TELE		TELEPHONE LINE
	CURB		

LEGAL DESCRIPTION–TRACT 2

LEGAL DESCRIPTION SITUATED in District No. 2 of Loudon County, Tennessee, within the limits of Lenoir City, Tennessee, and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at an iron pin located at the intersection of the Eastern right–of–way line of State Highway 95 and the Southern right– of–way line of Hall Road; thence with said Eastern right–of–way line South 10 deg. 30 min. 24 sec. East, 167.25 feet to an existing iron pin (5/8" rebar) marking the POINT OF BEGINNING, said pin also being the southwest corner of TM&M Partnership (Deed Book 170 Page 67 as recorded in the Loudon County Register's Office); thence leaving said right–of way and with said Partnership the following two calls:

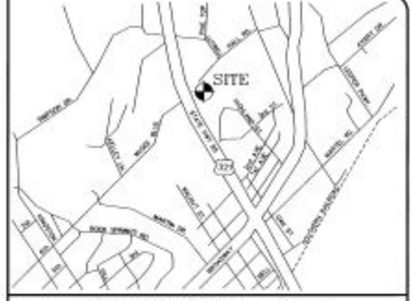
North 75 deg. 30 min. East, 164.17 feet to an existing iron pin (5/8" rebar); thence
North 14 deg. 30 min. East, 175.25 feet to an existing iron pin in the Southern right–of–way of Hall Road; thence with said Southern right–of–way the following four calls:
South 84 deg. 06 min. 19 sec. East, 85.18 feet to an iron pin (Fence Post); thence
South 83 deg. 45 min. 26 sec. East, 310.67 feet to an iron pin; thence
South 68 deg. 40 min. 29 sec. East, 38.03 feet to an iron pin; thence
South 40 deg. 11 min. 44 sec. East, 419.11 feet to an iron pin in the northern right–of–way of Hair Lane; thence with said right–of–way South 53 deg. 53 min. 21 sec. West, 537.75 feet to an iron pin (1" pipe), said pin also being the southeastern corner of 403 Properties (Deed Book 306 Page 584 as recorded in the Loudon County Register's Office); thence with said Properties North 36 deg. 12 min. 53 sec. West, 148.91 feet to an iron pin, said pin being the northeastern corner of said Properties and the southeastern corner of Samuel Teasley (Deed Book 293 Page 74 as described in the Loudon County Register's office) ; thence with Teasley the following three calls:

North 35 deg. 39 min. 39 sec. West, 120.07 feet to an iron pin; thence
North 4 deg. 23 min. 10 sec. West, 18.56 feet to an iron pin; thence
South 70 deg. 52 min. 00 sec. West, 17.32 feet to an existing iron pin (5/8" rebar),

said pin being the southeastern corner of Thomas G. Johnson Jr. (Arby's) (Deed Book 291 Page 319 as recorded in the Loudon County Register's Office); thence with Johnson Jr. the following two calls:

North 14 deg. 30 min. 00 sec. West, 237.71 feet to an existing iron pin (5/8" rebar); thence South 75 deg. 30 min. 00 sec. West, 146.84 feet to an existing iron pin (5/8" rebar)

in the Eastern right–of–way of State Highway 95; thence with said right–of–way line North 10 deg. 30 min. 24 sec. West, 60.15 feet to the iron pin marking the point of BEGINNING, as shown by survey of Lynch Surveys LLC. and containing 6.84 acres. TOGETHER WITH NON–EXCLUSIVE EASEMENTS established under "Declaration of Easements, Covenants and Restrictions", dated as of October 26, 1987, and filed in Trust Book 230, Page 428, in the Office of the Loudon County register of Deeds.


SITE
HAIR LN
HALL RD
HWY 95
HWY 95 NB
HWY 95 SB
ROCK SPRINGS RD
MARTIN DR
PROJECT SITE
HWY 321
HWY 321 NB
HWY 321 SB
BROADWAY
DOUGLAS DR
DOUGLAS DR
DOUGLAS DR