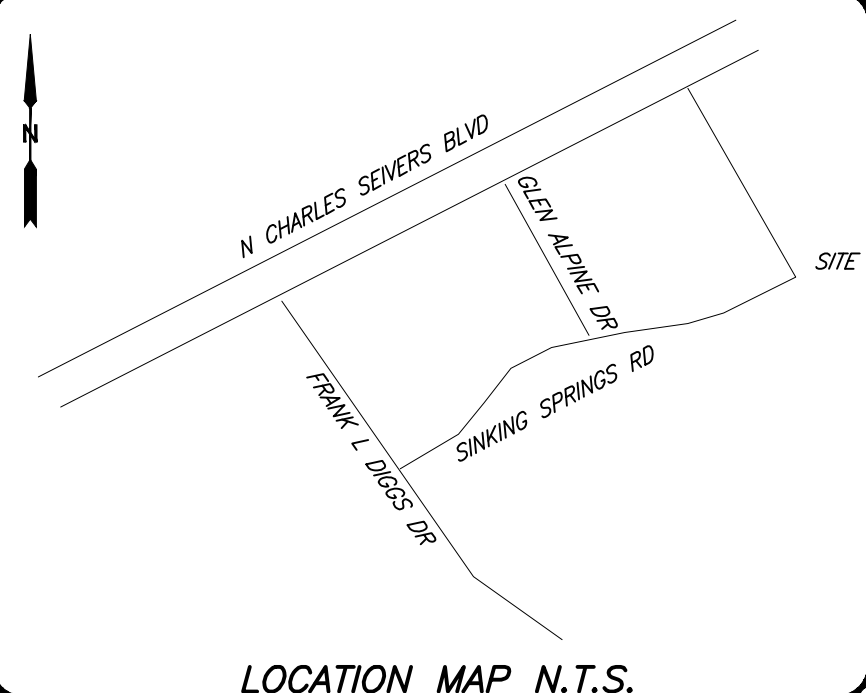


GPS CERTIFICATION:  
 I, RANDALL WHITE, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION WITH A PORTION OF THIS SURVEY USING GPS. THE FOLLOWING GPS INFORMATION WAS USED TO PERFORM THE SURVEY:  
 1) TYPE OF SURVEY: RTK (REAL TIME KINEMATIC)  
 2) POSITIONAL ACCURACY: 0.02 FEET  
 3) DATE OF SURVEY: AUGUST 14, 2021  
 4) DATUM / EPOCH: NAD83 (2011) EPOCH 2010.00  
 5) PUBLISHED / FIXED CONTROL USED: TDOT CORS NETWORK  
 6) GEOID MODEL: GEOID 12B  
 7) COMBINED SCALE FACTOR: 0.9999223

CERTIFICATE OF ACCURACY:  
 I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

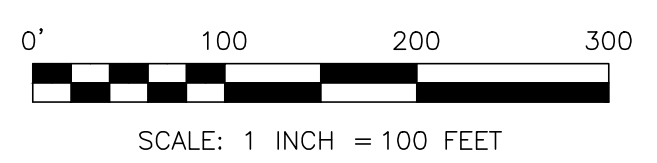
REGISTERED LAND SURVEYOR  
 RANDALL R. WHITE  
 TENN. REG. NO. 2446  
 DATE OF SURVEY 8.14.2021



**LEGEND:**

● IR(N)	IRON ROD (NEW)
● IR(O)	IRON ROD (OLD)
+	BENCHMARK/BORING
⊕	WATER VALVE
⊖	FIRE HYDRANT
⊗	WATER METER
⊙	POWER POLE
—	GUY WIRE
⊠	LIGHT POLE
⊞	ELECTRIC METER
⊚	MANHOLE
⊙	CLEANOUT
⊙	GAS METER
⊞	CATCH BASIN
⊞	CURB INLET
⊞	BOLLARD
●	TREE
○	SHRUB
— W —	WATER LINE
— W —	EXISTING WOOD FENCE
— OHP —	OVERHEAD POWER LINE
— SS —	SANITARY SEWER LINE
— G —	GAS LINE
— S —	STORM SEWER LINE
—	RIGHT-OF-WAY LINES
—	BOUNDARY LINE

- GENERAL NOTES**
- INFORMATION SHOWN ON THIS DRAWING ILLUSTRATES THE EXISTING CONDITIONS ON 08-14-21
  - 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 A COPY OF TITLE COMMITMENT. ALL DEED REFERENCES PROVIDED ARE SHOWN HEREON. THIS IS THE SAME PROPERTY DESCRIBED IN THE REGISTER'S DEEDS OFFICE OF ANDERSON COUNTY, TENNESSEE.
  - 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 811 (TENNESSEE ONE CALL)
  - ELEVATIONS SHOWN HEREON ARE BASED ON GPS CONTROL INFORMATION (NAVD88)
  - 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.
  - THE PROPERTY IS ZONED B4 WITH SETBACKS: FRONT (30' AND ALONG ALL ROAD WAYS), SIDE (15') AND REAR (25')
  - 15' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ROAD RIGHTS OF WAYS, 15' EACH SIDE OF ALL INTERIOR LOT LINES.
  - SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD MAP 47001C0137F.
  - IRON RODS 1/2 INCH IN DIAMETER LOCATED AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED HEREON.



BOUNDARY SURVEYS  
 TOPOGRAPHIC SURVEYS  
 ALTA / INSPE SURVEYS  
 MORTGAGE SURVEYS  
 RANDALL R. WHITE, R.L.S.  
 Cell: 865.748.4874  
 5404 Wilshire Cliff Lane, Knoxville, TN 37918

**Randall R. White and Sons**  
 SURVEYS

OWNER: **BLACKHORSE CAPITAL PARTNERS**  
 KNOXVILLE, TN  
**MAP 043 - PARCEL 122.04**  
 CLINTON, TN  
**BOUNDARY / TOPOGRAPHIC SURVEY**

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_



OWNER: BLACKHORSE CAPITAL PARTNERS  
 SURVEY FOR: BOUNDARY / TOPOGRAPHIC SURVEY  
 DISTRICT: 11 COUNTY: ANDERSON CITY: CLINTON WARD: \_\_\_\_\_ STATE: TN  
 ADDRESS: SINKING SPRINGS ROAD  
 ZONING: B-4  
 TAX MAP: 043 CTRL: \_\_\_\_\_ GROUP: \_\_\_\_\_ PARCEL: 122.04  
 TOTAL ACREAGE PARCEL 122.00: 1.913 ACRES  
 DEED INSTRUMENT# PARCEL 122.00: WDB 1760, PG 1633

JOB NO: 17005  
 DATE: 8.16.21  
 DRAWN: RRW  
 CHECKED: RRW

**S.2**  
 SHEET NO.

BEARING BASE - TENNESSEE GRID (NAD832011)