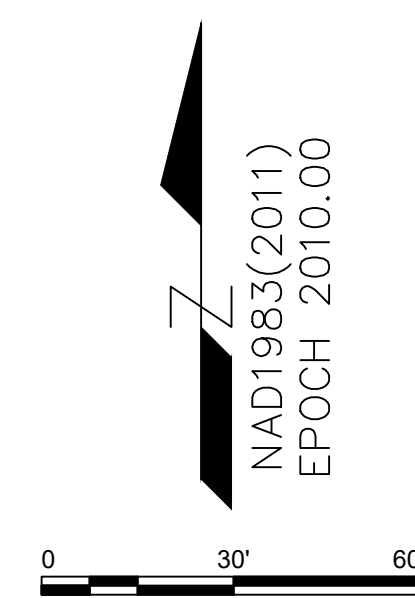


VICINITY MAP
NOT TO SCALE

LEGEND

- SET 1/2" IRON ROD AND CAP
- STAMPED: SOULE WC
- FOUND PROPERTY CORNER
- CALCULATED POINT
- OVERHEAD UTILITY POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- ▨ GRAVEL
- ▨ CONCRETE
- ▨ ASPHALT
- ▨ EVIDENCE OF EARTH MOVING WORK
- OU — OVERHEAD UTILITY LINE
- SUBJECT PROPERTY BOUNDARY
- ADJOINING PROPERTY
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- — RIGHT-OF-WAY
- — CENTERLINE OF RIGHT-OF-WAY
- — EASEMENT



SURVEYOR'S NOTES:

1. THE SURVEYOR HAS MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES. VERIFY EXACT SIZE, DEPTH, AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. SUBJECT PROPERTY ADDRESS: 2701 N WRIGHT RD, ALCOA TN, 37701
3. SUBJECT PROPERTY PARCEL ID: 026E A 012.01
4. THE SUBJECT PROPERTY IS ZONED "GENERAL BUSINESS DISTRICT "E"". THE SURVEYOR WAS NOT PROVIDED WITH A ZONING REPORT AS DESCRIBED IN TABLE A-ITEM 6(b). ALL ZONING MATTERS SHOULD BE CONFIRMED WITH THE LOCAL ZONING AUTHORITY.
5. THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" AS SHOWN ON FEMA FIRM MAP NUMBER 47009C0128C, EFFECTIVE DATE SEPTEMBER 19, 2007.
6. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE PROJECT COMBINED SCALE FACTOR IS 1.0000908.
7. THERE IS EVIDENCE OF RECENT EARTH MOVING WORK ON THE SUBJECT PROPERTY. THIS INCLUDES SOME DISTURBED SOILS AND RECENTLY PLACED HAY AND SEEDED GRASS. THERE IS ALSO A RECENTLY CONSTRUCTED STORM DRAINAGE INLET WITHIN THE SUBJECT PROPERTY WHICH DOES FALL INSIDE AN EXISTING 5' DRAINAGE AND UTILITY EASEMENT.
8. THE FOLLOWING NOTES ARE LISTED ON MAP FILE 3229A:
 - 8.1. DRAINAGE AND UTILITY AND CONSTRUCTION EASEMENTS SHALL BE 5 FEET ON EACH SIDE OF ALL INTERIOR LOT LINES AND 10 FEET ON THE INSIDE OF ALL EXTERIOR LOT LINES AND STREET RIGHTS OF WAY. THERE SHALL ALSO BE EASEMENTS 5 FEET ON EACH SIDE OF ALL AS-BUILT WATER UTILITY LINES AND 7 1/2 FEET ON EACH SIDE OF AS-BUILT SEWER UTILITY LINES.
 - 8.2. FRONT BUILDING SETBACK SHALL BE 40' FEET FROM ALL STREET RIGHTS-OF-WAY AND JOINT PERMANENT EASEMENT, UNLESS OTHERWISE NOTED IN RESTRICTIONS. ALL OTHER SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.

GPS SURVEY NOTE

A PORTION OF THE SUBJECT PROPERTY WAS SURVEYED WITH RTK GPS OBSERVATIONS USING A TRIMBLE R12I GPS RECEIVER, AND CONFORMS TO REDUNDANCY AND ACCURACY REQUIREMENTS SET FORTH BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. FIELD OBSERVATIONS WERE PERFORMED ON 02/07/26 AND 02/08/26. FOR DUPLICATE SINGLE VECTOR GPS OBSERVATIONS OF THE SAME POINT, THE COMPUTED AVERAGE POSITION DIFFERENCE DOES NOT EXCEED A HORIZONTAL DISTANCE OF 0.05'.

GPS BASE STATION COORDINATES WERE DERIVED FROM THE FOLLOWING SOURCE:
 TN CORS STATION TN17 - LAT 35°48'48.15922"N - LON 84°00'17.53539"W
 HORIZONTAL: NAD83 (2011) EPOCH 2010.00
 VERTICAL: NAVD88 GEOID 18
 COMBINED SCALE FACTOR: 1.0000908

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO GATE 865 VENTURES, FIDELITY NATIONAL INSURANCE COMPANY, TENNESSEE VALLEY TITLE INSURANCE CO.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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), 8, 13, 14, 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/08/2026.

DATE OF PLAT OR MAP: 02/16/26.

NEIL SOULE, RLS
 TENNESSEE REGISTERED LAND SURVEYOR #3373
 1419 KENYON STREET KNOXVILLE, TN 37917
 865-217-6719



TITLE LEGAL DESCRIPTION

SITUATED IN DISTRICT 9, BLOUNT COUNTY, TENNESSEE AND BEING A PORTION OF WARRANTY DEED BOOK 533, PAGE 435, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 2 OF MCNUTT-ALCOA HWY PROPERTY, AS RECORDED IN PLAT REFERENCE 3229-A IN THE OFFICE OF THE BLOUNT COUNTY REGISTER OF DEEDS.

BEING A PART OF THAT PROPERTY CONVEYED TO CHARLES F. MCNUTT, TRUSTEE OF THE CHARLES F. MCNUTT REVOCABLE LIVING TRUST BY WARRANTY DEED FROM CHARLES F. MCNUTT, DATED APRIL 6, 2023 AND RECORDED IN RECORD BOOK 2776, PAGE 399, IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE.

ALSO BEING A PART OF THAT PROPERTY CONVEYED TO CLARA B. MCNUTT, TRUSTEE OF THE CLARA B. MCNUTT REVOCABLE LIVING TRUST BY WARRANTY DEED FROM CLARA B. MCNUTT, DATED APRIL 6, 2023 AND RECORDED IN RECORD BOOK 2776, PAGE 403, IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE.

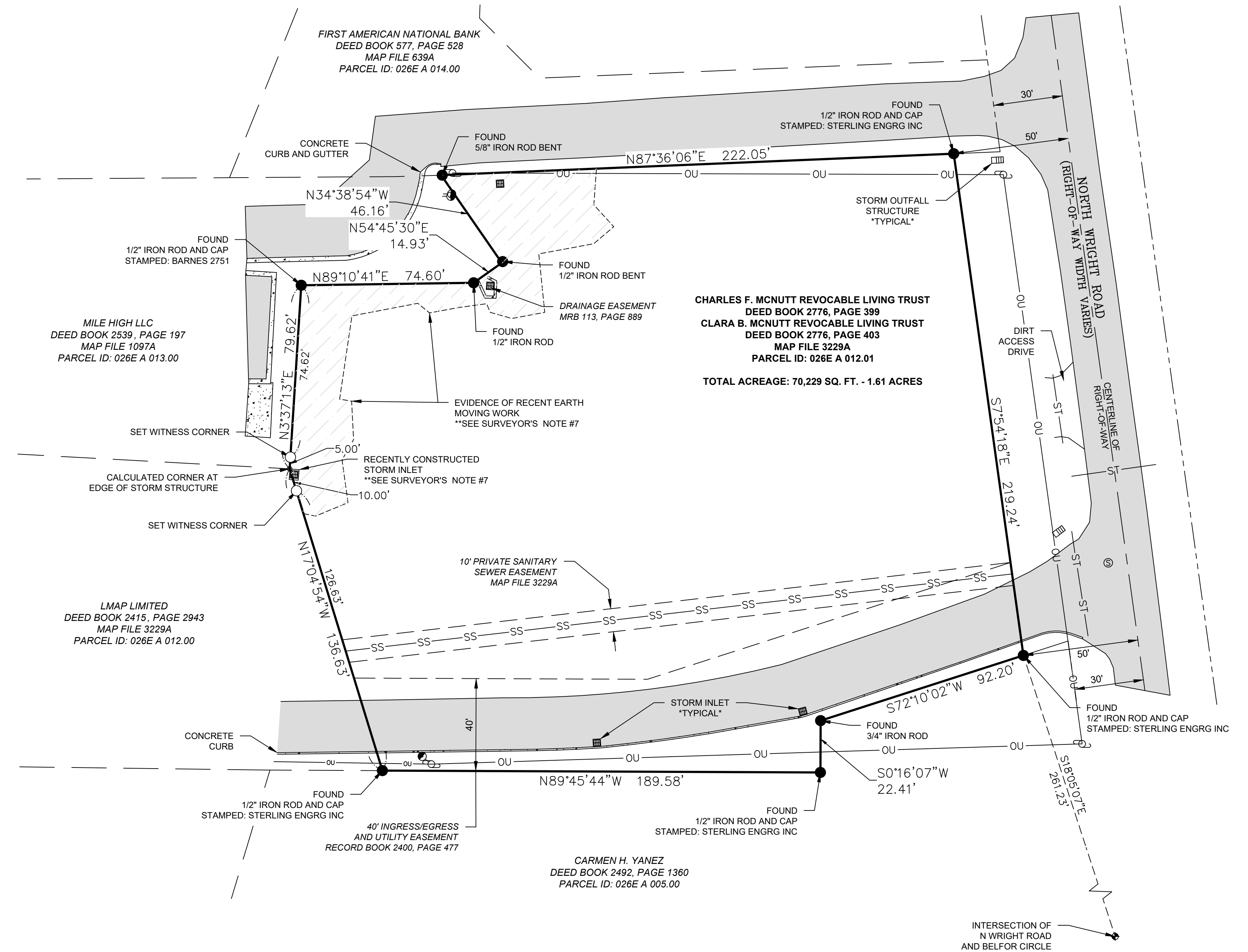
SEE ALSO DEED BOOK 533, PAGE 435; DEED BOOK 476, PAGE 744; DEED BOOK 540, PAGE 103; AND DEED BOOK 551, PAGE 6, ALL IN THE BLOUNT COUNTY REGISTER OF DEEDS OFFICE.

TITLE COMMITMENT

ISSUING AGENT: TENNESSEE VALLEY TITLE INSURANCE CO.
 COMMITMENT NUMBER: 251397-1
 COMMITMENT DATE: DECEMBER 26, 2025 AT 08:00 AM

EXCEPTIONS SCHEDULE B SECTION II

- 1-8. NOT UNDER THE PURVIEW OF A PROFESSIONAL LAND SURVEYOR.
9. RESTRICTIONS OF RECORD IN WARRANTY BOOK 168, PAGE 323, WARRANTY BOOK 149, PAGE 99, WARRANTY BOOK 168, PAGE 324 AND WARRANTY BOOK 174, PAGE 102, ALL IN THE BLOUNT COUNTY REGISTER'S OFFICE, AS SAME MAY AFFECT THE SUBJECT PROPERTY.
 WARRANTY BOOK 168, PAGE 324 AND WARRANTY BOOK 149, PAGE 99 - DOES NOT AFFECT THE SUBJECT PROPERTY - RESTRICTIONS ARE NOT PLOTTABLE.
 WARRANTY BOOK 168, PAGE 323 AND WARRANTY BOOK 174, PAGE 102 - THE PROPERTY DESCRIBED IN THESE INSTRUMENTS IS THE SAME AS A PORTION OF THE SUBJECT TRACT - RESTRICTIONS ARE NOT PLOTTABLE.
10. MATTERS DEPICTED AND/OR DISCLOSED BY MAP OF RECORD IN MAP FILE 3229A, IN THE OFFICE OF THE BLOUNT COUNTY REGISTER OF DEEDS.
 AFFECTS THE SUBJECT PROPERTY - PLOTTED ON SURVEY OR REFERENCED IN SURVEYOR'S NOTES
11. EASEMENT AGREEMENT BY AND BETWEEN CHARLES F. MCNUTT AND WIFE, CLARA B. MCNUTT AND THE KRYSTAL COMPANY, DATED MARCH 18, 1992 AND RECORDED IN BOOK 113, PAGE 899 IN THE BLOUNT COUNTY REGISTER'S OFFICE.
 AFFECTS SUBJECT PROPERTY - APPROXIMATE LOCATION PLOTTED
12. DECLARATION OF PRIVATE EASEMENT AND MAINTENANCE AGREEMENT BY AND BETWEEN CHARLES F. MCNUTT AND CLARA B. MCNUTT DATED SEPTEMBER 24, 2014 AND RECORDED IN RECORD BOOK 2400, PAGE 477 IN THE BLOUNT COUNTY REGISTER'S OFFICE.
 AFFECTS THE SUBJECT PROPERTY - PLOTTED ON SURVEY
13. TITLE TO THAT PORTION OF THE PROPERTY WITHIN THE BOUNDS OF ANY ROADS OR HIGHWAYS.
 VISIBLE AND APPARENT ROAD RIGHTS-OF-WAY ARE SHOWN HEREOF.



No.	Revision/Issue	Date

SOULE SURVEYING, LLC.
 1419 KENYON ST
 KNOXVILLE, TN 37917
 PHONE: 865-217-6719
 EMAIL: INFO@SOULESURVEYING.COM

PROJECT:	2026002
DATE:	02/16/26
SCALE:	1" = 30'
SHEET:	1 OF 1
DRAWN BY:	NS

SURVEY FOR:
 GATE 865 VENTURES, A TENNESSEE
 GENERAL PARTNERSHIP

ALTA/NSPS LAND TITLE SURVEY

PROPERTY DESCRIPTION:
 LOT 2, FINAL SUBDIVISION PLAT OF MCNUTT-ALCOA HWY PROPERTY
 CITY OF ALCOA, 9TH CIVIL DISTRICT OF BLOUNT COUNTY
 STATE OF TENNESSEE