

CURVE	CHORD BEARING	CHORD DIST.	RADIUS	DELTA	ARC LENGTH
C1	N 48°32'17" W	37.86'	27.00'	89°01'37"	41.95'
C2	S 58°49'37" W	36.76'	47.00'	46°02'36"	37.77'
C3	S 73°20'44" E	25.46'	37.75'	39°24'43"	25.97'
C4	N 43°28'29" E	37.15'	27.00'	86°56'51"	40.97'

TITLE COMMITMENT :

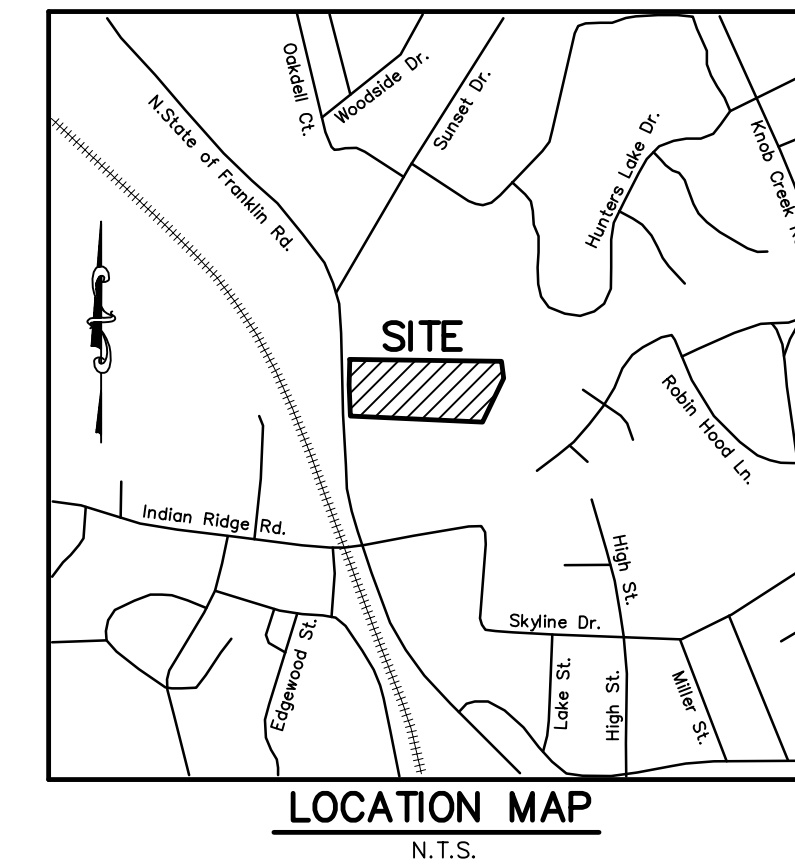
- Chicago Title Insurance Company
File No. 18-0178
Commitment Date : August 10, 2018 at 5:00 P.M.
- Subject to clearance permit to Southern Bell Telephone & Telegraph Co., Inc., recorded November 25, 1941, in Misc. Book 10, page 590, as same may affect subject property. UNABLE TO DETERMINE LOCATION.
 - Power line easement to City of Johnson City (Johnson City Power Board) recorded April 27, 1949, in Misc. Book 16, page 274. DOES NOT EFFECT SUBJECT PROPERTY.
 - Grant of transmission line easement to United States of America recorded May 8, 1959, in Misc. Book 31, page 410. DOES NOT EFFECT SUBJECT PROPERTY.
 - Judgment to East Tennessee Natural Gas Co., recorded December 17, 1963, in Misc. Book 43, page 19; and also recorded February 5, 1979, in Misc. Book 82, page 627. DOES NOT EFFECT SUBJECT PROPERTY.
 - Utility and drainage easement to City of Johnson City recorded April 16, 1992, on Deed Book 672, page 431. DOES NOT EFFECT SUBJECT PROPERTY.
 - Drainage and utility easement to State of Tennessee recorded April 25, 1989, in Deed Book 672, page 431. DOES NOT EFFECT SUBJECT PROPERTY.
 - Covenants for Permanent Maintenance of Water Quality Facilities and Best Management Practices recorded on Roll 883, Image 1913. EFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.
 - Plat of record in Plat Book 21, at page 253, includes, but is not limited to:
 - Sinkhole.
 - B.M.P. Easement.
 - 15-foot sanitary sewer easement.
 - 15-foot water line easement.
 - Ingress, egress and utility easements.
 EFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.

FLOOD NOTE :

The subject property does not lie in an area designated as a special flood hazard on the latest Flood Insurance Rate Map, Map number 47179C0159D, Effective Date September 29, 2006.

ZONING NOTES :

- The subject property is currently zoned B-4 (Planned Arterial Business District). As per letter from the City of Johnson City, Tennessee dated October 12, 2018.
- Setbacks : As per City of Johnson City, Tennessee Zoning Code.
FRONT YARD :
 The minimum depth of a front yard and any yard abutting a public street shall be:
 Type Street Setback
 Arterial 45 feet
 Collector 35 feet
 Minor 25 feet
SIDE YARD:
 A. Where adjacent to an R-1, R-2, R-2A, R-2B, or R-2C zone, the minimum depth of the side yard setback shall be twelve and one-half (12.5) feet for a one-story building and ten (10) feet times the number of stories for a multi-story building.
 B. Where adjacent to an R-3, R-4, R-5, R-6, RP, RM, RO-1, or MS-1 zone, the minimum depth of the side yard setback shall be the same as the adjacent zoning district.
 C. Where adjacent to any other zoning district, there shall be no required minimum side yard setback.
REAR YARD:
 The minimum rear yard setback shall be twenty-five (25) feet except where abutting a residential zone, in which case the minimum shall be forty (40) feet.



LEGEND

- IRO ● - IRON ROD OLD
- - IRON ROD NEW
- LP ○ - LIGHT POLE
- ELEC.MH (E) - ELECTRIC MANHOLE
- SAN.MH (S) - SANITARY SEWER MANHOLE
- ST.MH (S) - STORM MANHOLE
- CI □ - CURB INLET
- CB □ - CATCH BASIN
- WM ○ - WATER METER
- WV < - WATER VALVE
- FH < - FIRE HYDRANT
- GV < - GAS VALVE
- CO ○ - CLEAN OUT
- SN - - - SIGN
- - PIPE BOLLARD
- - - TRUNCATED DOME
- - - WATER LINE
- NG - - - NATURAL GAS LINE
- SAN - - - SANITARY SEWER LINE
- 18 (B) - TITLE COMMITMENT NUMBER

REV.	DESCRIPTION	DATE
5		
4		
3		
2		
1	Added James Holdings to Certification	11/12/18

TH&P
 Tysinger, Hampton & Partners, Inc.
 Civil Engineering - Surveying - Environmental Consulting
 3428 BRISTOL HIGHWAY
 JOHNSON CITY, TENNESSEE 37601
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SURVEYOR'S APPROVAL

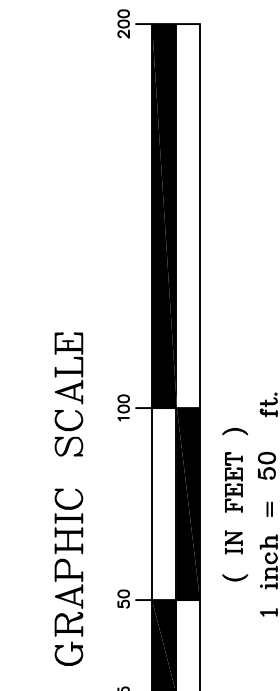
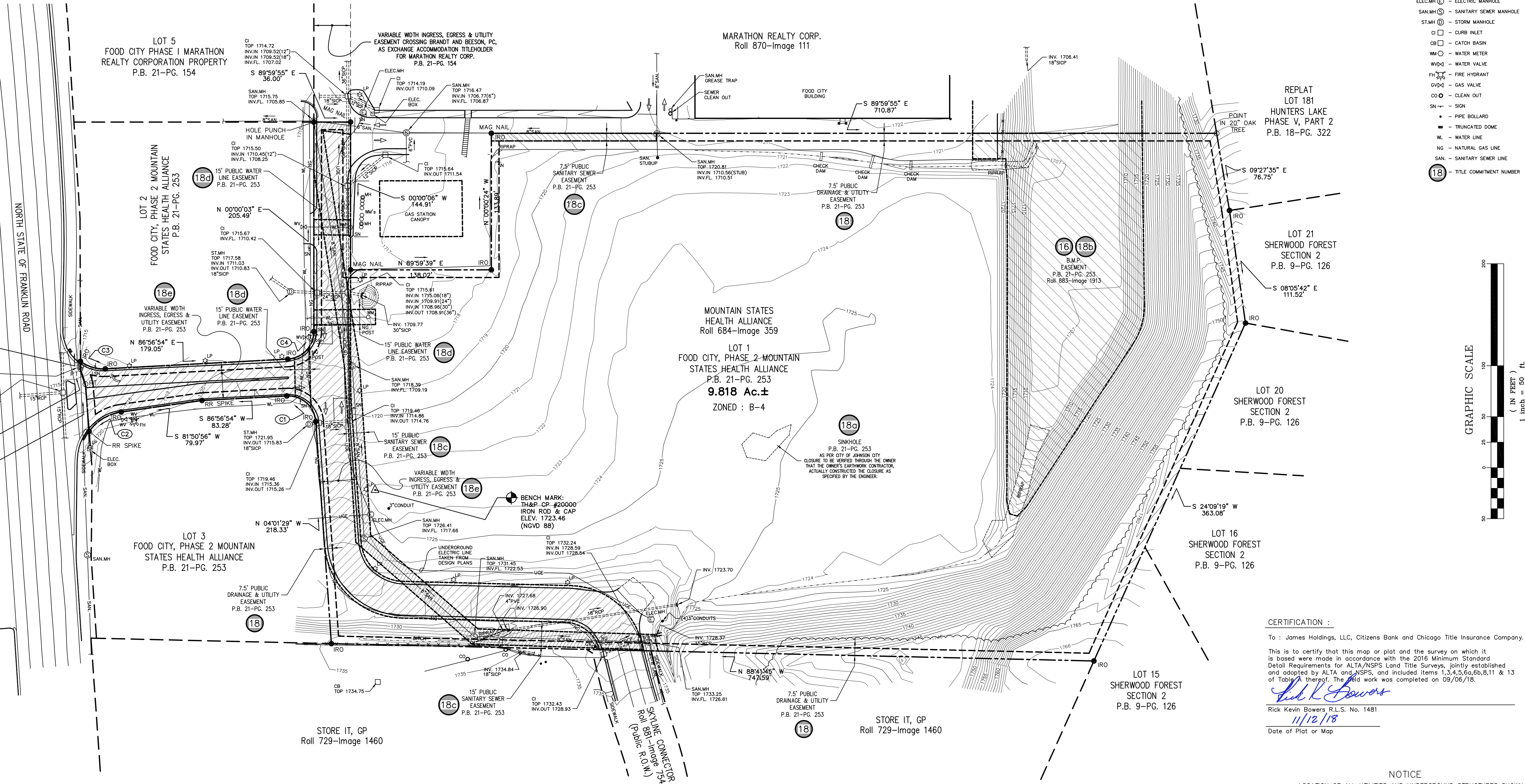
KEVIN BOWERS
 LICENSED LAND SURVEYOR
 TENNESSEE NO. 11431

I hereby certify that this is a category I survey and the degree of precision of the undated survey is 1:10000, as shown hereon. And this survey was done in compliance with current Tennessee Minimum Standards of Practice.

PROJECT :
 LOT 1
 FOOD CITY, PHASE 2 MOUNTAIN STATES HEALTH ALLIANCE

LOCATION :
 9th CIVIL DISTRICT
 WASHINGTON COUNTY,
 TENNESSEE

DWG. TITLE	
ALTA/NSPS LAND TITLE SURVEY	
ISSUE DATE :	
CADD FILE :	1832800s-ALTA.dwg
SCALE :	1"=50'
DRAWN :	RKT
CHECK :	RKB
DATE :	10/16/18
1832800S	



CERTIFICATION :

To : James Holdings, LLC, Citizens Bank and Chicago Title Insurance Company.

This is to certify that this map or plat 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 included items 1.3, 4.5, 6a, 6b, 8.11 & 13 of Table 1 thereof. The field work was completed on 09/06/18.

Kevin Bowers
 Rick Kevin Bowers R.L.S. No. 1481
 11/12/18
 Date of Plat or Map

NOTICE

LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND THE EXISTENCE OF ALL UTILITIES AND UNDERGROUND STRUCTURES.