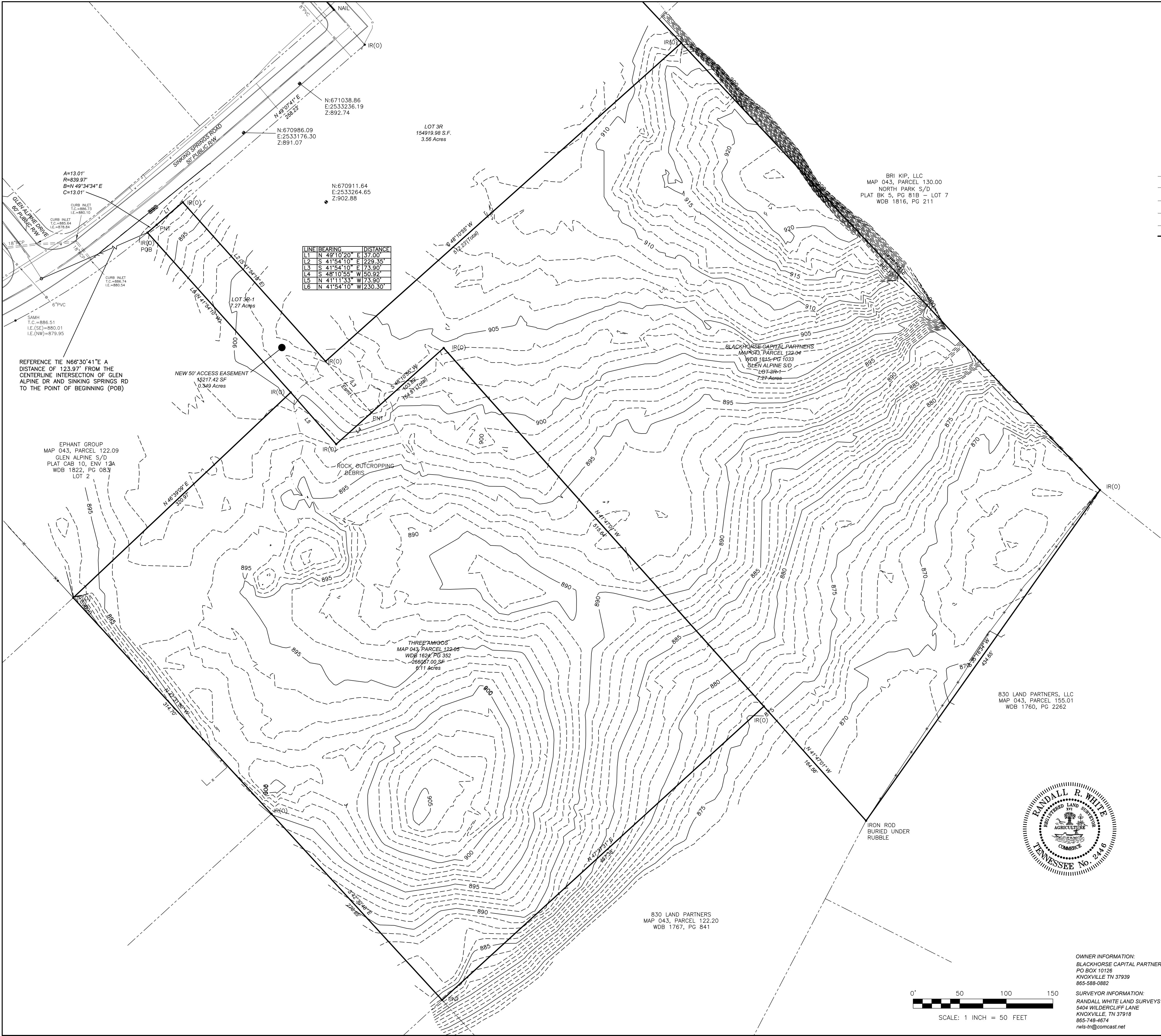
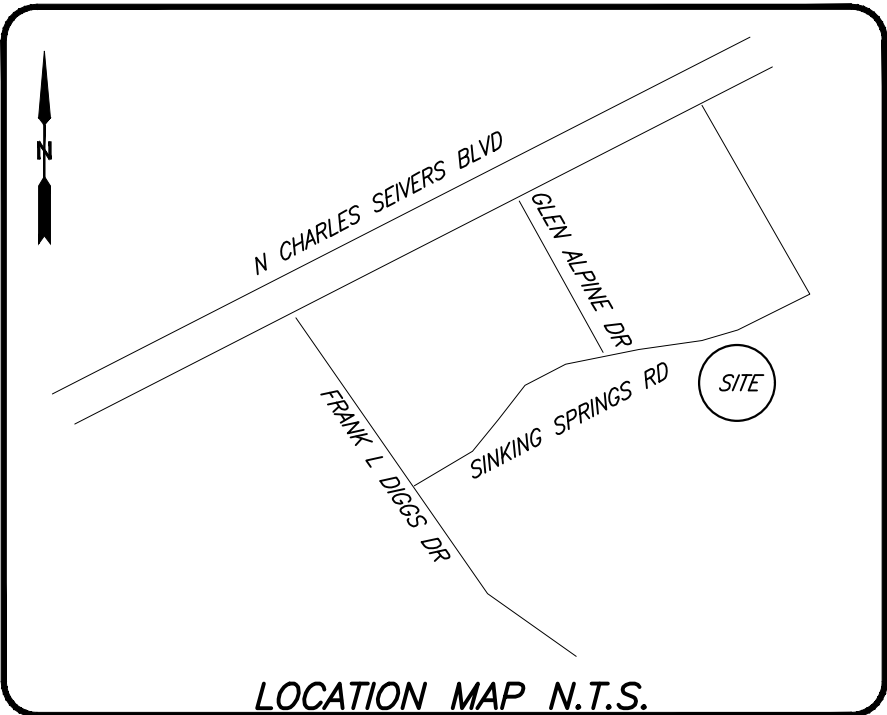




LEGEND:

- IR(0) IRON ROD (OLD)
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ POWER POLE
- ⊕ LIGHT POLE
- ⊕ ELECTRIC METER
- ⊕ MANHOLE
- ⊕ C.O. CLEANOUT
- ⊕ CATCH BASIN
- ⊕ CURB INLET
- W — WATER LINE
- OHP — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- S — STORM SEWER LINE
- — BOUNDARY LINE



GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING ILLUSTRATES THE EXISTING CONDITIONS ON 08-15-21
2. 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 REGISTRARS DEEDS OFFICE OF ANDERSON COUNTY, TENNESSEE.
3. 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.)
4. THE PROPERTY IS ZONED B4 WITH SETBACKS: FRONT (30' AND ALONG ALL ROAD WAYS), SIDE (15') AND REAR (25').
5. 15' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ROAD RIGHTS OF WAYS, 15' EACH SIDE OF ALL INTERIOR LOT LINES.
6. SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD MAP 47001C0137F.
7. IRON RODS 1/2 INCH IN DIAMETER LOCATED AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED HEREON.
8. EXISTING INGRESS / EGRESS EASMENT  
WDB 1512, PG 2166
9. PROPERTY IS ZONED B4:  
SETBACKS: FRONT 30', SIDE 15', REAR 25'
10. 50' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 122.05, MAP 043 - THREE AMIGOS
11. EXISTING 50' ACCESS EASEMENT WDB 1815, PG 1033 TO BE RELEASED UPON RECORDING OF PLAT.

GPS CERTIFICATION:  
I, RANDALL WHITE, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION WITH A PORTION OF THE 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: JUNE 30, 2024  
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 6.30.24



BLACK HORSE / THREE AMIGOS PROPERTY  
SURVEY - EXISTING CONDITIONS

TAX MAP 043 CTRL GROUP PARCEL 122.05  
DISTRICT 11 COUNTY ANDERSON CITY CLINTON WARD STATE TN  
ADDRESS SINKING SPRINGS RD  
ZONING: B-4  
DEED INSTRUMENT# PARCEL 128.01 WDB 1624, PG 352  
GLEN ALPINE S/D - LOT 3 PLAT BK 10, PG 12A  
TAX MAP 043 CTRL GROUP PARCEL 122.04  
DISTRICT 11 COUNTY ANDERSON CITY CLINTON WARD STATE TN  
ADDRESS N CHARLES G SEIVERS BLVD  
ZONING: B-4  
DEED INSTRUMENT# PARCEL 122.04 WDB 1815, PG 1033

OWNER INFORMATION:  
BLACKHORSE CAPITAL PARTNERS  
PO BOX 10126  
KNOXVILLE TN 37939  
865-588-0882  
SURVEYOR INFORMATION:  
RANDALL WHITE LAND SURVEYS  
5404 WILDERCLIFF LANE  
KNOXVILLE, TN 37918  
865-748-4674  
rwls-tn@comcast.net

