

PAPER, CO.	107 ACADEY
SITE ADDRESS	1219 HATTON ROAD
	ANDOVER, MASS 01810
SITE ACQUIRED	1972 AC 1776.00.117
DESIGNING FIRM	1-6 GENERAL INVESTMENT, ECONOMIC DEVELOPMENT
PROJECTED COST	PROJECTED COST \$100,000
ALLOWED MAX. BUILDING HEIGHT	30 FT
PROJECTED MAX. BUILDING HEIGHT	30 FT
APPROXIMATE PROJECT COST (CONST. & FILL) \$	2.97
APPROXIMATE PROJECT COST (CONST. & FILL) \$	2.97
APPROXIMATE PROJECT COST (CONST. & FILL) \$	15.17

107 AC 001  
1219 HILTON ROAD  
KNOXVILLE, TN 37921  
17 AC AC (776,000 S.F.)  
1-6 INDUSTRIAL INDUSTRIAL ZONING DISTRICT  
PROJECT DISCUSSION

HAZARDOUS SURFACE AREA	3.11 AC. (135,700 FT <sup>2</sup> )
PILE DRIVERS	
DRIVERS/SEMI-TRAILERS	4.91 AC. (180,600 FT <sup>2</sup> )
TOTAL PROPOSED HAZARDOUS AREA	7.44 AC. (324,300 FT <sup>2</sup> )

PATERNAL SIMILARITY PARENTING RITUALS	ICE SPACES REQUIRED
PATERNAL PROVIDED SUPPORT	135 SPACES PROVIDED (135 SPACES OF ADA)

OWNER ADDRESS	135 SMOCKS DR (20A)
OWNER NAME	ALX PROMOTIONS, LLC
CONTACT NAME	3030 HITCHAM INDUSTRIAL WAY
CONTACT PHONE	SPRINGVILLE, TENNESSEE, 37921
CONTACT FAX	DAN HALL

COURTNEY E. HOGUE, ADDRESS CORRECTION  
CIVIL ENGINEER  
ADDRESS  
DESIGN INNOVATION ARCHITECTS, INC.  
402 SOUTH GAY STREET, SUITE #201  
KNOXVILLE, TENNESSEE, 37902  
PHONE: 615-255-0000

**RESEARCHER:** BRAD SALSBERG  
bradsals@dis.umd.edu

CITY OF INDIANAPOLIS

**PROPOSED FEATURES LEGEND**

BLUE OAK

CONCRETE BASEMENT

CONCRETE SIDEWALK  
HEAVY DUTY PAVEMENT

Light Duty Pavement	Gravel Driveway
	

NOTES:

1. SEE PART C OF FORM GOVIR104 MOIS

$$-z$$


Know what's better.  
Call before you dig.

Subject	Vertical Rattles (%)	Organic Sounds (%)
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100

MONITORIAL DATUMS NAD 83/27

1

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**MASTER PLANNING**  
**HILTON ROAD DEVELOPMENT**  
1219 HILTON ROAD  
KNOXVILLE, TENNESSEE 37921

C501

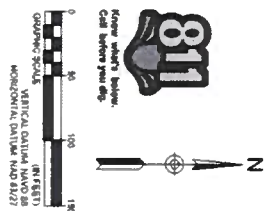
PROBING DATE	PROBING CT NUMBER
ACQUIS DATE	24008

SITE LAYOUT PLAN - OPTION B

[illegible]

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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**MASTER PLANNING**  
**HILTON ROAD DEV**  
1219 HILTON ROAD  
KNOXVILLE, TENNESSEE 37921

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**DIA**  
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C500

ISSUE DATE	24008
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SITE LAYOUT PLAN - OPTION A

[illegible]







ALTANSPS Land Title Survey

This survey is made for the benefit of Pax Properties, LLC and Tennessee Valley The Insurance Co. Commitment No. 200551

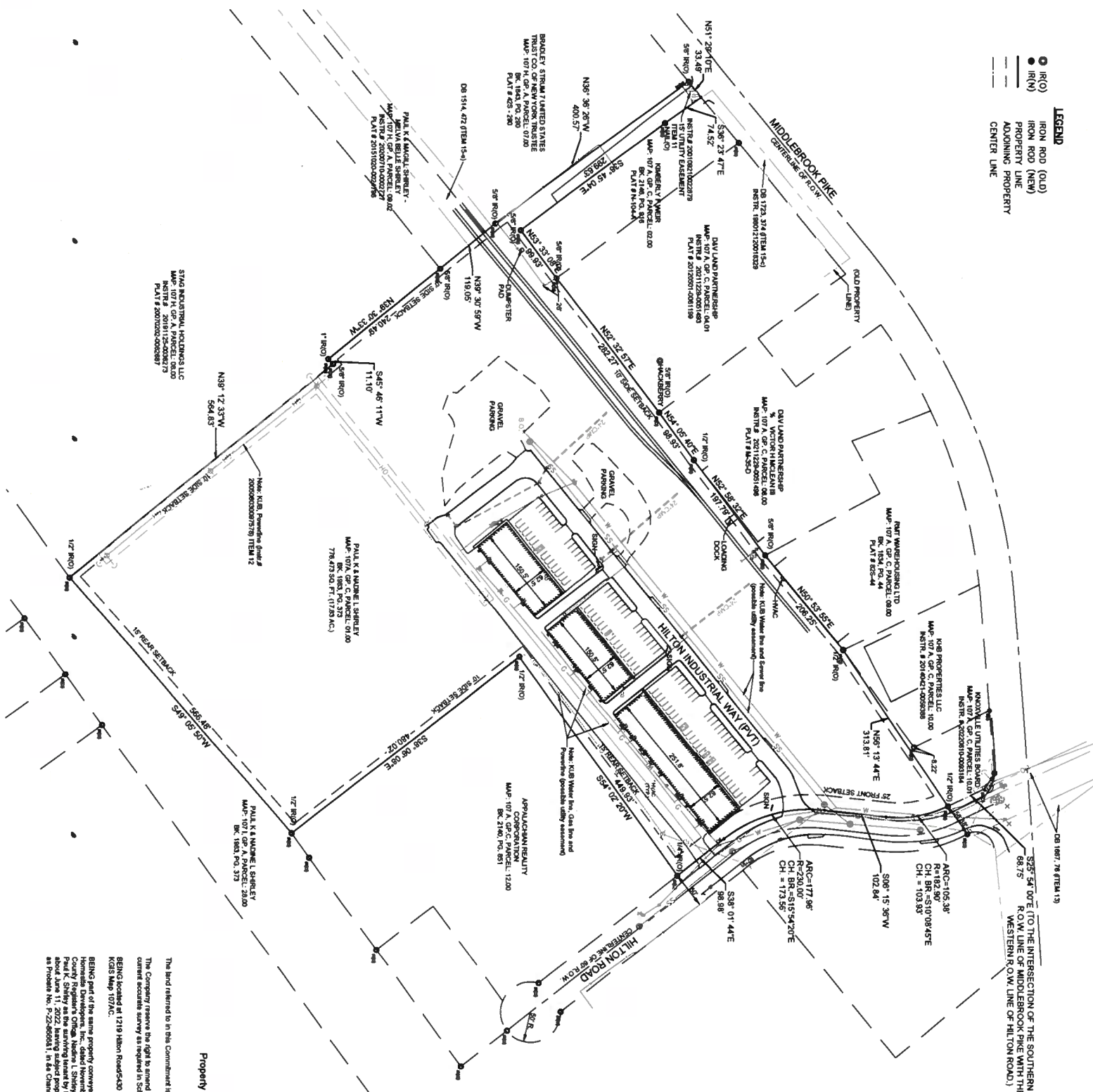
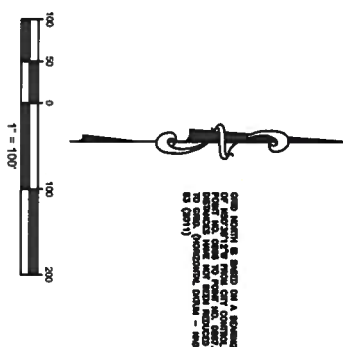
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 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2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 220

This is to certify that this map of **flat** and the survey on which it is based were made in accordance with the 2016 Minimum Standard Data Requirements for AL/MANSRS Land Use Surveys, jointly established and adopted by AL and MSRS, and includes items 1,2,3,4,5,6 (b)(6/7),8,9,11,13,14,16,17 of Table A annexed. The fieldwork was completed on 1/20/23.

Date of Print or Map: 1-25-23  
 Surveyor: Ed D Miller TN FLS # 2033  
 Eddie D Miller  
 Date: 2/14/23

**LEGEND**

IRON ROD (OLD)  
IRON ROD (NEW)  
PROPERTY LINE  
ADJOINING PROPERTY  
CENTER LINE

**Property Description**[illegible]

## LOCATION MAP

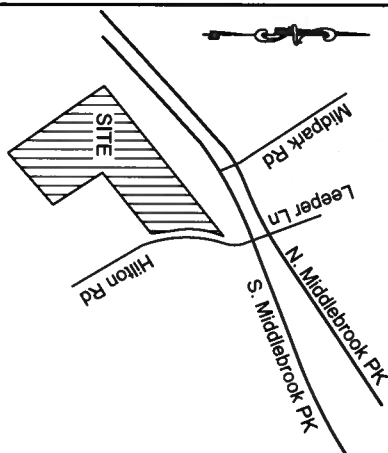


Table A Items

1. *Shadows* (also referred to as *reflections*) measured or otherwise be received by all major owners of the boundary of the property, unless already recorded or approved by existing easements or other provisions in the current (and "last") *Record of Title* (as amended by *Ordinance 8 Addendum 7*)
  2. *Site address:* 1219 Wilson Road, Map 117 A, Q-6, C, (Plat) 01 056, Knoxville, TN 37921
  3. *The property is not located in a Flood Plain, Being located in Zone "X" (Unshaded Floodway FIRM Community Map No. 4750-02-02595, effective Date August 5, 2012)*
  4. *Property condition:* Plat 01 007 (030.00 a/c - 17.82 acres)
  5. *Lot Zoning:* 14-0, (General/Unrestricted Zoning District)
  6. *Setbacks are Front - 25' - Interior Side 10' (Wilson Address Restricted 50').*  
*Knox County Code - Rev. - 15' (Wilson Address Restricted 50').*
  7. *(a) (b) - One story flat building on site.*  
*(c) Square footage set*
  8. *Substantial features observed at the process of conducting the sidewalk in addition to the improvement, and features and features required according to Section 6 above is: parking lot, driveway, asphalt, swimming pool, landscape area, substantial areas of parking.*
  9. *Parking shown on Site.*
  10. *Location of address existing on or serving the surveyed property as determined by (reference recording).*
  11. *Measure of adjoining corners according to corner the record. If more than one owner, include the first owner's name along with the lot record followed by "et al." (Shown on survey)*
  12. *Distance to nearest threatening street. (Shown on survey)*
  13. *Evidence of recent earth moving work, building construction or building additions. (None Found)*
  14. *Proposed changes to shape of lot, type, finish, or other information is made available to the owner by the controlling jurisdiction. Evidence of recent added or additional construction or repairs obtained in the process of conducting the sidewalk. (None Found)*
- ### Exceptions
11. *Utility Easement granted Knoxville Utilities Board by instrument dated August 3, 2001, and recorded as instrument No. 200108210020278 in the Knox County Register's Office. (affects the property)*
  12. *Utility Easement granted Knoxville Utilities Board by instrument dated May 25, 2005, and recorded as instrument No. 200505030007536 in the Knox County Register's Office. (affects the property)*
  13. *Original plat shown in and the top portion of subject property lying within the boundaries of Middlebrook Creek, located in the area of the subject property, as shown on the plat, and recorded as instrument dated January 12, 1978, and recorded in Deed Book 1687, page 76, in the Knox County Register's Office. (does not affect the property)*
  15. *The effect of any of the following:*
    - a. *Plots the easement recorded in Deed Book 1110, page 426, in the Knox County Register's Office. (does not affect the property)(off the property)*
    - b. *Electric transmission line easement granted Tennessee Public Service Company by instrument dated July 30, 1906, and recorded in Title Book 50, page 413, in the Knox County Register's Office (does not affect the property)(off the property)*
    - c. *Plots the easement granted by instrument dated November 16, 1905, and recorded in Title Book 17, page 373, in the Knox County Register's Office. (does not affect the property)(off the property)*
    - d. *Easement for Underground Pipe Line granted the City of Knoxville by instrument dated July 17, 1971, and recorded in Deed Book 1406, page 958, in the Knox County Register's Office. (does not affect the property)(off the property)*
    - e. *Conveyance of Easement to Knoxville and Knoxville Railroad Company by instrument dated July 1, 1973, and recorded in Deed Book 1514, page 472, in the Knox County Register's Office. (does not affect the property)(off the property)*
  16. *Access rights across subject property to adjacent landlocked property. (affects the property)*

### Exceptions

11. Utility Easement granted to known Utility (as filed by instrument dated August 3, 2001, and recorded as instrument No. 200100210022029, in the Knox County Register's Office. (affects the property)
12. 1989 Easement granted to known Utility (as filed by instrument dated May 25, 2005, and recorded as instrument No. 20050050200007515, in the Knox County Register's Office. (affects the property)
13. Rights of others in and to any portion of subject property lying within the boundaries of Middlebrook Place or either tract to specifically include any portion conveyed to be City of Knoxville by instrument dated 11/11/03, recorded as instrument No. 007, page 16, in the Knox County Register's Office. (does not affect the property)
15. This affect any of the following:
  - a. Easement granted to Dated Book 1110, page 426, in the Knox County Register's Office. (does not affect the property) (affects the property)
  - b. Electric Transmission line easement granted to Tennessee Public Service Company by instrument dated 7/10/00, recorded as instrument No. 000, page 413, in the Knox County Register's Office. (does not affect the property) (affects the property)
  - c. Utility easement granted to City of Knoxville by instrument dated November 18, 1980, and recorded as instrument No. 002, page 16, in the Knox County Register's Office. (does not affect the property)
  - d. Easement for 1972, page 16, in the Knox County Register's Office. (does not affect the property)
  - e. Easement for 1972, page 16, in the Knox County Register's Office. (does not affect the property)
  - f. and recorded in Dated Book 1460, page 264, in the Knox County Register's Office. (does not affect the property) (affects the property)
  - g. Conveyance of Easement to Knoxville and Nashville Railroad Company by instrument dated July 17, 1973, and recorded in Dated Book 1514, page 472, in the Knox County Register's Office. (does not affect the property) (affects the property)
16. Access rights across subject property to adjacent landlocked property. (affects the property)

**Drawing Description:**

ALTA/NSPS  
Land Title Survey



**LAND  
DEVELOPMENT  
SOLUTIONS**

310 SIMMONS RD., SUITE K•KNOXVILLE, TENNESSEE 37922  
PH. 865-671-2281

Project:

**Map 107, Parcel 01.00**  
5430 Hilton Industrial Way  
**Paxis Technologies**  
Knoxville, Tennessee

Job No.	223007
1"=100' Scale	1-20-23 Date

# ALT-1