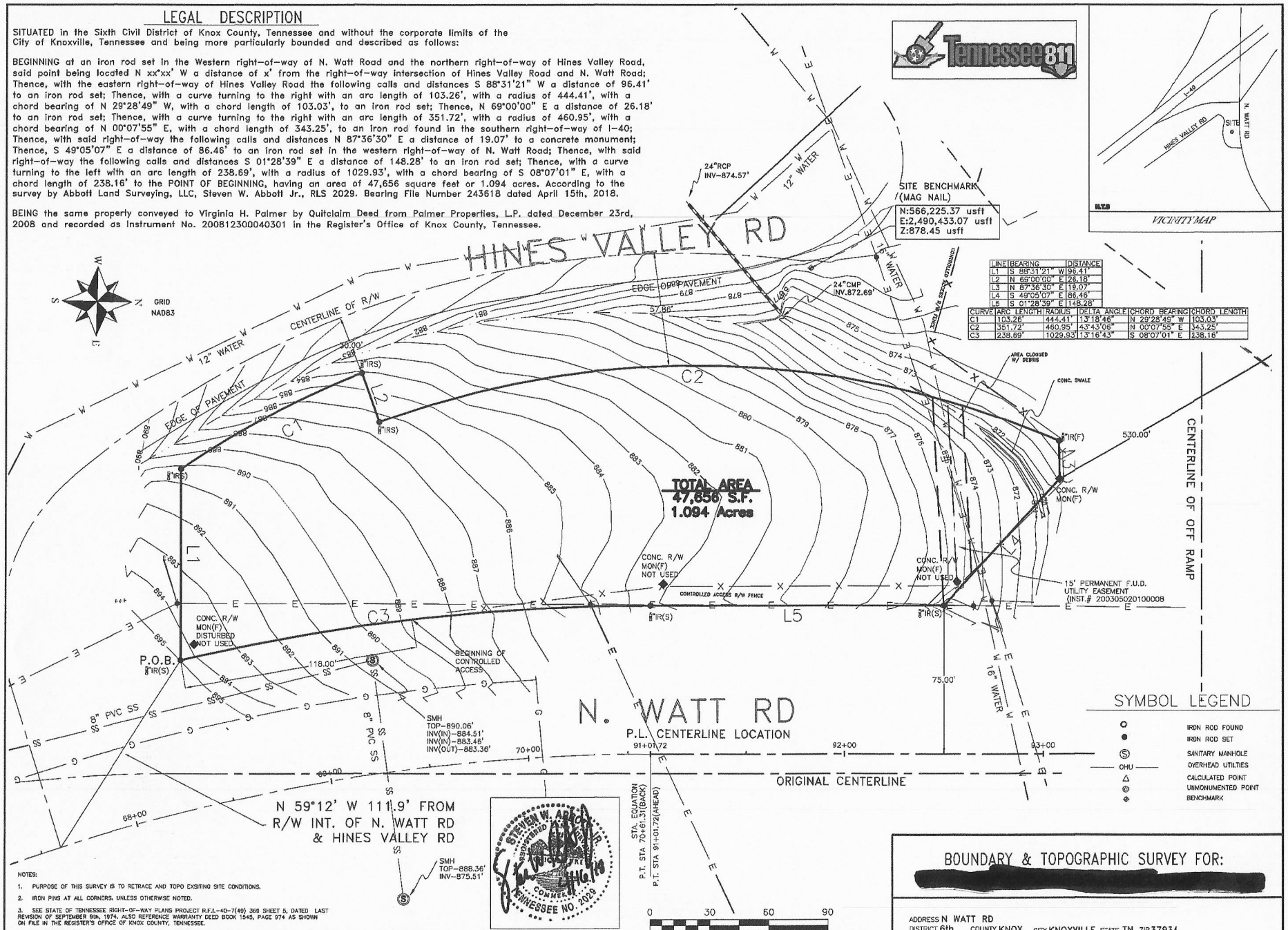
LEGAL DESCRIPTION

SITUATED in the Sixth Civil District of Knox County, Tennessee and without the corporate limits of the City of Knoxville, Tennessee and being more particularly bounded and described as follows:

BEGINNING at an iron rod set in the Western right-of-way of N. Watt Road and the northern right-of-way of Hines Valley Road, said point being located N xx°xx' W a distance of x' from the right-of-way intersection of Hines Valley Road and N. Watt Road; Thence, with the eastern right-of-way of Hines Valley Road the following calls and distances S 88°31'21" W a distance of 96.41' to an iron rod set; Thence, with a curve turning to the right with an arc length of 103.26', with a radius of 444.41', with a chord bearing of N 29°28'49" W, with a chord length of 103.03', to an iron rod set; Thence, N 69°00'00" E a distance of 26.18' to an iron rod set; Thence, with a curve turning to the right with an arc length of 351.72', with a radius of 460.95', with a chord bearing of N 00°07'55" E, with a chord length of 343.25', to an iron rod found in the southern right-of-way of I-40; Thence, with said right-of-way the following calls and distances N 87°36'30" E a distance of 19.07' to a concrete monument; Thence, S 49°05'07" E a distance of 86.46' to an iron rod set in the western right-of-way of N. Watt Road; Thence, with said right-of-way the following calls and distances S 01°28'39" E a distance of 148.28' to an iron rod set; Thence, with a curve turning to the left with an arc length of 238.69', with a radius of 1029.93', with a chord bearing of S 08°07'01" E, with a chord length of 238.16' to the POINT OF BEGINNING, having an area of 47,656 square feet or 1.094 acres. According to the survey by Abbott Land Surveying, LLC, Steven W. Abbott Jr., RLS 2029. Bearing File Number 243618 dated April 15th, 2018.

BEING the same property conveyed to Virginia H. Palmer by Quitclaim Deed from Palmer Properties, L.P. dated December 23rd, 2008 and recorded as Instrument No. 200812300040301 in the Register's Office of Knox County, Tennessee.



LINE	BEARING	DISTANCE
L1	S 88°31'21" W	96.41'
L2	N 69°00'00" E	26.18'
L3	N 87°36'30" E	19.07'
L4	S 49°05'07" E	86.46'
L5	S 01°28'39" E	148.28'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	103.26'	444.41'	13°18'46"	N 29°28'49" W	103.03'
C2	351.72'	460.95'	43°43'06"	N 00°07'55" E	343.25'
C3	238.69'	1029.93'	13°16'43"	S 08°07'01" E	238.16'

SYMBOL LEGEND

- IRON ROD FOUND
- IRON ROD SET
- SANITARY MANHOLE
- OHU — OVERHEAD UTILTIES
- CALCULATED POINT
- UNMONUMENTED POINT
- BENCHMARK

NOTES:

1. PURPOSE OF THIS SURVEY IS TO RETRACE AND TOPO EXSITING SITE CONDITIONS.
2. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
3. SEE STATE OF TENNESSEE RIGHT-OF-WAY PLANS PROJECT R.F.I.-40-7(49) 369 SHEET 5, DATED LAST REVISION OF SEPTEMBER 9th, 1974. ALSO REFERENCE WARRANTY DEED BOOK 1545, PAGE 974 AS SHOWN ON FILE IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
4. TOTAL NUMBER OF 1 LOTS, TOTAL ACREAGE 47,656 SQUARE FEET OR 1.011 ACRES.
5. GRID NORTH ESTABLISHED WITH SPECTRA SP80 GNSS RECEIVER LOCALIZED TO THE THE TENNESSEE 4100 LAMBERT CONFORMAL CONIC PROJECTION AND DATUM NAD83, WITH AN ELLIPSOID MODEL REFERENCE TO GEODETIC REFERENCE SYSTEM 1980(CONUS/2A). ALL ELEVATIONS SHOWN ARE NAVD88 AS OBTAINED FROM OBSERVATION FROM TDOT NETWORK. CONTOUR INTERVAL IS ONE FOOT AS SHOWN.
6. FOR SOURCE OF TITLE SEE WARRANTY DEED BOOK , PAGE AS SHOWN ON FILE IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
7. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEMA SFHA MAP NO. 47093C0238F AND FOUND THE SUBJECT PROPERTY NOT TO BE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE X EFFECTIVE DATE MAY 2nd, 2007.
8. PROPERTY IS ZONED CA COMMERCIAL. SEE KNOX COUNTY ZONING ORDINANCE FOR SETBACKS AND USAGE.

STEVEN W. ABBOTT REGISTERED ENGINEER AND LAND SURVEYOR TENNESSEE NO. 2029

Certification of Category and Accuracy of Survey

I hereby certify that this is a Category I survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon. That this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Surveyor
Tennessee Certificate No. 2029

SURVEY REQUESTED BY

[redacted]

SURVEYOR

ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR, RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survmap@tds.net

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

[redacted]

ADDRESS N WATT RD
DISTRICT 6th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37934
LOT NO.
WARD CITY BLOCK
MAP CAB.
TAX MAP 141 GROUP PARCEL 067.01
WARRANTY DEED BK. 200911120033260
SCALE 1" = 30'
DRAWN BY SWA
DATE PREPARED 04/13/18