

**UNDERGROUND UTILITY NOTE:**  
 THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARRANTIES THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE AREA. OTHER THAN THE SURVEYOR'S FURTHER STATEMENT, THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.  
 VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



**811 Know what's below. Call before you dig.**  
 Dial 811  
 Or Call 800-252-7411

PARCEL ID: 081KA0112  
 SPRINGDALE HOLDINGS, LLC  
 DEED REF: 2010030006110  
 LOT 1  
 FINAL PLAT SPRINGDALE DEVELOPMENT  
 "RESUBDIVISION OF JONES & SUSSING ADD. BLOCKS B-F  
 AND ARMSTRONG ADD. BLOCKS D, E, H, J, AND K"  
 PLAT REF.: 201411030024883

PARCEL ID: 081KA0101  
 SHANNON MCGRAW & ZEAN ANN WASHAM  
 DEED REF: 202402230040737  
 LOT 1R  
 FINAL PLAT OF THE RESUBDIVISION OF  
 LOTS 1, 2, 8, 9 & 10, BLOCK "A"  
 JONES AND SUSSING ADDITION TO KNOXVILLE  
 PLAT REF.: 201709260018643

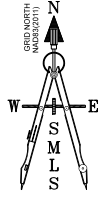
PARCEL ID: 081KA0112  
 SPRINGDALE HOLDINGS, LLC  
 DEED REF: 2010030006130  
 LOT 1  
 FINAL PLAT SPRINGDALE DEVELOPMENT  
 "RESUBDIVISION OF JONES & SUSSING ADD. BLOCKS B-F  
 AND ARMSTRONG ADD. BLOCKS D, E, H, J, AND K"  
 PLAT REF.: 201411030024883

PARCEL ID: 081KA00102  
 LOT 1R  
 2.77 AC.

PARCEL ID: 081KA00109  
 KNOXVILLE LOCOMOTIVE WORKS, INC.  
 DEED REF.: 201312100089609

- LEGEND OF SYMBOLS**
- WM ○ WATER MANHOLE
  - WM ○ WATER METER
  - WM ○ WATER VALVE
  - FM ○ FIRE HYDRANT
  - MM ○ MONITORING WELL
  - WATER LINE
  - SANITARY MANHOLE
  - CLEAN OUT
  - SEWER LINE
  - GM ○ GAS METER
  - GV ○ GAS VALVE
  - UP ○ UTILITY POLE
  - LP ○ LIGHT POLE
  - GUY WIRE
  - EM ○ ELECTRIC METER
  - OVERHEAD UTILITY LINES
  - TELECOMM. BOX
  - JB ○ STORM JUNCTION BOX
  - AS ○ STORM AREA DRAIN
  - CS ○ STORM CURB INLET
  - STORM DRAIN PIPE
  - FENCE
  - CONCRETE
  - PAVEMENT
  - BUILDING
  - IR(F) IRON PIPE OLD (FOUND)
  - IR(S) IRON PIPE NEW (SET)
  - U/D ESM. EASEMENT
  - SUBJECT PROPERTY LINE
  - ADJOINING PROPERTY LINE

- NOTES:**
- SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHTS-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
  - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, AND ABSTRACT OF TITLE AND TITLE COMMITMENT, AND RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS SURVEY.
  - PROPERTY IS ZONED: "L-4" PER K.G.S. MAPPING DATA. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY EASEMENTS, AND RECORDS SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
  - THIS SURVEY DOES NOT WARRANT TITLE.
  - SUBJECT PROPERTIES ARE IDENTIFIED AND REFERENCED AS FOLLOWS:  
 1. PARCELS TO BE DIVIDED AND REFERENCED AS FOLLOWS:  
 — DEED REFERENCE: 20021210002414  
 — LOT 1R, BLOCK C, L2, WINDHAM ADDITION  
 — PLAT REFERENCE: 200211180043872  
 2. PARCELS TO BE ADJOINING AND REFERENCED AS FOLLOWS:  
 — DEED REFERENCES: 200809050007836, 200810150022827, AND 2008100300002565  
 — LOTS 4-7 AND 11-14, BLOCK A; LOTS 11-14, BLOCK B; LOTS 10-12, BLOCK C; AND LOTS 1-3 AND 14-16, BLOCK D; AND CLOSED PORTIONS OF PUBLIC RIGHTS-OF-WAY AND ALLEYS OF JONES AND SUSSING ADDITION (CITY ORDINANCE NO.'S 1070 AND 0-180-2015) (LUNEWORX FOR OLD INTERIOR LOT LINES ARE NOT SHOWN HEREON).  
 — PLAT REFERENCE: 19201028000000  
 6. PORTIONS OF STORM WATER FACILITIES IN AND AROUND THE SUBJECT PROPERTY ARE POSSIBLY BURIED AND/OR INACCESSIBLE. STORM WATER FACILITIES SHOWN HEREON ARE A COMPPOSITE OF DATA SOURCED FROM FIELD OBSERVED DATA, RECORDED DOCUMENTS AS REFERENCED HEREON, AND CITY OF KNOXVILLE STORM WATER MAPPING AND SHOULD BE CONSIDERED APPROXIMATE.



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE LOCATED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FLOOD INSURANCE RATE MAP  
 FLOOD COUNTY: KNOX COUNTY  
 MAP NUMBER: 47093202770  
 EFFECTIVE DATE: 6/3/2013  
 BASE FLOOD ELEVATION: N/A  
 FEMA ZONE: " "

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 4 SURVEY WITH A SOFTWARE GENERATED POSITIONAL ACCURACY OF NOT MORE THAN 0.10' HORIZONTALLY AND 0.15' VERTICALLY AS SHOWN HEREON:  
 — G.P.S. RECEIVER INFO: FOR A90  
 — G.P.S. SURVEY PROC. SOL-TIME (KIMMONS/NEWKING)  
 — ELEVATIONS SHOWN, IF ANY, ARE BASED ON THE NAD83 DATUM (GEOID).  
 — BASE MVD: TDDI CORS BASE D TN15  
 — NAD83(11) BASE POSITION: W820201110000010.0  
 — LATITUDE = 36° 07' 08.21488" N  
 — LONGITUDE = 083° 44' 13.62337" W  
 — ELLIPSOID HEIGHT = 271.445 M  
 — CONVERSION SCALE FACTOR = 0.9999432  
 — DATA COLLECTED ON: 11/7 -- 11/11/2025

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF MATTHEW J. DAWSON R.L.S. NO. 3050.



**GENERAL PROPERTY SURVEY FOR:  
 PARKER BARTHOLOMEW**

FILE NO. \_\_\_\_\_ COUNTY KNOX CITY KNOXVILLE WARD 17 SEAF IN  
 DISTRICT 7 BLOCK \_\_\_\_\_ W. SEE NOTE 5  
 LOT NO. SEE NOTE 5  
 PLAT REFERENCE SEE NOTE 5  
 DEED REFERENCE SEE NOTE 5  
 TAX MAP 081K GROUP A PARCELS 001.01, 019, & 018  
 CITY BLOCK NO. \_\_\_\_\_ SCALE 1"=40'  
 DATE 11/11/2025 REVISION DATE \_\_\_\_\_  
 SHEETS TOTAL 15 DRAWN BY MBD/MJD  
 BEARING BASE: GRID NORTH NAD83(2011)

MATTHEW J. DAWSON  
 R.L.S. #3050  
 P.O. BOX 888  
 KNOXVILLE, TN 37940  
 PH: (615) 578-4275  
 FAX: (615) 355-5788  
 4778 YEAR  
 SALE ORG. NO. 250085-G