

LEGEND	
○ FOUND PIN OR PIPE IP(O)	○ TELEPHONE MANHOLE
● SET IRON PIN IP(N)	⊞ PHONE PEDESTAL
□ FOUND MONUMENT MAN(O)	⊞ GAS METER
■ SET MONUMENT MAN(N)	⊞ GAS VALVE
□ ELECTRIC JUNCTION BOX	⊞ STORM SEWER MANHOLE
⊞ CABLE PEDESTAL	⊞ CATCH BASIN OR CURB INLET
⊞ LIGHT POLE	⊞ SANITARY SEWER MANHOLE
⊞ POWER POLE	⊞ FENCE
⊞ GUY WIRE	⊞ GUARDRAIL
⊞ BENCHMARK	⊞ WATER METER
⊞ DECIDUOUS TREE	⊞ WATER VALVE
⊞ CONIFEROUS TREE	⊞ FIRE HYDRANT
⊞ FLOWERING TREE	⊞ POST INDICATOR VALVE
⊞ SHRUB / BUSH	⊞ MONITORING WELL
	⊞ GEOTECHNICAL TEST PIT

I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was performed by me by random traverse with subsequent side shots with a Topcon QS-5 Robotic Total Station having an error of closure for the unadjusted traverse exceeding 1:10,000. This survey is classified as a:

- Urban and Subdivision (Category I)
- Suburban and Subdivision (Category II)
- All Other Land Surveys (Category III)

AND/OR

By GPS with a Topcon Hiper V UHF Dual Frequency RTK base and rover with the following information:

- a.) Type of Survey: Real Time Kinematic
- b.) Positional Accuracy: H ±0.05' and V ±0.10'
- c.) Date of Survey: June 8, 2019
- d.) Datum/Epoch: NAD83 (2011) Epoch 2010.00
- e.) Published/Fixed Control used: OPUS Solution
- f.) Geoid Model: Geoid 12A
- g.) Combined Grid Factor: 0.99992689 on Fixed Station CP#01

DEED REFERENCE

Being the property recorded as Book 1564, Page 1094 as recorded in the Register's Office, Anderson County, Tennessee.

PROPERTY MAP REFERENCE

This property currently identified as Tax Map 043, Parcel 120.07.

PLAT REFERENCE

Being Lot 1 in Plat Cabinet 8, Envelope 128B, as recorded in the Register's Office, Anderson County, Tennessee.

FLOOD NOTE

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map Community Panel No. 47001C0137F which bears an effective date of January 17, 2007. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

UTILITY NOTES AND OWNERS

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

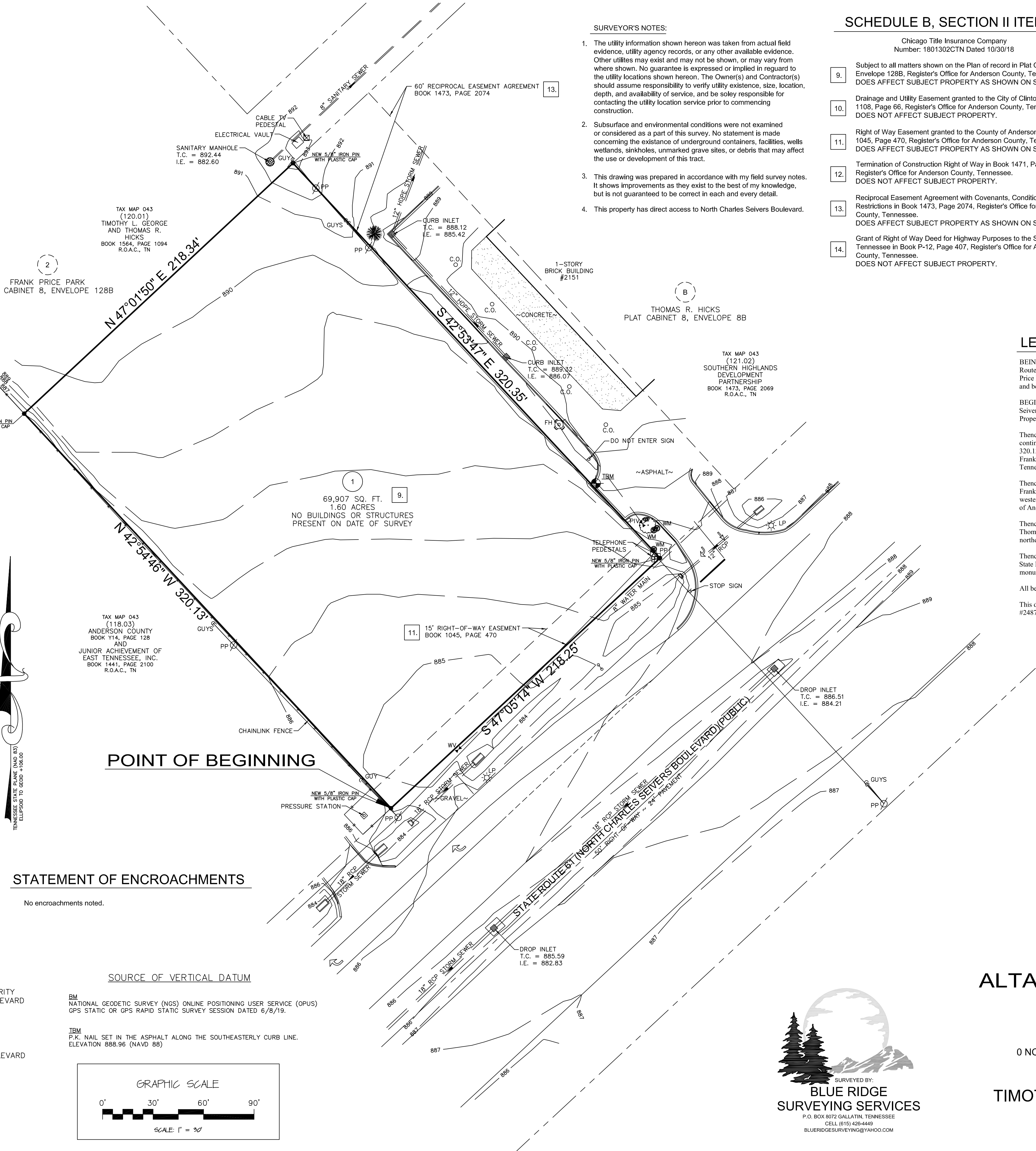
SEWER
CLINTON UTILITIES BOARD
1001 N CHARLES G. SEIVERS BOULEVARD
CLINTON, TN 37717
(865) 457-9232

WATER
ANDERSON COUNTY WATER AUTHORITY
1611 N CHARLES G. SEIVERS BOULEVARD
CLINTON, TN 37716
(865) 457-3033

GAS
POWELL CLINCH UTILITY DISTRICT
203 E 1ST STREET
LAKE CITY, TN 37769
(865) 426-2822

ELECTRIC
CLINTON UTILITIES BOARD
1001 N CHARLES G. SEIVERS BOULEVARD
CLINTON, TN 37717
(865) 457-9232

TELEPHONE
AT&T
108 TANNER PLACE
CLINTON, TN 37716
(865) 457-7115



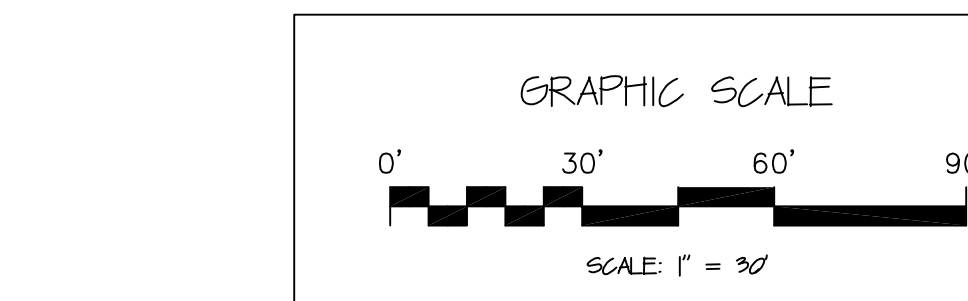
STATEMENT OF ENCROACHMENTS

No encroachments noted.

SOURCE OF VERTICAL DATUM

BM NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 6/8/19.

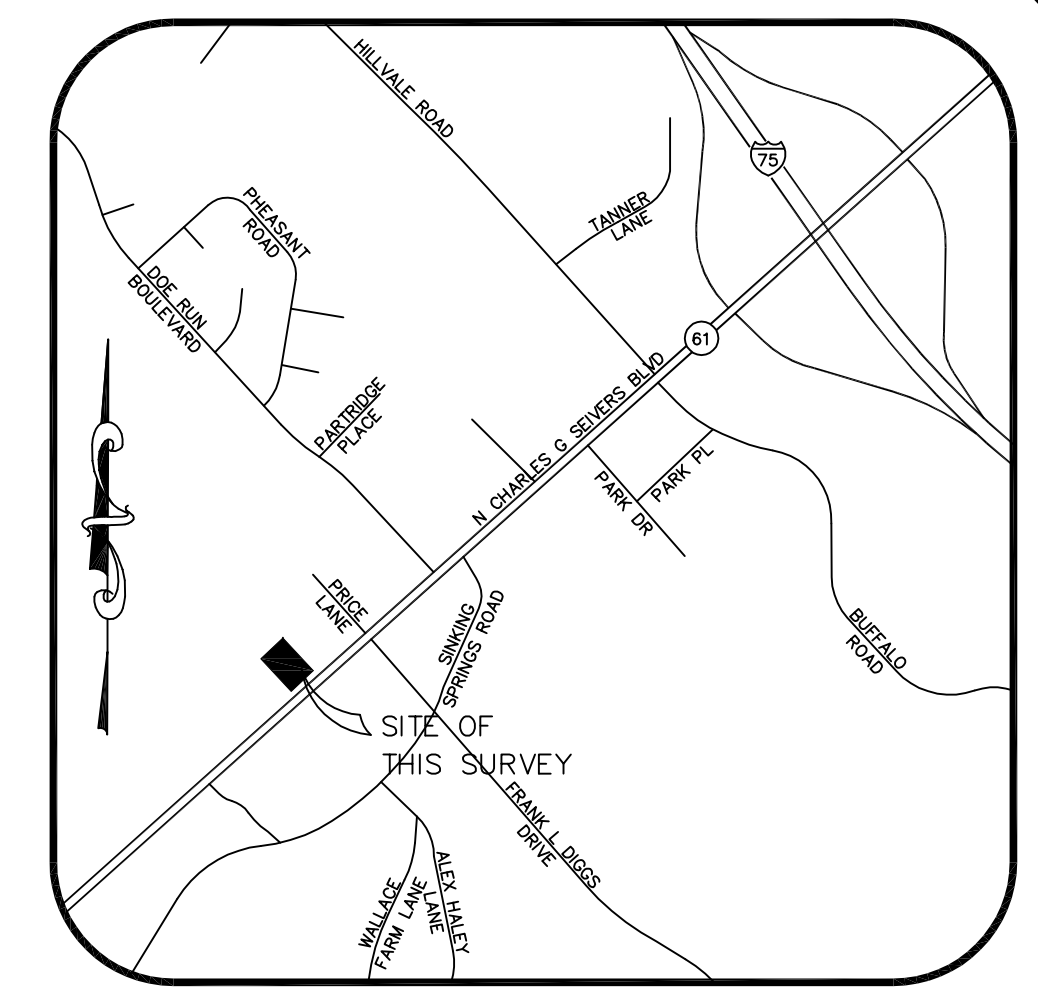
TBM P.I.K. NAIL SET IN THE ASPHALT ALONG THE SOUTHEASTERLY CURB LINE. ELEVATION 888.96 (NAVD 88)



- SURVEYOR'S NOTES:**
- The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.
 - Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers, facilities, wells, wetlands, sinkholes, unmarked grave sites, or debris that may affect the use or development of this tract.
 - This drawing was prepared in accordance with my field survey notes. It shows improvements as they exist to the best of my knowledge, but is not guaranteed to be correct in each and every detail.
 - This property has direct access to North Charles Seivers Boulevard.

SCHEDULE B, SECTION II ITEMS

- Chicago Title Insurance Company
Number: 1801302CTN Dated 10/30/18
Subject to all matters shown on the Plan of record in Plat Cabinet 8, Envelope 128B, Register's Office for Anderson County, Tennessee. DOES AFFECT SUBJECT PROPERTY AS SHOWN ON SURVEY.
- Drainage and Utility Easement granted to the City of Clinton in Book 1108, Page 66, Register's Office for Anderson County, Tennessee. DOES NOT AFFECT SUBJECT PROPERTY.
- Right of Way Easement granted to the County of Anderson in Book 1045, Page 470, Register's Office for Anderson County, Tennessee. DOES AFFECT SUBJECT PROPERTY AS SHOWN ON SURVEY.
- Termination of Construction Right of Way in Book 1471, Page 2032, Register's Office for Anderson County, Tennessee. DOES NOT AFFECT SUBJECT PROPERTY.
- Reciprocal Easement Agreement with Covenants, Conditions and Restrictions in Book 1473, Page 2074, Register's Office for Anderson County, Tennessee. DOES AFFECT SUBJECT PROPERTY AS SHOWN ON SURVEY.
- Grant of Right of Way Deed for Highway Purposes to the State of Tennessee in Book P-12, Page 407, Register's Office for Anderson County, Tennessee. DOES NOT AFFECT SUBJECT PROPERTY.



VICINITY MAP (N.T.S.)

LEGAL DESCRIPTION

BEING located in the 1st Civil District of Anderson County, Tennessee, being located southwesterly of State Route 61 (North Charles G Seivers Boulevard) and Price Lane intersection and being all of Lot 1 of Frank Price Park as recorded in Plat Cabinet 8, Page 128B in the Register's Office of Anderson County, Tennessee and being more particularly described as follows:

BEGINNING at a new iron pin monument in the northerly right-of-way of State Route 61 (North Charles G Seivers Boulevard), said monument also being the southeasterly corner common to the Anderson County Property as recorded in Book 1441, Page 2100 in the Register's Office of Anderson County, Tennessee;

Thence leaving said northerly right-of-way of State Route 61 (North Charles G Seivers Boulevard) and continuing along with the easterly line of the Anderson County Property, N 42°54'46" W a distance of 320.13' to a new iron pin monument, said monument being the southwesterly corner common to Lot 2 of Frank Price Park as recorded in Plat Cabinet 8, Page 128B in the Register's Office of Anderson County, Tennessee;

Thence leaving said Anderson County Property and continuing along with the southerly line of Lot 2 of Frank Price Park, N 47°01'50" E a distance of 218.34' to a new iron pin monument, said monument being the westerly line of Tract B of Thomas R. Hicks as recorded in Plat Cabinet 8, Page 8B in the Register's Office of Anderson County, Tennessee;

Thence leaving said Lot 2 of Frank Price Park and continuing along with the westerly line of Tract B of Thomas R. Hicks, S 42°53'47" E a distance of 320.35' to a new iron pin monument, said monument being the northerly right-of-way of State Route 61 (North Charles G Seivers Boulevard);

Thence leaving said Tract B of Thomas R. Hicks and continuing along with the northerly right-of-way of State Route 61 (North Charles G Seivers Boulevard), S 47°05'14" W a distance of 218.25' to a new iron pin monument, which is the point of beginning, having an area of 69,907 square feet, 1.60 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 11, 2019.

SURVEYOR'S CERTIFICATION

To: Seeley Wallis Investments, LLC
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 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a) (b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on June 8, 2019. Date of Plat or Map June 11, 2019.

Brian M. Reifschneider
Brian M. Reifschneider
2487
Registration No.
6/11/2019
Date

ALTANS/SPS LAND TITLE SURVEY

OF
LOT 1
OF
FRANK PRICE PARK
0 NORTH CHARLES SEIVERS BOULEVARD, 1ST CIVIL DISTRICT
CLINTON, ANDERSON COUNTY, TENNESSEE
PREPARED FOR
TIMOTHY L. GEORGE & HICKS FAMILY, LLC
P.O. BOX 990
NASHVILLE, TENNESSEE 37717
DATE OF SURVEY: JUNE 8, 2019
DATE OF DRAWING: JUNE 11, 2019

SURVEYED BY:
BLUE RIDGE SURVEYING SERVICES
P.O. BOX 8072 GALLATIN, TENNESSEE
CELL: (615) 426-4446
BLUERIDGESURVEYING@YAHOO.COM