LEGAL DESCRIPTION FROM TITLE COMMITMENT:

SITUATED in District 19, Blount County, Tennessee, and being a portion of that tract of land as described in Record Book 2346, Page 820 and being more particularly described as follows:

BEGINNING on an iron rod in the northwestern right of way line of Morganton Road, said iron rod being corner to Finchum (WDB 586, PG 168) and being N 34–57 E, 559.2 feet from the centerline intersection of Morganton Road and the Proposed Robert C. Jackson Extension; thence from said POINT OF BEGINNING with the right of way line of Morganton Road the following six (6) calls: 1) S 48–12–23 W, 51.58 feet to an iron rod: 2) along a curve to the left with a radius of 1225.00 feet, an arc distance of 107.00 feet, having a chord of S 45–42–15 W, 106.96 feet to an iron rod; 3) S 43–12–07 W, 13.67 feet to an iron rod; 4) along a curve to the left with a radius of 1125.00 feet, an arc distance of 305.66 feet, having a chord of S 35–25–07 W, 304.72 feet to an iron rod; 5) N 62–21–54 W, 2.85 feet to an iron rod; 6) S 27–38–06 W, 4.10 feet to a point in the new right of way line of the proposed Robert C. Jackson extension; thence with said right of way line the following nine (9) calls: 1) along a curve to the right with a radius of 35.00 feet, an arc distance of 54.98 feet, having a chord of S 73–32–59 W, 49.50 feet to a point; 2) N 61–27–01 W, 15.00 feet to a point; 3) along a curve to the right with a radius of 250.00 feet, an arc distance of 127.05 feet, having a chord of N 46–53–30 W, 125.68 feet to a point; 4) N 32–20–00 W, 61.92 feet to a point; 5) along a curve to the left with a radius of 650.00 feet, an arc distance of 256.71 feet, having a chord of N 43–38–51 W, 255.05 feet to a point; 6) N 55–08–52 W, 265.36 feet to a point; 7) along a curve to the right with a radius of 995.91 feet, an arc distance of 133.56 feet, having a chord of N 51–18–21 W, 133.46 feet to a point; 8) N 47–16–40 W, 305.02 feet to a point; 9) along a curve to the right with a radius of 957.11 feet, an arc distance of 113.04 feet, having a chord of N 43–53–39 W, 112.98 feet to a point; thence N 49–47–13 E, 1053.90 feet to a point in the line of Replat of Morganton Acres (Plat Ref. 353B); Thence with said subdivision line S 22–36–48 E, 248.11 feet to an iron pipe; thence continuing with Morganton Acres S 22–29–09 E, 319.41 feet to an iron rod corner the right of way of Yale Street; thence with Yale Street and Royal Village – Block C (Plat Ref. 343A) the following two (2) calls: 1) S 23–13–33 E, 441.48 feet to an iron rod; 2) S 23–17–46 E, 239.79 feet to the POINT OF BEGINNING, containing 21.791 Acres, more or less, as described by Christopher M. Rosser, TN RLS #1929 of Sterling Engineering, Inc. 1020 William Blount Drive, Maryville, TN. 37801.

LEGAL DESCRIPTION FROM SURVEY:

SITUATED in District 19, Blount County, Tennessee, and being a portion of that tract of land as described in Record Book 2485, Page 1714 and being more particularly described as follows:

BEGINNING on an iron rod in the northwestern right of way line of Morganton Road, said iron rod being in the line of Finchum (WDB 586, PG 168) and being N 37–42 E, 368.4 feet from the centerline intersection of Morganton Road and the Proposed Robert C. Jackson Drive Extension; thence from said POINT OF BEGINNING with the right of way line of Morganton Road the following three(3) calls: 1.) following a curve to the left, having a radius of 1232.50 feet, a arc length of 202.45 feet, and a chord bearing and distance of S 47–31–13 W, 202.22 feet to an iron rod; 2.) S 38–59–56 W, 77.82 feet to an iron rod; 3.) S 64–14–53 W, 61.51 feet to an iron rod; thence leaving the right of way of Morganton Road and with the right of way of Robert C. Jackson Drive Extension the follwoing four(4) calls: 1.) N 69–09–52 W, 57.17 feet to an iron rod; 2.) N 57–33–35 W, 34.48 feet to an iron rod; 3.) following a curve to the left, having a radius of 630.50 feet, a arc length of 189.62 feet, and a chord bearing and distance of N 66–10–31 W, 188.91 feet to an iron rod; 4.) following a curve to the right, having a radius of 1169.50 feet, a arc length of 416.34 feet, and a chord bearing and distance of N 64–35–32 W, 414.14 feet to an iron rod, a corner to Morgan Landing, LLC. Tract 1 (RB 2485, PG 1714) ; thence leaving the right of way of Robert C. Jackson Drive Extension and with the line of Morgan Landing, LLC. the following five(5) calls: 1.) N 35–36–23 E, 136.47 feet to an iron rod; 2.) N 15–18–18 W, 471.65 feet to an iron rod; 3.) N 21–45–05 E, 225.49 feet to an iron rod; 4.) N 17–22–07 W, 195.56 feet to an iron rod; 5.) N 25–34–30 W, 102.33 feet to an iron rod, a corner to Farner (RB 2361, PG 288); thence leaving the line of Morgan Landing, LLC and with the line of Farner N 83–55–24 E, 454.20 feet to and iron rod, in the line of The Replat of Morgan Acres (Plat Ref: 353B); thence with said subdivision line S 22–36–48 E, 273.64 feet to an iron rod; thence continuing with Morganton Acres S 22–29–09 E, 319.41 feet to an iron rod corner the right of way of Yale Street; thence with Yale Street and Royal Village – Block C (Plat Ref. 343A) the following two (2) calls: 1) S 23–13–33 E, 441.48 feet to an iron rod; 2) S 23–17–46 E, 237.31 feet to the POINT OF BEGINNING, containing 18.549 Acres, more or less, as described by Christopher M. Rosser, TN RLS #1929 of Sterling Engineering, Inc. 1020 William Blount Drive, Maryville, TN. 37801, bearing job No. 6229D

SURVEYOR'S NOTES:

1. *Front Building setback shall be 50 feet from all street rights–of–way and joint permanent easements, unless otherwise noted in restrictions. All other Setbacks shall be in accordance with the City of Maryville Zoning Restrictions for Zone Business and Transportation.*

2. *Only those Instruments of Record reflecting easements, rights of way, and/or ownership known to the to the Surveyor or disclosed to the Surveyor by First American Title Insurance Company, Commitment No. 180379 dated February 26, 2018 at 8:00 AM are shown hereon. The Surveyor has made no attempt to access the public records for any easements. No title opinion is expressed or implied.*

3. *The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1–800–351–1111) or the utility provider prior to any excavation or construction.*

4. *Located in Flood Zone "X" (minimal chance annual flood), according to Flood Insurance Rate Map 47009C0232C, dated September 19, 2007.*

5. *Subject to transmission line easement as described in TDB 62 PG 104 as shown hereon.*

6. *Possibly subject to a 100 foot transmission line easement in favor of the Tennessee Power Company as described in MRB 2 PG 271. Easement cannot be graphically shown or mapped from given description.*

FROM TITLE COMMITMENT:

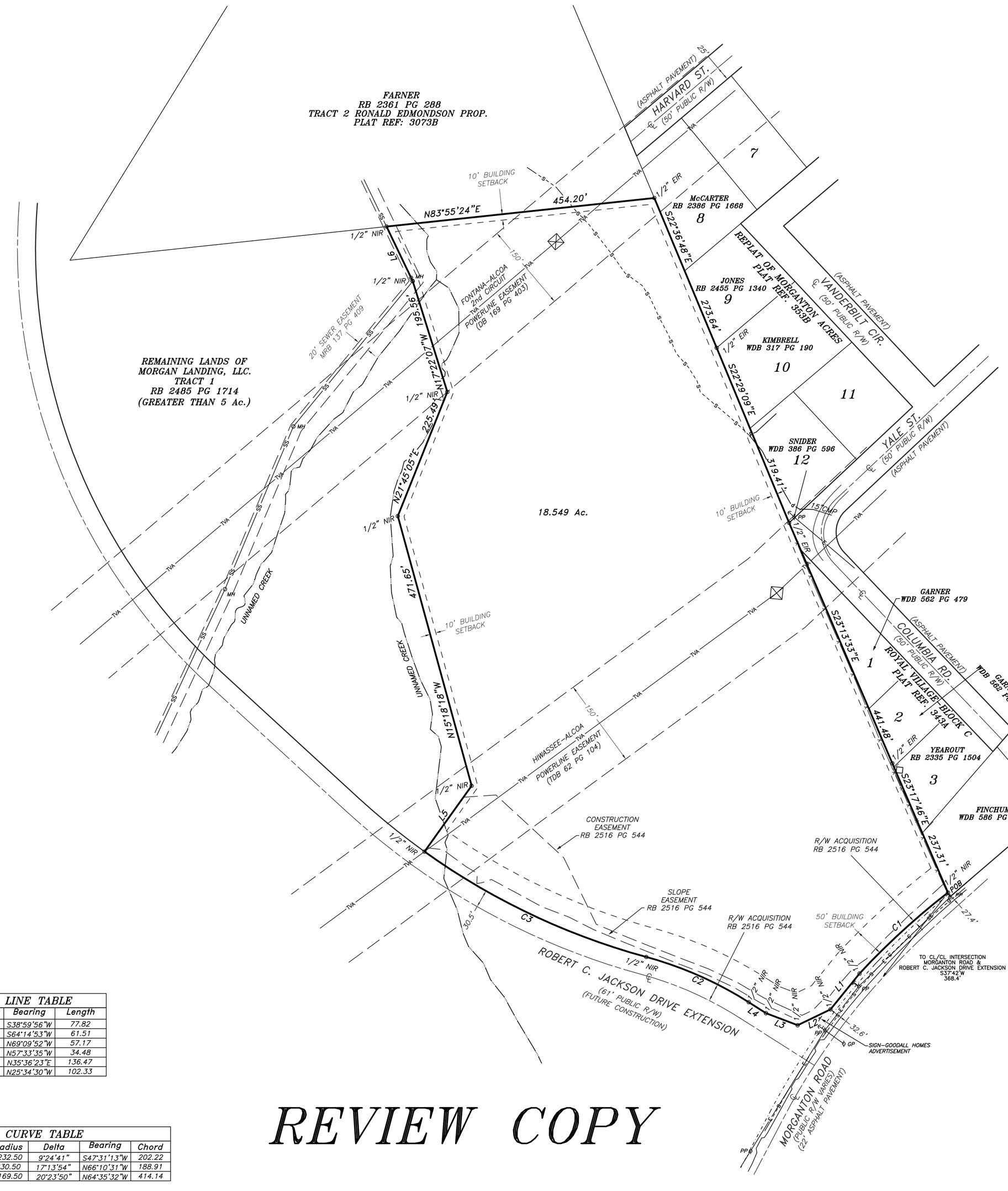
9. *Subject to sewer easement in favor of the City of Maryville recorded in MRB 137, page 409.*

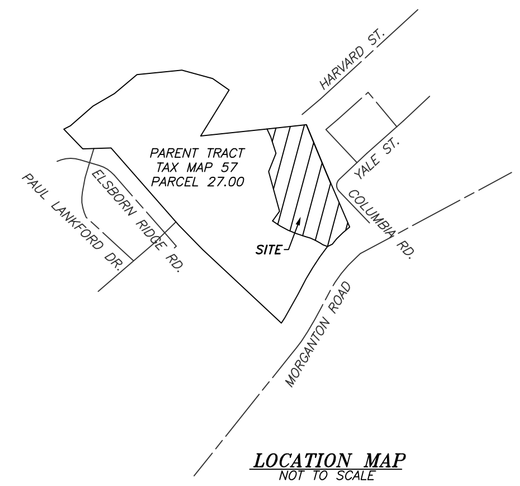
10. *Subject to Transmission Line Easement recorded in DB 169, PG 403.*

11. *Subject to Right of Way granted to Blount County recorded in DB 155, PG 176.*

12. *Subject to Right of Way granted to Blount County recorded in DB 208, PG 310.*

13. *Subject to Grant of Fumes Easement to the Aluminum Company of America recorded in DB 201, PG 241.*





LOCATION MAP
NOT TO SCALE

LEGEND:

POB	POINT OF BEGINNING
EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
NIR	NEW IRON ROD
N&D	NAIL & DISK
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
MRB	MISC. RECORD BOOK
RB	RECORD BOOK
TDB	TRUST DEED BOOK
PG	PAGE
TYP	TYPICAL
R/W	RIGHT–OF–WAY
℄	CENTERLINE
	POLE GUY ANCHOR
MH	MANHOLE (EXISTING)
PP	POWER POLE (PP)
	SIGN (POST)
	BOUNDARY LINE
	ROAD RIGHT–OF–WAY LINE
	LOT LINE
	PARCEL LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	ROAD CENTERLINE
	EDGE OF ROAD
C C	CORRUGATED METAL PIPE (CMP)
X X	FENCE LINE
E	ELECTRIC LINE (OVERHEAD)
TVA	TVA POWER LINE
SS	SEWER LINE (EXISTING)
S S	SWALE LINE
d d	DITCH LINE
	LAKE/RIVER/CREEK LINE

OWNER OF RECORD:

MORGAN LANDING, LLC.
620 N MABRY HOOD RD, SUITE #201
KNOXVILLE, TN 37932
DISTRICT 19, BLOUNT COUNTY
RB 2485 PG 1714
TAX MAP 57 PARCEL 27.00

CLIENT:

ROHDIE GROUP
52 VANDERBUILT AVE, SUITE #2008
NEW YORK, NY 10017
212–682–5784

100' 50' 0 100' 200'
1" = 100'

LINE TABLE		
No.	Bearing	Length
L1	S38°59'56"W	77.82
L2	S64°14'53"W	61.51
L3	N69°09'52"W	57.17
L4	N57°33'35"W	34.48
L5	N35°36'23"E	136.47
L6	N25°34'30"W	102.33

CURVE TABLE					
No.	Length	Radius	Delta	Bearing	Chord
C1	202.45	1232.50	9°24'41"	S47°31'13"W	202.22
C2	189.62	630.50	17°13'54"	N66°10'31"W	188.91
C3	416.34	1169.50	20°23'50"	N64°35'32"W	414.14

REVIEW COPY

SURVEYOR'S CERTIFICATION:

To ----------:

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 includes Items 1–6, 7a (1), 8, 9, 11, 13, 14, 16, 19 and 20 of Table A thereof. The field work was completed on April 28, 2018 .

Christopher M. Rosser, RLS — *Date of Plat or Map*
State of Tennessee #1929

SURVEYOR'S CERTIFICATION:

I hereby certify that this is a Category I survey, the ratio of precision of the unadjusted survey is 1: 10,000+, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

Tennessee R.L.S. # 1929 — *Date*

SINCE 1979
STERLING
ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: VOL-984-3905
FAX: VOL-981-2815
www.sterling.us.com

ALTA/NSPS LAND TITLE SURVEY

PROPERTY OF MORGAN LANDING, LLC.

2127 MORGANTON RD, MARYVILLE, TN 37801

REVISIONS	BY	DATE

CHRISTOPHER M. ROSSER
REGISTERED LAND SURVEYOR
AGRICULTURE
ENGINEERING
COMMERCE
TENNESSEE NO. 1929

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SHEET
AS

DESIGNED:	
DRAWN:	KAS, CEG
CHECKED:	CMR
DATE:	4/30/18
SCALE:	1" = 100'
DRAWING:	6229D-Alta
PROJECT NO:	SEI#6229

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