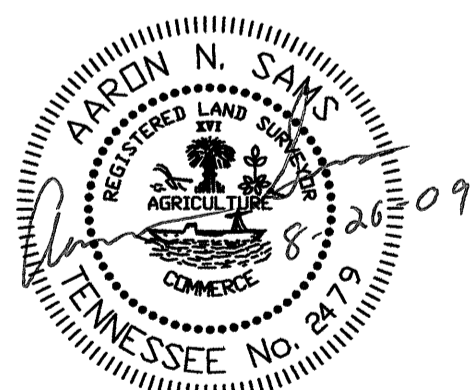
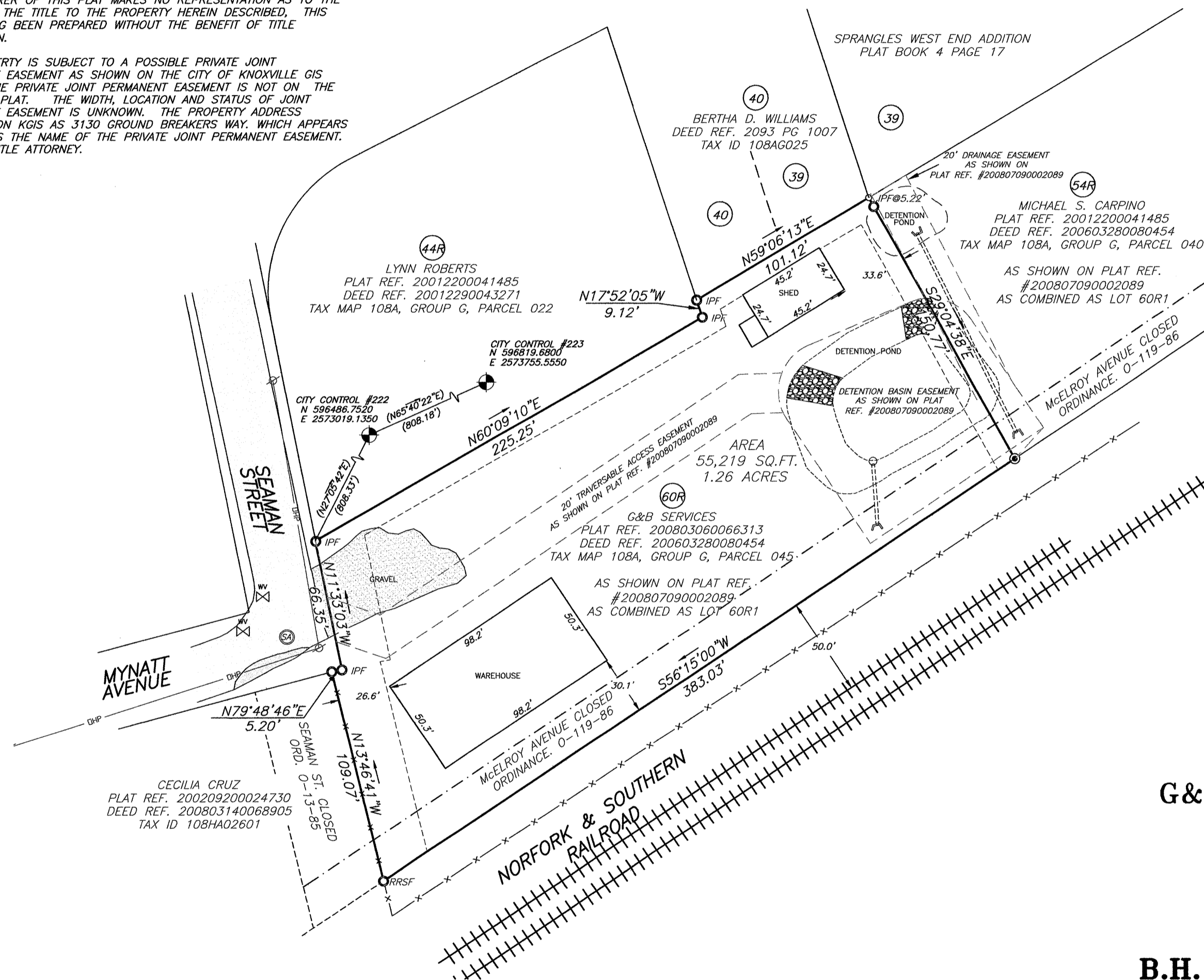


VICINITY MAP NTS

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE LAMBERT GRID.
- PARCEL NUMBERS PERTAIN TO KNOX COUNTY TAX MAPS.
- UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
- PROPERTY IS ZONED "I-2" (LIGHT INDUSTRIAL) BUILDING SETBACK REQUIREMENTS ARE:  
FRONT 25'  
SIDE 10'  
REAR 10' (NO SETBACK WHEN ABUTTING RAILROAD TRACKS)
- PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, NOTATIONS, SETBACKS, RESTRICTIONS, COVENANTS, RIGHTS OF WAYS, ZONING ORDINANCES, SUBDIVISION REGULATION AND LEASE AGREEMENTS AS RECORDED IN THE KNOX COUNTY REGISTER OF DEEDS, KNOXVILLE TECHNICAL SERVICES, AND KNOXVILLE ENGINEERING.
- THE PREPARER OF THIS PLAT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED, THIS PLAT HAVING BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
- THIS PROPERTY IS SUBJECT TO A POSSIBLE PRIVATE JOINT PERMANENT EASEMENT AS SHOWN ON THE CITY OF KNOXVILLE GIS SYSTEM. THE PRIVATE JOINT PERMANENT EASEMENT IS NOT ON THE RECORDED PLAT. THE WIDTH, LOCATION AND STATUS OF JOINT PERMANENT EASEMENT IS UNKNOWN. THE PROPERTY ADDRESS IS LISTED ON KGIS AS 3130 GROUND BREAKERS WAY, WHICH APPEARS ON KGIS AS THE NAME OF THE PRIVATE JOINT PERMANENT EASEMENT. CONSULT TITLE ATTORNEY.
- PROPERTY IS SHOWN AS LOT 60R1 A RESUBDIVISION ONE-LOT SUBDIVISION ON PLAT REF. 200807090002089, BEING COMBINED WITH LOT 54R.  
  
PLAT REF. 200807090002089 SHOWS OWNERS:  
**OWNER PARCEL 45**  
G&B SERVICES  
OF KNOXVILLE  
1303 PERSHING HILL LN.  
KNOXVILLE, TN 37919  
  
**OWNER PARCEL 40**  
MICHAEL S. CARPINO  
1303 PERSHING HILL LN.  
KNOXVILLE, TN 37919

LEGEND	
○	IRON PIN FOUND
●	IRON PIN SET
○	UNMONUMENTED POINT
—	PROPERTY LINE
- - - -	SETBACK LINES



CERTIFICATION AND SIGNATURE VOID  
IF NOT SIGNED & DATED IN RED



**ENGINEERING AND DEVELOPMENT SERVICES, INC.**  
229 PRINCE STREET 308 CATES STREET  
SEVIERVILLE, TN 37862 MARYVILLE, TN 37801  
PHONE: (865)774-7771 PHONE: (865)977-9997  
[www.visioneds.com](http://www.visioneds.com)

**CERTIFICATION**

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. FIELD WORK WAS COMPLETED ON: AUGUST 21, 2009. THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP AND FOUND THE HEREON DESCRIBED PROPERTY NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON PANEL NO. 47093C 0279F, DATED 05/02/07, FOR THE CITY OF KNOXVILLE, KNOX COUNTY, TENNESSEE.

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**CURRENT OWNER:**  
**G&B SERVICES OF KNOXVILLE, INC.**  
1303 PERSHING HILL LN.  
KNOXVILLE, TN 37919

**BOUNDARY SURVEY OF:**  
**LOT 60R**  
**B.H. SPRANGLE'S WEST END ADDITION**

1.26 TOTAL ACRES  
3130 GROUND BREAKERS WAY  
CITY OF KNOXVILLE  
DISTRICT 5 OF KNOX COUNTY, TENNESSEE  
24TH WARD, CITY BLOCK #24324  
PLAT REF. # 200012200041485  
DEED REF. #200803060066313  
TAX MAP 108A, GROUP G, PARCEL 045  
SCALE 1" = 50' DATE 24 AUGUST 2009

