

**TOTAL AREA
SUBDIVIDED
25.17 ACRES**

NOTES :

THIS PARCEL IS REFERENCED TO THE PROPERTY DESCRIBED IN WARRANTY DEED BOOK 139, PAGE 514 AS RECORDED IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE IN LOUDON. FURTHER REFERENCE IS MADE TO TVA TELlico RESERVATION LAND SALE MAPS 65MS421K511-C-8 DATED SEPTEMBER 1971 AND 65MS421K506-B R.7 DATED JULY 1967.

THIS PARCEL IS LOCATED IN THE GREENBACK COMMUNITY ON THE WATERS OF SINKING CREEK AND IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, EASEMENTS, EXCLUSIONS, RESERVATIONS, CONDITIONS AND LOCAL ORDINANCES APPLICABLE.

THIS PARCEL IS LOCATED ENTIRELY WITHIN LOCAL ORDINANCE ZONE A1 (AGRICULTURAL/FORESTRY).

THE LOTS ADJOINING THE EASTERN BOUNDARY OF THIS DIVISION ADJOINING THE EAST COAST TELlico PARKWAY ARE REFERENCED TO A SURVEY OF THE RUTHERFORD PROPERTY PREPARED BY RICHARD H. EVERETT R.L.S. 862 DATED 5-23-1983. THE EVERETT SURVEY DEPICTS THE LOTS EXTENDING TO THE CENTER LINE OF THE EAST COAST TELlico PARKWAY AND SUBJECT TO THE EXTENTS OF THE RIGHT-OF-WAY OF SAID ROAD.

THE PORTIONS OF TRACT 5, TRACT 4 AND THE RUTHERFORD FEE STRIP IN BETWEEN THAT EXTEND TO THE CENTER LINE OF THE EAST COAST TELlico PARKWAY ARE SUBJECT TO THE EXTENTS OF THE RIGHT-OF-WAY OF SAID ROAD. THE AREA OF THESE PARCELS ENCUMBERED BY SAID RIGHT-OF-WAY IS SHOWN HEREON AND IS ADDITIONAL TO THE AREA CALCULATIONS OF THE RESPECTIVE TRACTS.

THE EAST COAST TELlico PARKWAY IS REFERENCED TO THE RIGHT-OF-WAY PLANS OF TELlico PROJECT 3221, RIVER ROAD - BAKER CREEK TO SINKING CREEK - 65HR3221H207 DATED 4-15-75.

THIS SURVEY IS SUBJECT TO THE FOLLOWING EXCEPTIONS LISTED IN "SCHEDULE B - SECTION II" OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 161210 DATED AUGUST 9, 2016 AT 8:00 AM :

- COVENANTS AND RESTRICTIONS RECORDED IN T181, PAGE 571 AND T192, PAGE 353 (DEED RESTRICTIONS, ORIGINAL AND AMENDED, FOR THE RUTHERFORD PROPERTY)
- GRANT OF ROAD EASEMENT TO THE UNITED STATES OF AMERICA, TENNESSEE VALLEY AUTHORITY DATED MARCH 31, 1975 RECORDED IN DEED BOOK 119, PAGE 933 (TVA TRACT TELR-167, CONVEYING AN EASEMENT FOR THE WESTERN PORTION OF THE EAST COAST TELlico PARKWAY RIGHT-OF-WAY FROM THE SOUTH INTERSECTION OF CARPENTER LOOP ROAD NORTHWARD TO TVA TRACT TELR-612, EXCEPTING A FARM ROAD ENTRANCE)

TRACT 5 AS SHOWN HEREON IS ENCUMBERED BY AN EASEMENT RESERVED FOR INGRESS AND EGRESS AS WELL AS UTILITY INSTALLATION AND MAINTENANCE LEADING WESTWARD FROM THE RIGHT-OF-WAY OF EAST COAST TELlico PARKWAY TO THE REMAINING RUTHERFORD PROPERTY, SAID EASEMENT BEING 20.0' IN TOTAL WIDTH AND LOCATED ALONG AND OFFSET TO THE INTERIOR OF THE NORTHERN AND EASTERN BOUNDARY LINE OF SAID TRACT (COMMON WITH THE BOUNDARY OF TVA) AS SHOWN BY SURVEY. THIS EASEMENT IS RESERVED EXCLUSIVELY FOR RUTHERFORD & ASSOCIATED REPRESENTATIVES/FIELD PERSONNEL.

THE AREA LOCATED BETWEEN THE SOUTHERN BOUNDARY OF TRACT 4 AND THE NORTHERN BOUNDARIES OF TRACT 3 AND TRACT 2 IS RETAINED IN FEE BY RUTHERFORD AND IS NOT INCLUDED IN THIS DIVISION.

THERE IS RESERVED A 20.0' EASEMENT FOR UTILITY INSTALLATION AND MAINTENANCE ALONG ALL TRACT LINES AS SHOWN HEREON (20.0' TO THE INTERIOR OF OUTSIDE BOUNDARY LINES, 10.0' TO EACH SIDE OF INTERIOR BOUNDARY LINES). THERE IS ALSO RESERVED A 20.0' EASEMENT ALONG ALL EXISTING UTILITY INFRASTRUCTURE ENCUMBERING THE TRACTS OF THIS DEVELOPMENT.

THE RIGHT-OF-WAY OF CARPENTER LOOP ROAD IS 16.0' IN TOTAL WIDTH ACCORDING TO TVA LAND SALE MAP 65MS421K506-B R.7 DATED JULY 1967. THE LOUDON COUNTY ROAD DEPARTMENT HAS ATTESTED THAT THE RIGHT-OF-WAY OF SAID ROAD IS 30.0' IN TOTAL WIDTH. THE CORNER MONUMENTS LOCATED ALONG SAID ROAD CONFORM TO THE TVA WIDTH. ALL TRACTS OF THIS DEVELOPMENT ARE SUBJECT TO THE ROAD DEPARTMENT WIDTH AS SHOWN HEREON.

ELECTRICAL UTILITY INFRASTRUCTURE IS ADMINISTERED BY THE FORT LOUDON ELECTRIC COOPERATIVE (423) 353-2674 www.flec.org. SERVICE LINE EXTENSIONS FOR THE TRACTS SHOWN HEREON WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS.

WATER/SEWER UTILITY INFRASTRUCTURE IS ADMINISTERED BY THE TELlico AREA SERVICE SYSTEMS (423) 884-6400 www.tassonline.org. WATER AND SEWER LINES ARE CURRENTLY LOCATED ONLY ALONG EAST COAST TELlico PARKWAY AS SHOWN HEREON. SERVICE LINE EXTENSIONS FOR THE TRACTS SHOWN HEREON WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS. THE LINES HAVE SUFFICIENT CAPACITY FOR EXTENSION ALONG CARPENTER LOOP ROAD AT THE EXPENSE OF THE INDIVIDUAL OWNERS.

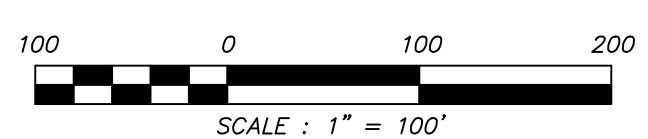
INFORMATION REGARDING ADJOINING PROPERTY OWNERS SHOWN HEREON HAS BEEN PROVIDED BY THE RECORDS OF THE STATE OF TENNESSEE DIVISION OF PROPERTY ASSESSMENT.

THE NORTH ARROW OF THIS SURVEY IS REFERENCED TO THE STATE GRID SYSTEM (TENNESSEE VALLEY AUTHORITY).

SURVEY OF THE RUTHERFORD PROPERTY DATED 5-23-83 BY RICHARD H. EVERETT R.L.S. 862

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I HEREBY CERTIFY THAT THIS IS A CATEGORY _____ SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS _____

1 : _____ AS SHOWN HEREON.

TONY W. CRUTCHFIELD R.L.S. 1788

BOUDARY DIVISION SURVEY FOR
CHARLES E. RUTHERFORD, JR.
GREENBACK COMMUNITY LOUDON COUNTY

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION, AND THERE ARE NO ENCUMBERMENTS OF SURVEY OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A-BOND CERTIFICATE.

JERRY W. CRUTCHFIELD R.L.S. 1612
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WARRANTY DEED BOOK :	139	DRAWN BY :	GG
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