



LOCATION MAP N.T.S.

- LEGEND
- ⊙ IR(O) IRON ROD FOUND
 - IR(N) IRON ROD NEW
 - ⊙ IP(O) IRON PIPE FOUND
 - ⊕ UTILITY POLE
 - ⊙ WATER METER
 - ⊙ MANHOLE
 - ⊐ SIGN
 - OHP — OVERHEAD POWER
 - SS — SEWER LINE
 - W — WATER LINE
 - ⊙ B.M. BENCH MARK
 - G — GAS LINE

GENERAL NOTES

1. Survey is in compliance with current Tennessee minimum standards of practice.
2. Information shown on this drawing illustrates the existing conditions on 1.8.21
3. Elevations shown hereon are based on existing survey bm
4. Total number of lots & Area: 1 Lots (1.31 Acres)
5. 1 / 2" iron rods at all property corners unless otherwise noted.
6. TVA Powerline Easement crosses the southern boundary of property.
7. Setbacks: Industrial - G
Front Setback: 25 feet
Side Setback: 10 feet
Rear Setback: 15 feet
8. 10' Utility / Drainage (U/D) along all exterior property lines and 5' U/D along all interior lot lines.
9. Surveyor is not responsible for location of underground utilities shown hereon. Location of all underground utilities shown hereon are approximate and are based on field location of visible structures. Before digging, call Tennessee One Call for verification of exact utility locations.

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY.
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR *Randall White*
TENNESSEE LICENSE NO. 2446
DATE: 1.08.21

GPS CERTIFICATION:
I, RANDALL WHITE, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION WITH A PORTION OF THE SURVEY USING GPS. THE FOLLOWING GPS INFORMATION WAS USED TO PERFORM THE SURVEY:
1) TYPE OF SURVEY: RTK (REAL TIME KINEMATIC)
2) POSITIONAL ACCURACY: 0.02 FEET
3) DATE OF SURVEY: JANUARY 8, 2021
4) DATUM / EPOCH: NAD83 (2011) EPOCH 2010.00
5) PUBLISHED / FIXED CONTROL USED: TDOT CORS NETWORK
6) GEOID MODEL: GEOID 12B
7) COMBINED SCALE FACTOR: 0.999913

RWLS PROJECT NO. 17001
SHEET S.1
DATE OF SURVEY: 1-8-2021

PLANNING #

Randall White Land Surveys

- BOUNDARY SURVEYS
- TOPOGRAPHIC SURVEYS
- MORTGAGE SURVEYS

RANDALL R. WHITE, R.L.S.

5404 Wildercliff Lane, Knoxville, TN 37918
865.748.4674

BMC PARTNERS
MAP 94, INSERT P, GRP C, PARCEL 6.00
LOT 1R OF PLEASANT VIEW RESUBDIVISION
PLAT 199511160000705
INSTR# 201205010061201

MAP 94, INSERT P, GRP C, PARCEL 5.00
WDB 2242, PG 307
PLAT INSTR# 198104200020186
56,925.33 Sq. Feet
1.31 Acres

MARSHALL MOTOR GROUP, INC.
MAP 94, INSERT P, GRP C, PARCEL 4.00
INSTR# 200706040099494

CAROLYN TUTTLE
MAP 94, INSERT P, GRP C, PARCEL 4.01
INSTR# 201107140002368

CURRENT PROPERTY OWNER(S) AT TIME OF SURVEY:

MRK PARTNERSHIP
630 TOPSIDE DRIVE
SEVIERVILLE, TN 37862

SURVEY FOR BOUNDARY SURVEY (3218 MORRIS AVE. KNOXVILLE, TN)
DISTRICT 5 COUNTY KNOX CITY KNOXVILLE WARD 23 STATE TN
INSTR# 2242 / 307 PLAT INSTR# 198104200020186
TAX MAP 94 INSERT P GROUP C PARCEL 5.00 BLOCK 23820
TOTAL ACREAGE PARCEL 5.00: 1.31 Acres

FEMA FLOOD MAP: 47093C0279F - ZONE X (PANEL 279 OF 430) (8-5-13)
HORIZONTAL DATUM - NAD 83 (2011), VERTICAL DATUM - NAVD88

