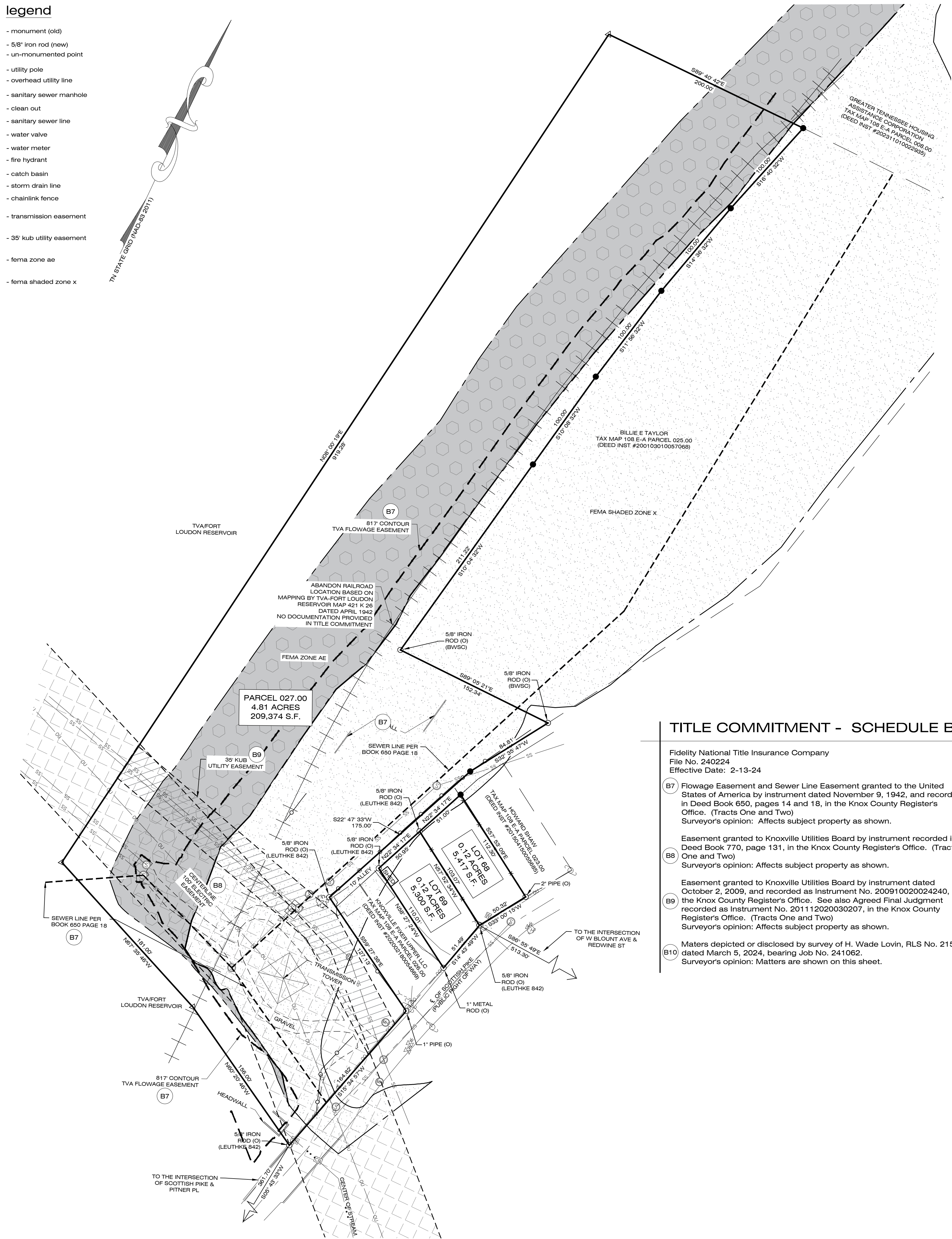
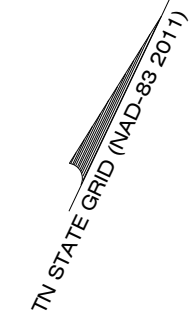


legend

- monument (old)
5/8" iron rod (new)
un-monumented point
utility pole
overhead utility line
sanitary sewer manhole
clean out
sanitary sewer line
water valve
water meter
fire hydrant
catch basin
storm drain line
chainlink fence
transmission easement
35' kub utility easement
fema zone ae
fema shaded zone x



PROPERTY DESCRIPTION

The Land is described as follows:
TRACT 1: Lying and situated in the 25th Ward of the City of Knoxville Tennessee, being all of Lot 69 of the Subdivision of The Alexander Property South Knoxville, recorded in the Knox County Register of Deeds as Instrument #1921091200000001 and being more particularly bounded and describes as follows:
BEGINNING at a 5/8" iron rod in the Northwestern right of way line of Scottish Pike located North 86 Degrees 55 Minutes 49 Seconds West, a distance of 513 feet from the intersection of W Blount Avenue and Redwine Street, also being a common corner with Lot 68; thence leaving the line of Lot 68 and with the Northwestern right of way line of Scottish Pike South 14 Degrees 43 Minutes 49 Seconds West, a distance of 51.49 feet to a 1" metal rod being a common corner with property now or formerly belonging to Knoxville Fixer Upper LLC (Lot 70); thence leaving the Northwestern right of way of Scottish Pike and with the line of Lot 70 North 58 Degrees 27 Minutes 24 Seconds West, a distance of 110.01 feet to a 5/8" iron rod on the Southeastern side of a 10' unnamed Alley; thence leaving the line of Lot 70 and with the Southeastern side of the 10' unnamed Alley North 22 Degrees 34 Minutes 17 Seconds East, a distance of 50.95 feet to a 5/8" iron rod being a common corner with Lot 68; thence leaving the Southeastern side of the 10' unnamed Alley and with the line of Lot 68 South 57 Degrees 52 Minutes 34 Seconds East a distance of 103.07 feet to the POINT OF BEGINNING and containing 0.12 acres / 5,300 s.f.

TRACT 2: Lying and situated in the 25th Ward of the City of Knoxville Tennessee, being all of Parcel 027.00 and being more particularly bounded and describes as follows:
BEGINNING at a 5/8" iron rod in the Northwestern right of way line of Scottish Pike located North 05 Degrees 43 Minutes 33 Seconds East, a distance of 361.70 feet from the intersection of Scottish Pike and Piner Place, also being a common corner with property belonging to TVA/Fort Loudon Reservoir; thence leaving the Northwestern right of way line of Scottish Pike and with the line of TVA/Fort Loudon Reservoir the following four calls: 1) North 60 Degrees 20 Minutes 46 Seconds West, a distance of 156.00 feet to a point in the line of and old Railroad Spur Trac #.1 4.11-A1; 2) North 67 Degrees 35 Minutes 46 Seconds West, a distance of 181.00 feet to a point; 3) North 08 Degrees 00 Minutes 19 Seconds East, a distance of 919.28 feet to a point; 4) South 89 Degrees 40 Minutes 42 Seconds East, a distance of 200.00 feet to a 5/8" iron rod (MBI) being a common corner with property now or formerly belonging to Greater Tennessee Housing Assistance Corporation (Deed Inst #202311010022935) and property now or formerly belonging to Bille E Taylor (Deed Inst #200103010057068); thence leaving the line of TVA/Fort Loudon Reservoir and the line of Greater Tennessee Housing Assistance Corporation and with the line of Taylor the following six calls: 1) South 16 Degrees 40 Minutes 32 Seconds West, a distance of 100.00 feet to a 5/8" iron rod (MBI); 2) South 14 Degrees 36 Minutes 32 Seconds West, a distance of 100.00 feet to a 5/8" iron rod (MBI); 3) South 11 Degrees 56 Minutes 32 Seconds West, a distance of 100.00 feet to a 5/8" iron rod (MBI); 4) South 10 Degrees 08 Minutes 32 Seconds West, a distance of 211.22 feet to a 5/8" iron rod; 5) South 10 Degrees 04 Minutes 32 Seconds West, a distance of 211.22 feet to a 5/8" iron rod; 6) South 89 Degrees 05 Minutes 21 Seconds East, a distance of 152.34 feet to a 5/8" iron rod on the Northwestern side of a 10' unnamed Alley; Thence leaving the line of Taylor and with the Northwestern side of the unnamed Alley the following two 1) South 32 Degrees 35 Minutes 47 Seconds West, a distance of 84.81 feet to a 5/8" iron rod (MBI); 2) South 22 Degrees 47 Minutes 33 Seconds West, a distance of 175.00 feet to a 5/8" iron rod; thence crossing the terminus of the 10' unnamed Alley and with property now or formerly belonging to Knoxville Fixer Upper LLC South 59 Degrees 27 Minutes 38 Seconds East, a distance of 127.13 feet to a 1" pipe in the Northwestern right of way line of Scottish Pike; thence leaving the line of Knoxville Fixer Upper LLC and with the Northwestern right of way line of Scottish Pike South 15 Degrees 34 Minutes 57 Seconds West a distance of 164.82 feet to the POINT OF BEGINNING and containing 4.81 acres / 209,374 s.f.

TRACT 3: Lying and situated in the 25th Ward of the City of Knoxville Tennessee, being all of Lot 68 of the Subdivision of The Alexander Property South Knoxville, recorded in the Knox County Register of Deeds as Instrument #1921091200000001 and being more particularly bounded and describes as follows: BEGINNING at a 5/8" iron rod in the Northwestern right of way line of Scottish Pike located North 86 Degrees 55 Minutes 49 Seconds West, a distance of 513 feet from the intersection of W Blount Avenue and Redwine Street, also being a common corner with Lot 69 and with the line of Lot 69 North 57 Degrees 52 Minutes 34 Seconds West, a distance of 51.00 feet to a 5/8" iron rod (MBI) being a common corner with property now or formerly belonging to Howland Shaw (Lot 67); thence leaving the line of the 10' unnamed Alley and with the line of Shaw South 57 Degrees 53 Minutes 09 Seconds East, a distance of 112.30 feet to a 2" pipe in the Northwestern right of way line of Scottish Pike; thence leaving the line of Shaw and with the Northwestern right of way line of Scottish Pike South 33 Degrees 00 Minutes 15 Seconds West a distance of 50.32 feet to the POINT OF BEGINNING and containing 0.12 acres / 5,417 s.f.

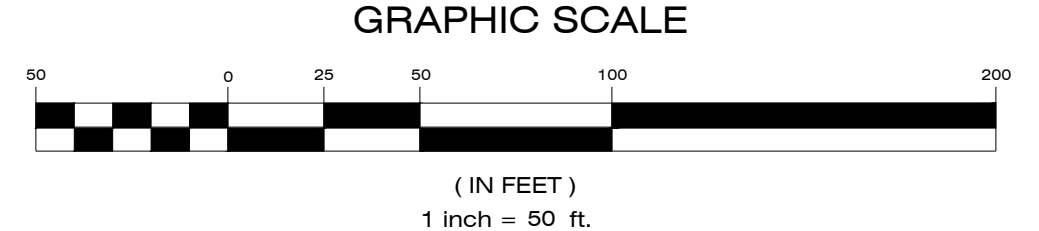
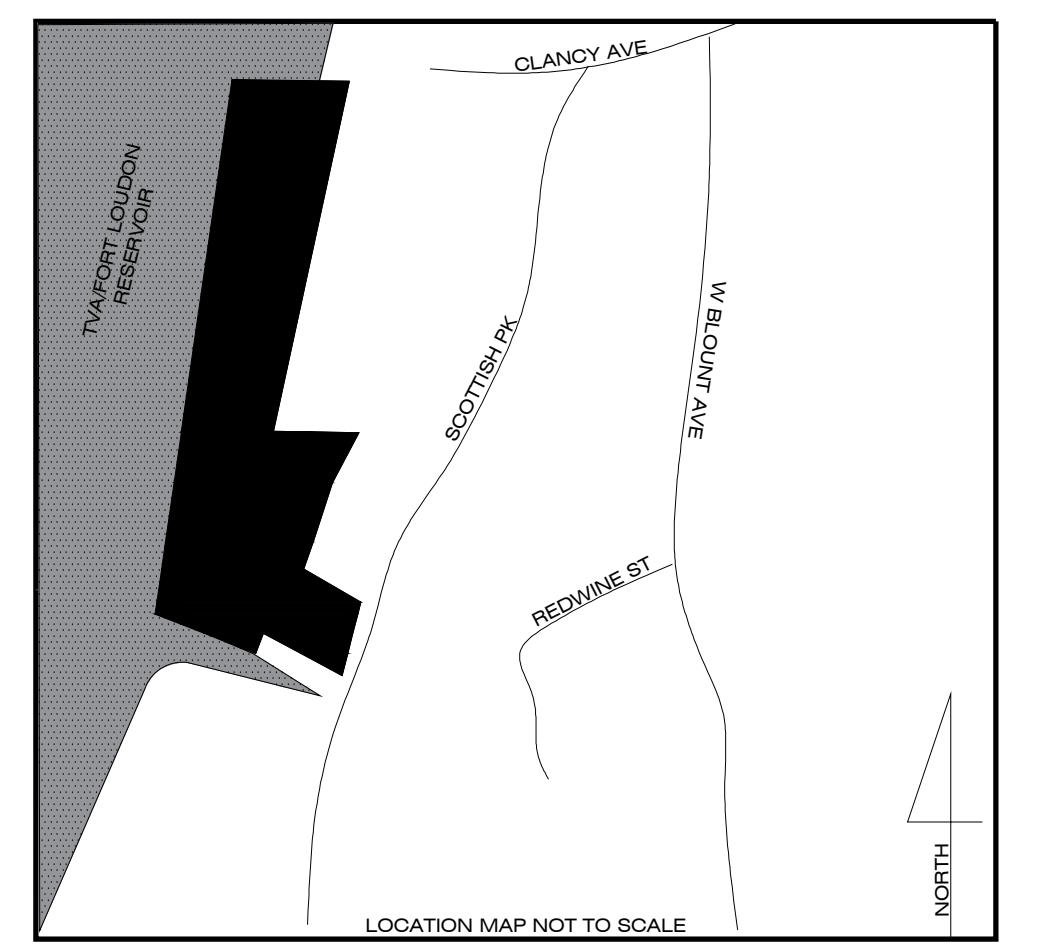
BEING the same property conveyed to Southdown, Inc., by Special Warranty Deed from Arnold C. Cohen, Trustee, and Robert A. Cohen, dated December 21, 1999, and recorded as Instrument No. 200001260005419, in the Knox County Register's Office. See also Judgment in the matter of Carmex, Inc. vs. CSX Transportation recorded as Instrument No. 200111270042356, in the Knox County Register's Office.

TRACT 3: Lying and situated in the 25th Ward of the City of Knoxville Tennessee, being all of Lot 68 of the Subdivision of The Alexander Property South Knoxville, recorded in the Knox County Register of Deeds as Instrument #1921091200000001 and being more particularly bounded and describes as follows: BEGINNING at a 5/8" iron rod in the Northwestern right of way line of Scottish Pike located North 86 Degrees 55 Minutes 49 Seconds West, a distance of 513 feet from the intersection of W Blount Avenue and Redwine Street, also being a common corner with Lot 69 and with the line of Lot 69 North 57 Degrees 52 Minutes 34 Seconds West, a distance of 51.00 feet to a 5/8" iron rod (MBI) being a common corner with property now or formerly belonging to Howland Shaw (Lot 67); thence leaving the line of the 10' unnamed Alley and with the line of Shaw South 57 Degrees 53 Minutes 09 Seconds East, a distance of 112.30 feet to a 2" pipe in the Northwestern right of way line of Scottish Pike; thence leaving the line of Shaw and with the Northwestern right of way line of Scottish Pike South 33 Degrees 00 Minutes 15 Seconds West a distance of 50.32 feet to the POINT OF BEGINNING and containing 0.12 acres / 5,417 s.f.

BEING the same property conveyed to Southdown, Inc. by Warranty Deed from David J. Tallent and wife, Carolyn J. Tallent, dated February 18, 2000, and recorded as Instrument No. 20000220011032, in the Knox County Register's Office. The foregoing descriptions were prepared from the survey of H. Wade Lovin, RLS No. 2151, dated March 5, 2024, bearing Job No. 241062. The Surveyor's address is MBI Companies, Inc. 209 N. Weisgarber Road, Knoxville, TN 37919.

TITLE COMMITMENT - SCHEDULE B II

- Fidelity National Title Insurance Company
File No. 240224
Effective Date: 2-13-24
B7 Flowage Easement and Sewer Line Easement granted to the United States of America by instrument dated November 9, 1942, and recorded in Deed Book 650, pages 14 and 18, in the Knox County Register's Office. (Tracts One and Two)
Surveyor's opinion: Affects subject property as shown.
Easement granted to Knoxville Utilities Board by instrument recorded in Deed Book 770, page 131, in the Knox County Register's Office. (Tracts One and Two)
Surveyor's opinion: Affects subject property as shown.
Easement granted to Knoxville Utilities Board by instrument dated October 2, 2009, and recorded as Instrument No. 200910020024240, in the Knox County Register's Office. See also Agreed Final Judgment recorded as Instrument No. 201112020030207, in the Knox County Register's Office. (Tracts One and Two)
Surveyor's opinion: Affects subject property as shown.
Maters depicted or disclosed by survey of H. Wade Lovin, RLS No. 2151, dated March 5, 2024, bearing Job No. 241062.
Surveyor's opinion: Matters are shown on this sheet.



GENERAL NOTES

- G1 Verify exact size, depth and location of all underground utilities prior to construction.
G2 Property subject to all applicable easements, setback and restrictions of record.
G3 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
G4 This survey plat does not warrant title.
G5 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
G6 By graphic plotting, this property lies in Shaded Zone X and AE on FEMA Panel #47093C0283G, which bears an effective date of 8-5-13, and is in a special flood hazard area.

UTILITY INFORMATION

- U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

- Z1 Property is zoned SW-2
Z2 Verify full zoning regulations by contacting:
KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org



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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 8, 11, & 13 of Table A thereof. The field work was completed on Date.
A portion of the subject property was surveyed with RTK GPS observations using survey grade GPS receivers and conforms to redundancy and accuracy required to comply with rules set forth by Tennessee Board for Land Surveyors and Tennessee Code Annotated chapter 62.

H. Wade Lovin, RLS 2151 Date 9/11/24



MBI COMPANIES INC.
209 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com



OWNER:
Southdown INC
PO Box 2883
West Palm Beach, FL 33402

COPYRIGHT © MBI COMPANIES INC.

PARCEL'S 024.00, 025.00 & 027.00
2547 SCOTTISH PIKE
KNOXVILLE TENNESSEE

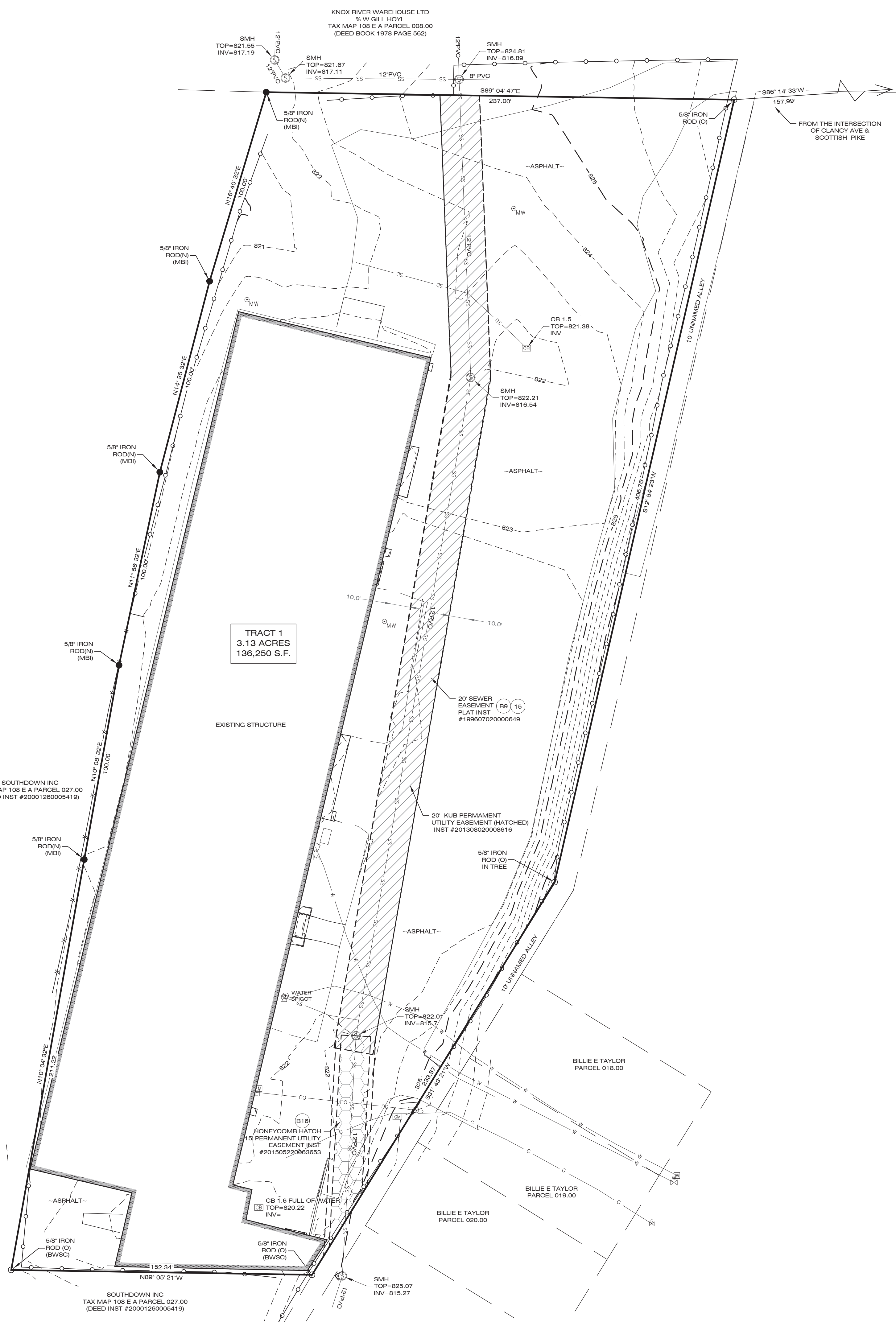
ALTA/NSPS SURVEY OF:

Knox County, TN
City of Knoxville, TN
City Ward: 25
City Block: 25040 & 25050
Tax Parcel ID:
Map 108 EA Parcel 024.00, 025.00 & 027.00
Deed Ref(s): Inst #20000220011032 & Inst #200001260005419
Plat Ref(s): Inst #1921091200000001

Table with 2 columns: Field name and value. Includes Crew Chief (B.S & B.P.), Drawn By (L. Phillips), Apprd. By (W. Lovin), Field date (2-26-24), Drawing date (8-20-24), Last Revision, Scale (1" = 50'), Job No. (241062), and SHEET NO. (1 OF 1).

legend

- (O) - monument (old)
- (N) - monument (new)
- AC - air conditioner unit
- EB - electric box
- EM - electric meter
- UP - utility pole
- - overhead utility line
- - sanitary sewer manhole
- - clean out
- - sanitary sewer line
- - water valve
- - water meter
- - monitoring well
- - water line
- - gas meter
- - gas line
- - catch basin
- - storm lid
- - storm drain line
- - chainlink fence
- - barbed wire fence



GENERAL NOTES

- G1 Verify exact size, depth and location of all underground utilities prior to construction.
- G2 Property subject to all applicable easements, setback and restrictions of record.
- G3 Verify current zoning with appropriate government planning agency prior to any site design and/or construction.
- G4 This survey plat does not warrant title.
- G5 Horizontal coordinates are on TN State Grid (NAD83-2011), with elevations on NAVD83. Distances have not been reduced to grid.
- B9 G6 10' drainage and utility easement inside all exterior boundary lines except under buildings.
- G7 By graphic plotting, this property lies in Shaded Zone X on FEMA Panel #47093C0283G, which bears an effective date of 8-5-13, and is in a special flood hazard area.
- B9 G8 Minimum floor elevation for proposed structures should be 825.9 MSL.

UTILITY INFORMATION

- U1 Utility information as shown on this survey is represented by a combination of available maps and features evident during the field survey only.
- U2 Verify exact size, depth and location of all underground utilities prior to design and / or construction.
- U3 Notify Tennessee One-Call System, Inc. for underground utility location before you dig.

ZONING INFORMATION

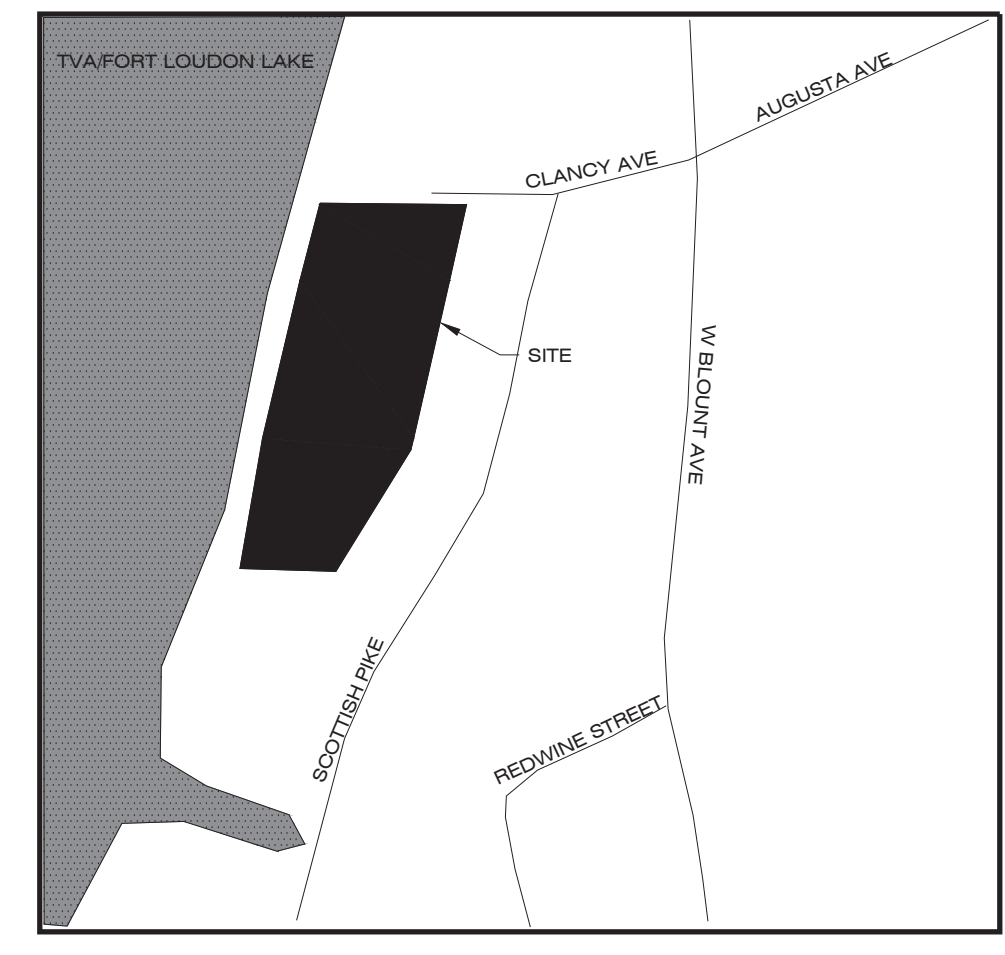
- Z1 Property is zoned SW-2
- Z2 Verify full zoning regulations by contacting:
KNOXVILLE-KNOX COUNTY PLANNING
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902
Phone (865) 215-2500
contact@knoxplanning.org

TITLE COMMITMENT - SCHEDULE B II

- Tennessee Valley Title Insurance Company
File No. 230680
Effective Date: 4-18-23
- B9 Matters depicted or disclosed by map of record in Map Cabinet O, Slide 199D, in the office of the Knox County Register of Deeds. Surveyor's opinion: Affects subject property as shown.
 - B10 Grant of Sewer Line Easement to the United States of America of record in Deed Book 650, page 18, in the Knox County Register of Deeds Office. Surveyor's opinion: Does not affect subject property.
 - B11 Grant of Flowage Easement to the United States of America of record in Deed Book 650, page 14, in the Knox County Register of Deeds Office. Surveyor's opinion: Does not affect subject property, no land lies below 817 elevation.
 - B12 Instrument regarding sewer easement of record in Deed Book 756, page 55, as amended by Instrument dated July 10, 1947, of record in Deed Book 1277, page 48, both in the Knox County Register of Deeds Office. Surveyor's opinion: Does not affect subject property.
 - B13 Rights of the CSX Railroad in and to any portion of subject property lying within the bounds of its right-of-way, to include charter rights claimed or asserted by said railroad. Surveyor's opinion: Document not provided to surveyor.
 - B14 Rights of tenants, if any, under unrecorded leases. Surveyor's opinion: Not a survey matter.
 - 15 Utility Easement granted to Knoxville Utilities Board by instrument dated July 29, 2013, and recorded as instrument No. 201308220008616, in the Knox County Registers Office. Surveyor's opinion: Affects subject property as shown, Date of termination of temporary construction easement not shown in document.
 - B16 Utility Easement granted to Knoxville Utilities Board by instrument dated May 8, 2015, and recorded as instrument No. 201505220063653, in the Knox County Registers Office. Surveyor's opinion: Affects subject property as shown.

VARIANCES APPROVED

- V1 62-48 30' Right of Way on Clancy Ave., instead of a 50' Right of Way. Granted: 6-13-96
- V2 69-10 10' Drainage and Utility Easement, reduced to 0' under buildings. 6-13-96.



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

PROPERTY DESCRIPTION

EXHIBIT A
SITUATED in District No. Nine (9) of Knox County, Tennessee, and within the 25th Ward of the City of Knoxville, and being known and designated as Tract 1 of the Southern Casket Property, as shown on the map of record in Map Cabinet O, Slide 199D, in the Knox County Registers Office, said lot being more particularly bounded and described by map aforesaid, to which map specific reference is hereby made for a more particular description.
BEING part of the same property conveyed to Billie E. Taylor by General Warranty Deed from Lawrence W. Towe, Jr., dated March 1, 2001, of record as instrument No. 200103010057068, in the Knox County Register of Deeds Office.

AS SURVEYED DESCRIPTION

Lying and situated in the 25th Ward of the City of Knoxville and being more particularly bounded and described as follows:
BEGINNING at a 5/8" iron rod in the eastern line of a 10' Alley located South 86 Degrees 14 Minutes 33 Seconds West, a distance of 157.99 feet from the intersection of Clancy Avenue and Scottish Pike also being a common corner with property now or formerly belonging to Knox River Warehouse LTD (Deed Book 1978 Page 562); thence leaving the line of Knox River Warehouse and with the 10' Alley the following two calls: 1) thence South 12 Degrees 54 Minutes 23 Seconds West, a distance of 406.76 feet to a 5/8" iron rod in a tree; 2) South 31 Degrees 43 Minutes 21 Seconds West, a distance of 233.87 feet to a 5/8" iron rod (BWSC) also being a common corner with property now or formerly belonging to Southdown INC (Deed Inst #20001260005419); thence leaving the Western line of the 10' Alley and with the line of Southdown INC the following six calls: 1) North 89 Degrees 05 Minutes 21 Seconds West, a distance of 152.34 feet to a 5/8" iron rod (BWSD); 2) North 10 Degrees 04 Minutes 32 Seconds East, a distance of 211.22 feet to a 5/8" iron rod (MBI); 3) North 10 Degrees 08 Minutes 32 Seconds East, a distance of 100.00 feet to a 5/8" iron rod (MBI); 4) North 11 Degrees 56 Minutes 32 Seconds East, a distance of 100.00 feet to a 5/8" iron rod (MBI); 5) North 14 Degrees 36 Minutes 32 Seconds East, a distance of 100.00 feet to a 5/8" iron rod (MBI); 6) North 16 Degrees 40 Minutes 32 Seconds East, a distance of 100.00 feet to a 5/8" iron rod (MBI) being a common corner with property now or formerly belonging to Knox River Warehouse LTD (Deed Book 1978 Page 562); thence leaving the line of Southdown INC and with the line of Knox River Warehouse South 89 Degrees 04 Minutes 47 Seconds East a distance of 237.00 feet to the POINT OF BEGINNING and containing 3.13 acres.

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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 8, 11, & 13 of Table A thereof. The field work was completed on Date.
I hereby certify that 90% of the contours / spot elevations shown hereon are within 1/2 (one-half) of the contour interval as shown hereon.

A portion of the subject property was surveyed with RTK GPS observations using survey grade GPS receivers and conforms to redundancy and accuracy required to comply with rules set forth by Tennessee Board for Land Surveyors and Tennessee Code Annotated chapter 62.



H. Wade Lovin 10/25/23
H. Wade Lovin, RLS 2151 Date

MBI

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919

PHONE: (865) 584-0999
FAX: (865) 584-5213
WEB: mbicompanies.com

**Know what's below.
Call before you dig.**
In Tennessee call 811 or 1-800-351-1111

OWNER:
Billie E Taylor
PO Box 2151
Knoxville, TN 37901

COPYRIGHT © MBI COMPANIES INC.

**TRACT 1 OF THE FINAL PLAT
OF SOUTHERN CASKET PROPERTY**

2547 SCOTTISH PIKE
KNOXVILLE TENNESSEE

Knox County, Tn
City of Knoxville, Tn
City Ward: 25
City Block: 25940
Tax Parcel Id:
Map 108 EA Parcel 010.00
Deed Ref(s): Inst #200103010057068
Plat Ref(s): Inst #19960702000649

Crew Chief:	B.S & B.P
Drawn By:	L. Philips
Appvd. By:	W. Lovin
Field date:	5-15-23
Drawing date:	6-8-23
Last Revision:	
Scale:	1" = 30'
Job No.	231180
SHEET NO.:	1 OF 1