

TOTAL AREA  
18.87 ACRES  
882,054 SQ.FT.

SOUTHERN RAILWAY

LOT 5R  
BLOCK A UNIT 2  
BEARDEN COMMERCIAL PARK  
CAB E SLIDE 196C

CITIZENS BANK  
CLT: 121HA002.23  
DEED: 20070315-0074843  
(TRACT 1)

SYMBOL LEGEND			
○	IRON ROD (SIZE&TYPE)	□	CONC. MONUMENT
⊙	IRON ROD SET	⊕	TELEPHONE RISER
⊗	SANITARY MANHOLE	⊞	ELECTRIC VAULT
⊕	GAS VALVE	⊞	DRAIN INLET
⊕	P.I.V. VALVE	⊞	CATCH BASIN
⊕	WATER VALVE	⊞	COMMUNICATION BOX
⊕	WATER METER	⊞	AT&T BOX
⊕	BLOW-OFF VALVE	⊞	WOW CABLE BOX
⊕	SIGN (TYP.)	⊞	LIGHT POLE
		⊞	DOUBLE LIGHT POLE

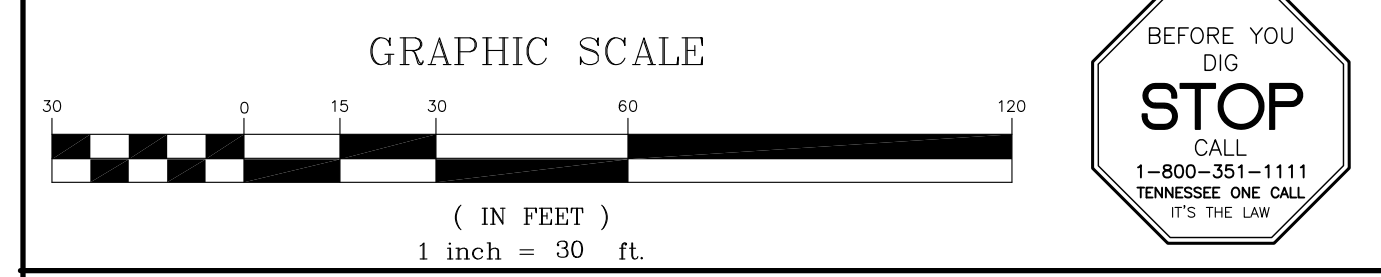
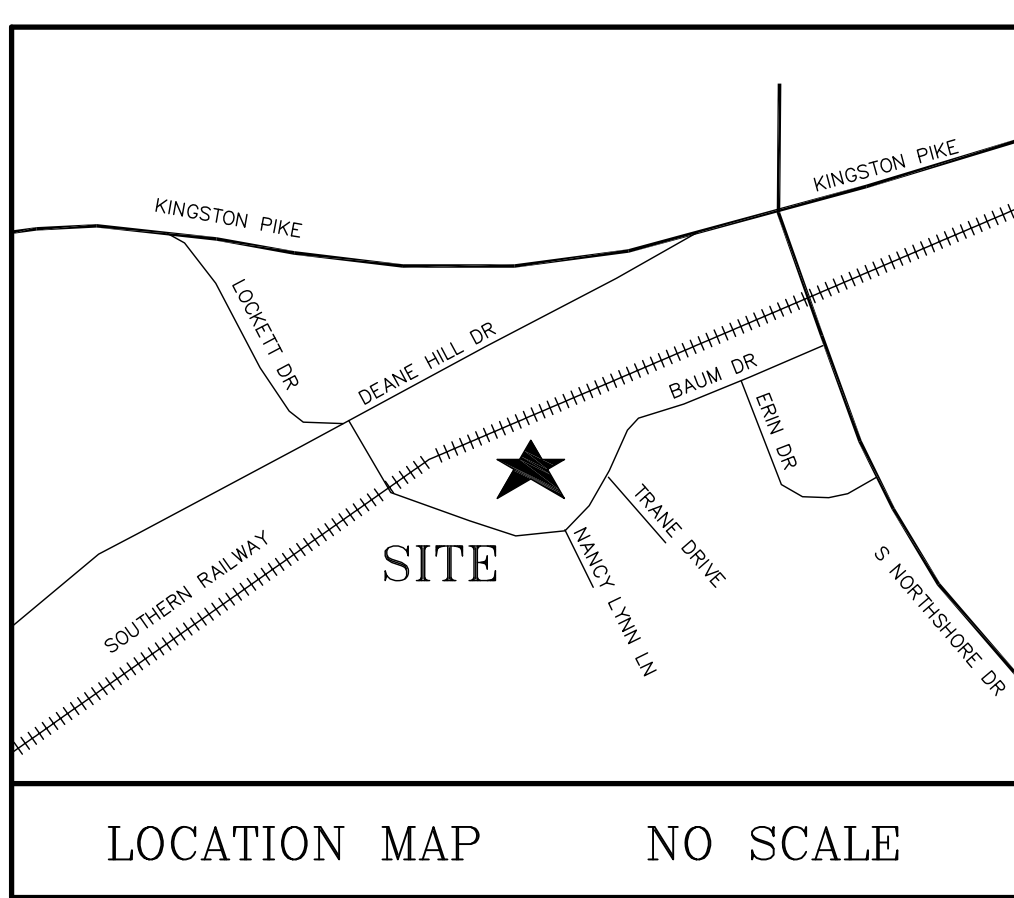
LINE LEGEND	
— x — x — x —	CHAIN LINK FENCE
— g — g — g —	GAS LINE
— w — w — w —	WATER LINE
— s — s — s —	SEWER LINE
— st — st — st —	STORM SEWER LINE
— oe — oe — oe —	POWER/TELE. LINE
— p — p — p —	POWER LINE

CHEROKEE DISTRIBUTING COMPANY INC  
CLT: 121HA002.28  
LOT 13  
BLOCK A, UNIT 2  
BEARDEN COMMERCIAL PARK  
CAB J SLIDE 372D  
304,956 sq. ft.  
7.00 Acres

SAMPSON  
CLT: 121HA002.31  
LOT 7R  
RESUB OF BLOCK A, UNIT 2  
BEARDEN COMMERCIAL PARK  
CAB L SLIDE 86C

SAMPSON  
CLT: 121HA002.31  
LOT 7R  
RESUB OF BLOCK A, UNIT 2  
BEARDEN COMMERCIAL PARK  
CAB L SLIDE 86C

- NOTE:  
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR ENCROACHMENTS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED.
  - ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
  - CLT TAX MAP 121H GROUP "A" PARCELS 002.07, 002.28 & 002.31.
  - DEED REFERENCES - P 002.07: 200811260034702  
P 002.28: DB 1664 PG 345  
P 002.31: DB 1965 PG 1081
  - PLAT REFERENCES - P 002.07 - LOT 6 - BEARDEN COMMERCIAL PARK UNIT II  
INST: 201110050018590  
P002.28 - LOT 13 - BLOCK A, UNIT 2 BEARDEN COMMERCIAL PARK  
CAB J SLIDE 372D  
P002.31 - LOT 7R - RESUB OF BLOCK A, UNIT 2  
BEARDEN COMMERCIAL PARK  
CAB L SLIDE 86C
  - THIS PROPERTY IS ZONED I-G
  - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0267G EFFECTIVE DATE: AUGUST 5, 2013.
  - ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
  - NORTH ROTATION: NAD83(NSRS2007)
- GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER. TOPCON HIPER 28 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON "DOT CROSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83. ACCURACY OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

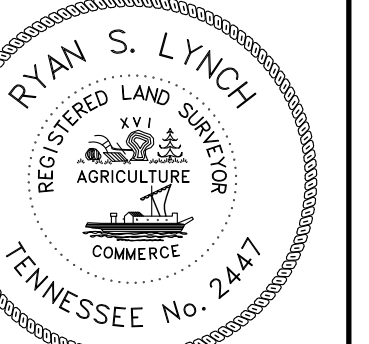


**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

DRAWN BY: M.STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R. LYNCH	3
SCALE: 1"=30'	4
DATE: 01/08/2020	5
	6

SURVEY FOR:  
**Cherokee Distributing Company**  
200 Miller Main Circle  
Knoxville, Tennessee 37939  
Phone: (865)-588-7641

AS-BUILT OF:  
**Cherokee Distributing Company**  
District 6, Knox County, Tennessee  
Ward 51, Knoxville, Tennessee



Certification of Class and Accuracy of Survey  
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.  
LYNCH SURVEYS, LLC

PROJECT NO.  
3400-06