



VICINITY MAP
N.T.S.

SCHEDULE 1 - SECTION 2

- Right-of-way and easement for a sewer line granted to the City of Johnson City, recorded June 9, 1979, as record in Deed Book 456, page 82, in the Washington County Register's Office. (PROBABLY EFFECTS SUBJECT PROPERTY; EXACT LOCATION NOT PLOTTABLE)
- Right-of-way and easement for electric transmission lines conveyed to the City of Johnson City, recorded June 3, 1984, as record in Deed Book 456, page 81, in the Washington County Register's Office. (DOES NOT EFFECT SUBJECT PROPERTY)
- Deed of Dedication for a sidewalk along Sunset Drive, conveyed to the City of Johnson City, as deed recorded February 26, 1975, as record in Deed Book 486, page 127, in the Washington County Register's Office. (DOES NOT EFFECT SUBJECT PROPERTY)
- Declaration of Reservations and Grant of Easements by and between Olini, Inc. and Kenneth Sherwood and Sherwood Charitable Trust, dated September 24, 1990, as record in Deed Book 499, page 197, as record in the Washington County Register's Office. (DOES NOT EFFECT SUBJECT PROPERTY)
- Letters, deposited or delivered by map of record in Plat Book 14, page 122, in the Washington County Register's Office, which specifically include 7.5 foot utility and drainage easement along the street and over the lots. (DOES EFFECT SUBJECT PROPERTY AS SHOWN ON PLAN)

LEGAL DESCRIPTION

Situated in District No. 10 of Washington County, Tennessee, within the corporate limits of the City of Johnson City, Tennessee, and being Lot 3 (2.936 acres) as shown on the Replat of Lot 3, Sherwood Subdivision, recorded April 21, 1992, as Plat Book 14, page 122, in the Washington County Register's Office.

REV.	DESCRIPTION	DATE	BY
5			
4			
3			
2			
1			

CERTIFICATION

The undersigned hereby certifies that FINANCIAL ASSURANCE HOLDINGS, INC. and its subsidiaries, COMMONWEALTH LAND TITLE INSURANCE COMPANY and COMMONWEALTH INTERSTATE PARTNERS, L.P. of February 23, 2020 that this survey was actually made upon the ground, that it and the other information, courses and distances shown thereon are accurate, that the title lines and lines of actual possession, and the names, that the Property describes "lines" by engineering calculation, that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the Property and all of one within the boundary lines and appurtenant easements and encroachments by subdivisions, that the boundaries and encroachments are established by building codes affecting the Property, that there are no easements, rights of way, utility lines affecting the Property shown or unimagined or appearing from a careful physical inspection of the same, other than those shown thereon; that other than as shown thereon, there are no party walls with or encroachments upon adjoining premises, streets or alleys, by any of said buildings, structures or other improvements; or encroachments upon or party walls with the Property by any building, structure or other improvement situated upon any adjoining premises, that all public utility easements necessary for access to the Property have been completely and disclosed and there is correct copies of said public streets and the Property, that the Property comprises 327,657 square feet; that the Property has within its original flood hazard area and is within or near designated as Flood Zone X, as shown on U.S. Department of A.C.E.C. Flood Insurance Boundary Map No. 47178C039 C, 47178C043 C or special flood hazard map published by the Federal Emergency Management Agency; and the street address of the Property is 2111 North Roan Street, Johnson City, Tennessee. This survey was made in accordance with the National Standard Detail Requirements and Specifications for Land Title Surveys, promulgated by ALTA and ACSI in 1993, and meets the accuracy requirements of an Urban Survey, as defined therein.

(Name of Surveyor)

(Registration Number)

DATE	SCALE	GRAPHIC SCALE

NOTICE

LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THIS SURVEY ARE BASED ON THE RECORDS OF THE PUBLIC UTILITIES AND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE DEEpest AVAILABLE AND THE EXISTENCE OF ALL UTILITIES AND UNDERGROUND STRUCTURES.

GENERAL NOTES

1. CHANGED COMMENT ONLY #1 10/26/20

2. CHANGED COMMENT ONLY #2 10/26/20

3. CHANGED COMMENT ONLY #3 10/26/20

4. CHANGED COMMENT ONLY #4 10/26/20

5. CHANGED COMMENT ONLY #5 10/26/20

TH&P

ENGINEERS & SURVEYORS

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SURVEYOR'S APPROVAL

I hereby certify that this is a correct & true survey of the above described land and that the same conforms to the requirements of the laws of the State of Tennessee.

COMMONWEALTH INTERSTATE PARTNERS, L.P.

2111 NORTH ROAN ST. JOHNSON CITY, TN.

10th CIVIL DISTRICT WASHINGTON COUNTY, TENNESSEE

ALTA/ACSM LAND TITLE SURVEY

ISSUE DATE: 08/14/2020

SCALE: 1"=20'

DRAWN: RKT

CHECK: MKB

DATE: 2/29/20

00141005