



SINCE 1979

STERLING
ENGINEERING, INC.

**LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING**

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McGOVERN PROPERTY
BLOUNT CO., TN.
BUYER: BEN WHITE

BOUNDARY SURVEY



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SHEET

BS

DESIGNED:

DRAWN: **KAS**

CHECKED: **CMR**

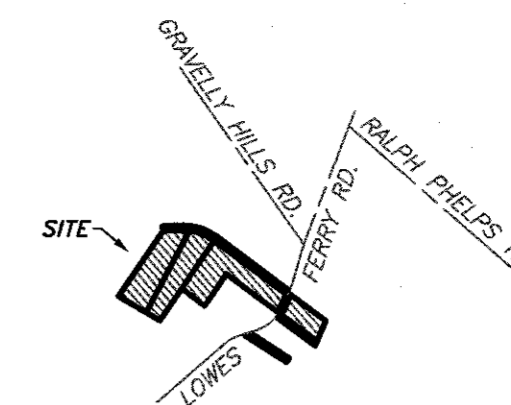
DATE: **04/30/18**

SCALE: **1" = 200'**

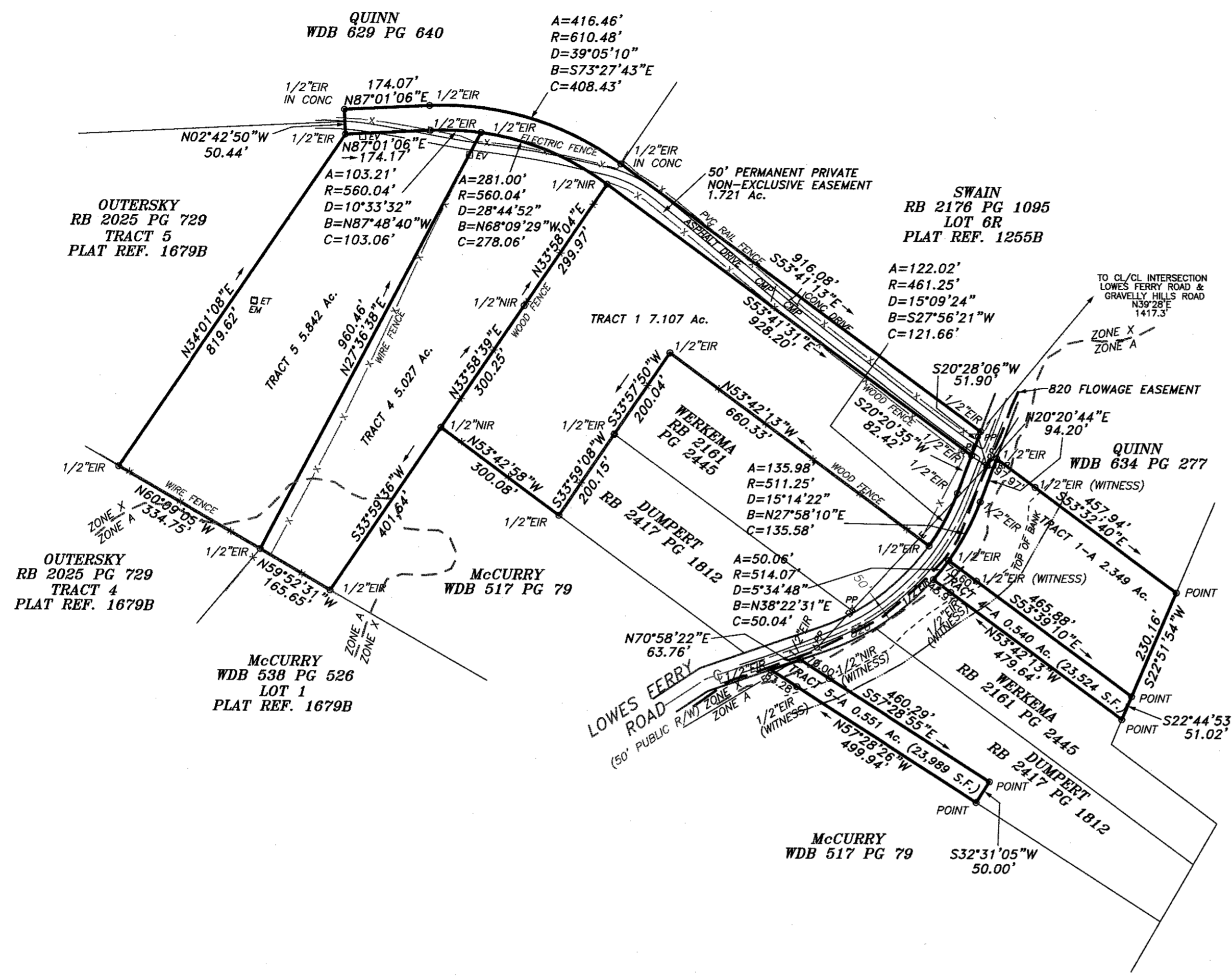
DRAWING: **6146A-BS**

PROJECT NO:

SEI#6146-A

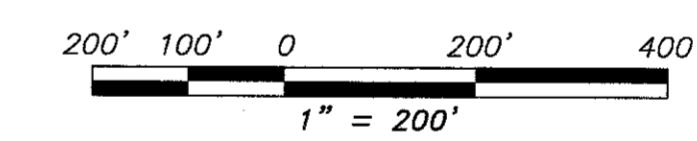


LOCATION MAP
NOT TO SCALE



NOTE:
LANDS BELOW THE TOP OF BANK AS SHOWN HEREON ARE SEASONALLY SUBMERGED BY THE WATERS OF FORT LOUDOUN LAKE.

FORT LOUDOUN LAKE
(ISH CREEK EMBAYMENT)



SURVEYOR'S NOTES:

- Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.
- No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
- Located in Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), and Flood Zone "A" (areas within the 100 year flood) according to Flood Insurance Rate Map 4709C0100C, Community Number 470356, dated September 19, 2007.
- Subject to Declaration of Covenants and Restrictions as recorded in Warranty Deed Book 512, Page 151 and Record Book 2161, Page 2443 in the Register's Office for Blount County, Tennessee.
- Subject to a Flowage Easement in favor of the Tennessee Valley Authority to elevation 820 as recorded in Trust Book 64, Page 81 in the Register's Office for Blount County, Tennessee.

LEGEND:

- RB RECORD BOOK
- EIR EXISTING IRON ROD
- NIR NEW IRON ROD
- A= ARC LENGTH
- R= RADIUS
- D= CENTRAL ANGLE (DELTA)
- B= CHORD BEARING
- C= CHORD LENGTH
- Ac. ACRES
- SF SQUARE FEET
- WDB WARRANTY DEED BOOK
- PG PAGE
- EV ELECTRIC VAULT
- ET ELECTRIC TRANSFORMER
- EM ELECTRIC METER
- TRP TELEPHONE RISER/PEDESTAL
- PP POWER POLE (PP)
- GA POLE GUY ANCHOR
- CONC CONCRETE
- CMP CORRUGATED METAL PIPE
- BOUNDARY LINE
- ROAD RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- C CORRUGATED METAL PIPE (CMP)
- X FENCE LINE
- E ELECTRIC LINE (OVERHEAD)
- APPROXIMATE EDGE OF WATER
- FLOOD ZONE LINE
- TOP OF BANK

OWNERSHIP INFORMATION:

- TRACT 1 7.107 Ac. - KEVIN & KATHLEEN McGOVERN - RB 2438, PG 768 - TAX MAP 33, PARCEL 1.13
- TRACT 1-A 2.349 Ac. - KEVIN & KATHLEEN McGOVERN - RB 2438, PG 768 - TAX MAP 33, PARCEL 1.13
- TRACT 4 5.027 Ac. - KEVIN & KATHLEEN McGOVERN - RB 2438, PG 768 - TAX MAP 33, PARCEL 1.19
- TRACT 4-A 0.540 Ac. (23,524 S.F.) - KEVIN & KATHLEEN McGOVERN - RB 2438, PG 768 - TAX MAP 33, PARCEL 1.18
- TRACT 5 5.842 Ac. - KEVIN & KATHLEEN McGOVERN - RB 2438, PG 768 - TAX MAP 33, PARCEL 1.04
- TRACT 5-A 0.551 Ac. (23,989 S.F.) - KEVIN & KATHLEEN McGOVERN - RB 2438, PG 768 - TAX MAP 33, PARCEL 1.20
- 50' PERMANENT PRIVATE NON-EXCLUSIVE EASEMENT 1.721 Ac. - KEVIN & KATHLEEN McGOVERN - RB 2438, PG 768 + DEED OF CORRECTION RB 2467, PG 2164 TAX MAP 33, PARCEL 1.16 (PLAT REF: 1698A)

BUYER:

BEN WHITE - 4967 SCENIC POINT CHANNEL, LOUISVILLE, TN. 37777 (423-748-3685)

SURVEYOR'S CERTIFICATION:

Certified to Andrew Johnson Bank, Thomas B. White, III and Chicago Title Insurance Company pursuant to the certification shown hereon.
I hereby certify that this is a Category I survey, the ratio of precision of the unadjusted survey is 1: 10,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.

[Signature]
Tennessee R.L.S. # 1929

5-14-18
Date