



- NOTES :
- SUBJECT TO EASEMENTS OR RIGHT -OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - PROPERTY ZONED R-1. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
 - THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.
 - SUBJECT TO THE RIGHTS OF USA/TVA FOR FLOWAGE GRANTED IN AN EASEMENT AGREEMENT BETWEEN A.D. GALIBRAITH et ux NADINE M. GALIBRAITH AND THE USA, DATED 3/12/1942 AND RECORDED IN DEED BOOK 43, PAGE 122, IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE.
 - ACCESS TO SUBJECT PROPERTY IS BY MEANS OF A 12 FT. RIGHT-OF-WAY EXTENDING ACROSS JANE M. MCKINNON. ACCESS IS FURTHER SUBJECT TO CONDITIONS CONTAINED IN DEED FILED FOR RECORD IN BOOK 66, PAGE 89, IN THE LOUDON COUNTY REGISTER OF DEEDS OFFICE.
 - THIS SURVEY DOES NOT ADDRESS EASEMENTS OR RIGHT-OF-WAYS THAT MAYBE IN COMMON WITH THE 12' RIGHT-OF-WAY OVER THE PROPERTY OF JANE M. MCKINNON.
 - REFERENCE: D.BK. 66, PG. 89
D.BK. 303, PG. 308

21.22 ACRES±

PROPERTY OF EDWARD V. EAKIN, TRUSTEE
DISTRICT NO. 2 COUNTY LOUDON WARD NO. CITY OF
ADDRESS 20346 BEALS CHAPEL RD.
SCALE 1"=100' CENSUS TRACT 603
TAX MAP 28 GROUP PARCEL 63
DATE SEPT. 19,2011

TROTTER-McCLELLAN, INC.
Land Surveyors
3329 W. GOV. JOHN SEVIER HWY.
KNOXVILLE, TN. 37920
PHONE: 577-1244
FAX: 577-1245

PROPERTY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY, THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF
BRUCE McCLELLAN R.L.S. NO. 696

BRUCE McCLELLAN R.L.S. TN. NO. 696

