SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE NETWORK.
2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999060766.
3. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE NETWORK.
4. GLOBAL POSITIONAL DATA (REAL-TIME KINEMATIC (RTK) GPS) WAS OBSERVED ON AUGUST 24, 2022, UTILIZING A TRIMBLE R12 DUAL FREQUENCY RECEIVER. THE POSITIONAL ACCURACY OF THE GPS SURVEY CONTROL SET TO PERFORM THIS SURVEY DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
5. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
   TN10 – SEVIERVILLE CITY HALL, LATITUDE N35°51'57.94887", LONGITUDE W83°33'29.17304".
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED C-2 ACCORDING TO THE CITY OF PIGEON FORGE ZONING ORDINANCE.
8. NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR FOR THIS SURVEY.
9. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY LOCATIONS COMPLETED BY SAM. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
10. THERE IS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
11. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR SEVIER COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47155C0237E AND HAS AN EFFECTIVE DATE OF MAY 18, 2009.
12. THE SURVEY SHOWN HEREON WAS COMPLETED IN THE FIELD AND IN THE OFFICE BY THE CERTIFYING SURVEYOR BETWEEN AUGUST 24, 2022, AND SEPTEMBER 15, 2022. THE FIELD WORK WAS COMPLETED ON AUGUST 24, 2022.
13. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
14. THERE IS BOTH VEHICULAR AND PEDESTRIAN ACCESS TO THE PROPERTY VIA NANCY STREET.
15. THE OWNERS AND PROPERTY ADDRESSES:
    AIKUI AKOPIAN
    NANCY STREET
    PIGEON FORGE, TN 37863
    TAX MAP 0830, GROUP D, CONTROL MAP 0830, PARCEL NUMBER 015.01
    PLAT BOOK 9, PAGE 18

    AIKUI AKOPIAN
    NANCY STREET
    PIGEON FORGE, TN 37863
    TAX MAP 0830, GROUP D, CONTROL MAP 0830, PARCEL NUMBER 016.00
    PLAT BOOK 9, PAGE 18

AREA STATEMENT

PARCEL NUMBER: 0830 D 015.01
CONTAINS 14,753 SQUARE FEET, OR 0.34 ACRES, MORE OR LESS.

PARCEL NUMBER: 0830 D 016.00
CONTAINS 14,135 SQUARE FEET, OR 0.32 ACRES, MORE OR LESS.

*** PARCEL NUMBERS: 0830 D 015.01 & 0830 D 016.00 ***
CONTAINS 28,888 SQUARE FEET, OR 0.66 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TENNESSEE LICENSED LAND SURVEYOR)

TO: PALMETTO NEWPORT-WEST HIGHWAY 25-70, LLC AND CITY HOUSE TITLE, LLC AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820-3, STANDARDS OF PRACTICE. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THE SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

I FURTHER CERTIFY THAT THE SURVEY CONTROL SHOWN AND UTILIZED FOR THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEMS METHODOLOGY, MEETING RULE 0820-03-.07(5) AND THE CURRENT MINIMUM STANDARD FOR A CATEGORY IV SURVEY.

I FURTHER CERTIFY THAT THE BOUNDARY AND CONVENTIONAL TRAVERSING MEETS THE CURRENT MINIMUM STANDARDS FOR A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON.

SEPTEMBER 15, 2022
DATE OF SIGNATURE

PRELIMINARY
FOR REVIEW ONLY

NEIL SOULE
TENNESSEE REGISTERED LAND SURVEYOR
CERTIFICATE NO. 3373

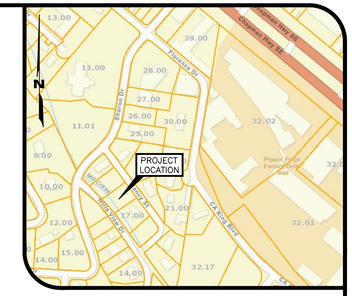
LEGEND

- = UTILITY POLE
- = GUY POLE
- = FOUND REBAR
- = WATER METER
- = WATER METER
- = REBAR SET
- CB = CATCH BASIN
- (XXXXX) = SAM POINT NUMBER
- = ASPHALT ROAD SURFACE
- = CALCULATED POINT
- (M) = FIELD MEASUREMENT
- (P) = PLAT MEASUREMENT
- = BOUNDARY/PROPERTY LINE
- = RIGHT-OF-WAY LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
- = ADJOINER LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
- = FEMA REGULAR FLOOD
- = OVERHEAD ELECTRIC LINE
- = TREE LINE
- = CROSS SECTIONS
- = STORM PIPE
- = SANITARY SEWER LINE
- = CONCRETE SURFACE

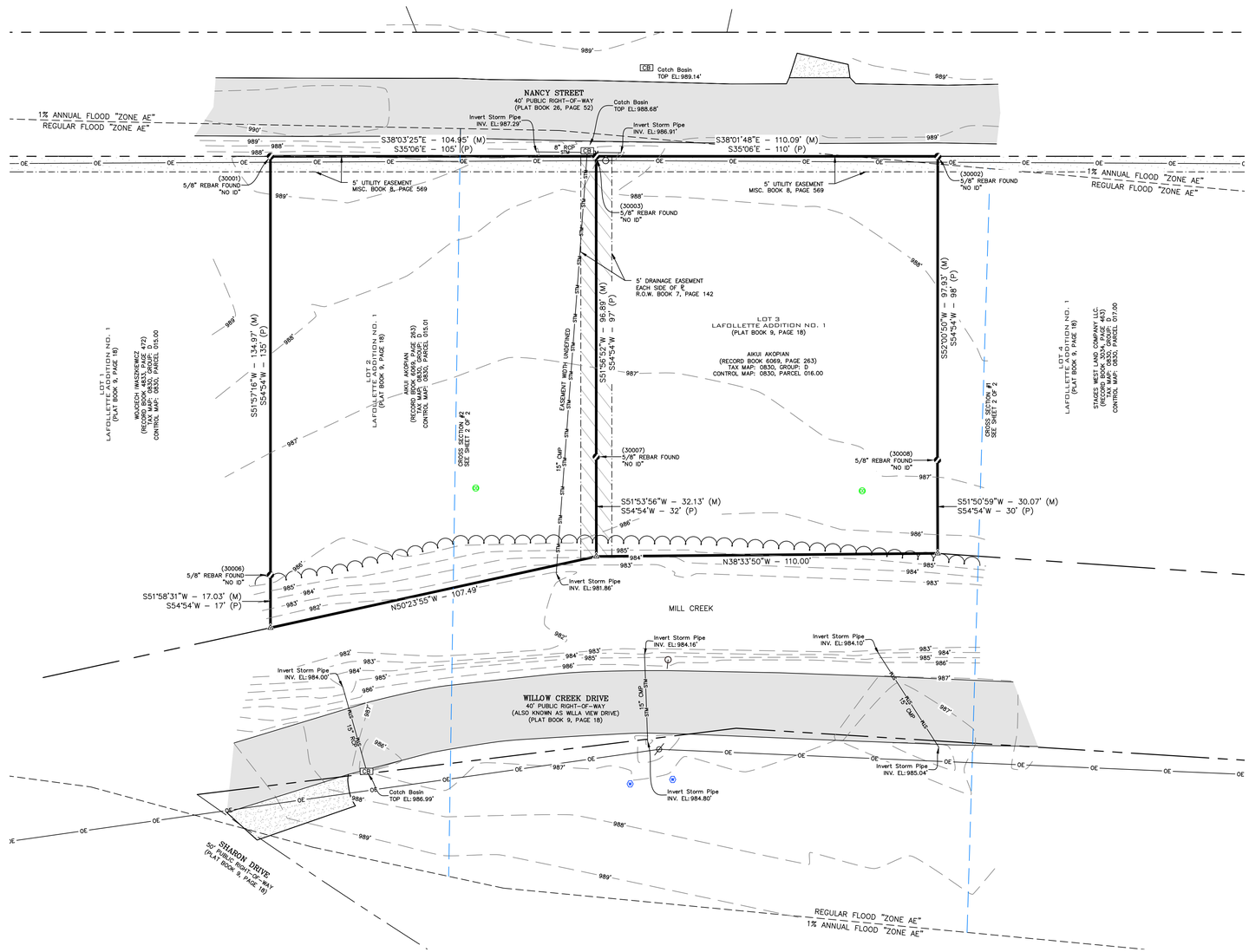
Tennessee811 Know what's below. Call before you dig.

NAD83 - CORS 96
EPOCH 2002.00 - TGRN

0 20' 40'
GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE



SAM™
9047 Executive Park Drive
Suite 120
Knoxville, TN 37923
Ofc: 865.200.4366
email: info@sam.biz

PROJECT: W.K. Dickson & Company, Inc.
Nancy Street Topographic Survey

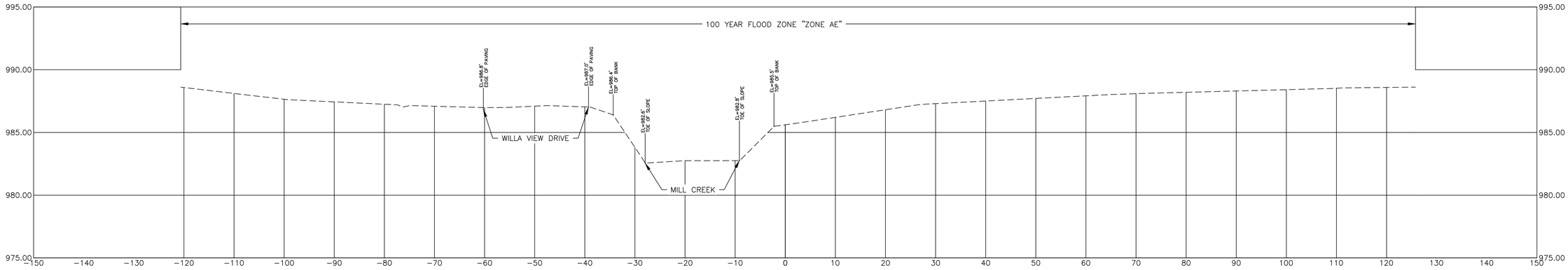
JOB NUMBER: 1022070309
DATE: 09/02/2022
SCALE: 1" = 20'
SURVEYOR: N. SOULE
TECHNICIAN: K. VAN CAMPEN & Z. BARNETT
DRAWING: WKD – NANCY STREET – TOPOGRAPHIC SURVEY
PARCEL ID: 0830-015.01 & 0830-016.00
PARTYCHIEF: D. BURRELL
FIELDBOOKS: N/A

Boundary & Topographic Survey for: W.K. Dickson & Company, Inc

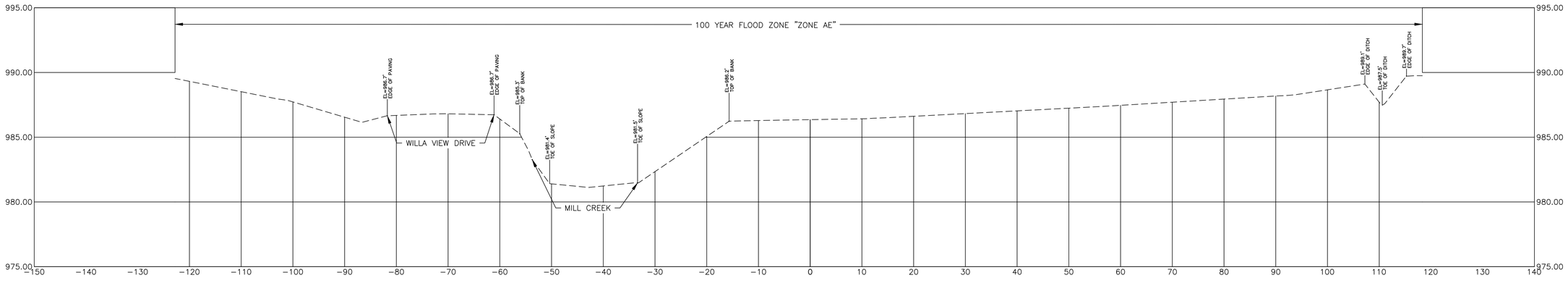
Situated In The 5th Civil District Of Sevier County, TN
Within The Corporate Limits Of The City Of Pigeon Forge

PATH:\\SAMINC\KNX\PROJECTS\1022070309\100\SURVEY\02BASE\1022070309 – WKD – NANCY STREET TOPOGRAPHIC SURVEY.DWG

CROSS SECTION #1



CROSS SECTION #2



SAM™
9047 Executive Park Drive
Suite 120
Knoxville, TN 37923
Ofc: 865.200.4366
email: info@sam.biz

PROJECT:	W.K. Dickson & Company, Inc. Nancy Street Topographic Survey
JOB NUMBER:	1022070309
DATE:	09/02/2022
SCALE:	1" = 10'
SURVEYOR:	N. SOULE
TECHNICIAN:	K. VAN CAMPEN & Z. BARNETT
DRAWING:	WKD – NANCY STREET – TOPOGRAPHIC SURVEY
PARCEL ID:	0830-015.01 & 0830-016.00
PARTYCHIEF:	D. BURRELL
FIELDBOOKS:	N/A

Boundary & Topographic Survey for: W.K. Dickson & Company, Inc

Situated In The 5th Civil District Of Sevier County, TN
Within The Corporate Limits Of The City Of Pigeon Forge

PATH:\\SAMINC\KNX\PROJECTS\1022070309\100\SURVEY\02BASE\1022070309 – WKD – NANCY STREET TOPOGRAPHIC SURVEY.DWG