BEING THE SAME PROPERTY CONVEYED TO SUNSET CAPITAL REAL ESTATE. LLC FROM RV SHADELAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK INSTRUMENT NO. 202112080045752. REGISTER'S OFFICE FOR KNOX COUNTY. TENNESSEE.

## PROPERTY MAP REFERENCE

BEING PARCEL NO. 010.00, GROUP A AS SHOWN ON KNOX COUNTY PROPERTY MAP NO. 1090.

## PLAT REFERENCE

BEING LOT 2 AS SHOWN ON THE CORRECTIVE PLAT ENTITLED "LOT 2 M.A. SCHUBERT SUBDIVISION" OF RECORD IN PLAT INSTRUMENT NO. 200710030028419, REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

## **LOCATION MAP** NOT TO SCALE

1. BEARINGS SHOWN HEREON ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM TDOT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE REPRESENTED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM; NAD83 (HORIZONTAL) AND NAVD 88

.. TYPE OF GPS EQUIPMENT USED: TRIMBLE R980/R12i, DUAL FREQUENCY RECEIVERS. TYPE OF

- GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05' 3. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT
- INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES. 4. THIS PROPERTY IS CURRENTLY ZONED C-G-2 (CENTRAL BUSINESS DISTRICT) THE SURVEYOR
- HAS NOT BEEN PROVIDED WITH A ZONING REPORT OR LETTER. SETBACKS ARE AS FOLLOWS PER KNOX COUNTY ZONING REGULATIONS DATED, 04/18/2025. FRONT= 20' SIDE= NONE
- 5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47093C0291F AND 47093C0292F, WITH AN EFFECTIVE DATE OF 05/02/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT: COMMUNITY NO. 475434, PANEL NO. 291 AND 292, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 5. THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, COMMITMENT NO. 252669, WITH AN EFFECTIVE DATE OF 06/27/2025.
- 7. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THIS SURVEY 8. NO OBSERVED EVIDENCE OF USE OF THE SUBJECT PROPERTY AS A CEMETERY OR BURIAL
- GROUND AT THE TIME OF THIS SURVEY. 9. NO OBSERVED EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SLUMP
- OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY. LEGAL DESCRIPTIONS CONTAINED HEREIN EACH FORM A MATHEMATICALLY CLOSED FIGURE. 11. INVERTS WERE NOT ACCESSIBLE WITH CATCH BASIN STRUCTURES WITH SILT SCREENS.
- 12. ALL UTILITIES LABELED AS (REC) ARE FROM THE RECORDED ASBUILT SURVEY OF KENTUCKY FRIED CHICKEN LOT 2. PROJECT NO. 07026AB. ASBUILTS WERE PERFORMED BY TOUCHTON & ASSOCIATES (ENGINEERING AND SURVEYING). ASBUILTS WERE APPROVED BY THE CITY OF
- KNOXVILLE DEPARTMENT OF ENGINEERING ON 05/08/08. 13. SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING

## SCHEDULE B - SECTION II EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART

### THE SUBJECT PROPERTY BOUNDARIES AND IMPROVEMENTS ARE SHOWN HEREON. 2. ANY DISCREPANCIES, CONFLICTS, EASEMENTS, BOUNDARY LINE DISPUTES, ANY SHORTAGES IN

AREA. ENCROACHMENTS OR PROTRUSIONS. OR OVERLAPPING OF IMPROVEMENTS WHICH WOULD BE DISCLOSED BY AN INSPECTION AND ACCURATE SURVEY OF THE PREMISES.

## THE SUBJECT PROPERTY BOUNDARIES AND IMPROVEMENTS ARE SHOWN HEREON. THE SUBJECT PROPERTY BOUNDARIES AND IMPROVEMENTS ARE SHOWN HEREON.

4. MECHANICS', CONTRACTORS' OR MATERIALMEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS ON RECORD.

### NOT A SURVEY MATTER. 5. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD,

BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSON(S) IN POSSESSION THEREOF. NOT A SURVEY MATTER.

## 6. LIENS, ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC

## NOT A SURVEY MATTER.

8. MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT CABINET H, SLIDE 61A, INSTRUMENT NO. 200609130023656 AND INSTRUMENT NO. 200710030028419, SAID REGISTER'S

9. EASEMENT AGREEMENT OF RECORD IN BOOK\_1470,\_PAGE\_266 AS AMENDED IN INSTRUMENT NO. 200504140081724, SAID REGISTER'S OFFIC

## AFFECTS, EASEMENT COVERAGE IS LIMITED TO THE PARKING AREAS (INCLUDING ENTRANCES, EXITS, DRIVEWAYS, AND WALKWAYS) ON LOTS 1 AND 2. NOT PLOTABLE.

10. SANITARY SEWER EASEMENT OF RECORD IN BOOK 1454, PAGE 834, SAID REGISTER'S OFFICE AS SHOWN ON SURVEY.

## . COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES OF RECORD IN INSTRUMENT NO. 200608300019498, SAID REGISTER'S OFFICE.

Ø UTILITY POLE

GAS VALVE

G GAS METER

oB BOLLARD

A/C AIR CONDITIONER

123 STREET ADDRESS

Ø→ UTILITY POLE W/ ANCHOR

Ø UTILITY POLE W/ LIGHT

## AS SHOWN ON SURVEY.

## LEGEND:



SANITARY SEWER MANHOLE OCO SEWER CLEAN-OUT INV INVERT

-X-X-FENCE

──W── WATER LINE

ELEV ELEVATION RCP REINFORCED CONCRETE PIPE \_CPP\_ CORRUGATED PLASTIC PIPE E ELECTRIC BOX ☆ LIGHT STANDARD

handicapped parking (XXX) LOT NUMBER CONCRETE SURFACE GRAVEL SURFACE ASPHALT SURFACE LANDSCAPE SURFACE LINE TYPES:

-P&T- OVERHEAD POWER AND TELEPHONE LINES —G— GAS LINE —SA— SANITARY SEWER LINE —T— OVERHEAD TELEPHONE LINE -UGE- UNDERGROUND ELECTRIC LINE -CATV-OVERHEAD CABLE TELEVISION LINE

—P— OVERHEAD ELECTRIC POWER LINE ABBREVIATIONS: R.O.K.C.T. REGISTER'S OFFICE FOR KNOX COUNTY, TN REC RECORD PER ASBUILTS

SITE AND UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY.

## UTILITY NOTE

THIS 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



LAND SURVEYOR

RAGAN-SMITH ASSOCIATES, LLC.

315 WOODLAND STREET

NASHVILLE, TENNESSEE 37206

EMAIL: mherrick@ragansmith.com

OFFICE: 615 244 8591

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

TOTAL AREA = 18,940 SQUARE FEET OR 0.43 ACRES ±

### BEGINNING AT A POINT IN THE NORTHEAST LINE OF CHAPMAN HIGHWAY RIGHT-OF-WAY, DISTANT 722.8 FEET SOUTHEASTERLY FROM THE INTERSECTION OF THE NORTHEAST LINE OF CHAPMAN **BENCHMARK** HIGHWAY WITH THE CENTERI INE OF MOODY AVENUE. THENCE FROM SAID BEGINNING POINT ELEV=880.57' LEAVING CHAPMAN HIGHWAY, NORTH 61 DEG. 50 MIN. 33 SEC. EAST, 187.24 FEET TO AN IRON PIN BENCH TIE RTK SET; THENCE SOUTH 29 DEG. 42 MIN. 00 SEC. EAST, 100.00 FEET TO AN IRON PIN FOUND CORNER TO LOT 1; THENCE WITH THE LINE OF LOT 1, SOUTH 61 DEG. 50 MIN. 00 SEC. WEST, 188.81 FEET TO PROPOSED LANE TO BE BERMUDA AN IRON PIN FOUND IN THE EAST LINE OF CHAPMAN HIGHWAY: THENCE WITH THE EAST LINE OF INV=873.6 INV=873.4 STRIPING; TYP. GRASS. CYNODON -CHAPMAN HIGHWAY, NORTH 28 DEG. 48 MIN. WEST, 100.00 FEET TO THE POINT OF BEGINNING. DACTYLON; TYP. BEING THE SAME PROPERTY CONVEYED TO SUNSET CAPITAL REAL ESTATE, LLC. A TEXAS PROPOSED -LIMITED LIABILITY COMPANY, BY DEED FROM RV SHADELAND, LLC, AN INDIANA LIMITED LIABILITY LANDSCAPE PROPOSED TIE-IN COMPANY, DATED DECEMBER 3, 2021, OF RECORD IN INSTRUMENT NO. 202112080045752, SAID ROCK; TYP. EXISTING TO EXISTING CURB REGISTER'S OFFICE. BUILDING & PAVEMENT PROPOSED 2 ~ 4-YARD DUMPSTERS. EXISTING TRASH AS-SURVEYED DESCRIPTION PROPOSED 8" THICK, 14" TALL ENCLOSURE TO REMAIN. CURBING WITH 4" IN-CURB LOT 2 (MAP 1090, GROUP A, PARCEL 010.00) PROTECTIVE BOLLARDS PROPOSED WALL -BEING THE SAME PROPERTY AS CONVEYED TO SUNSET CAPITAL REAL ESTATE, LLC BY SPECIAL EXTENSION OF ABANDONED LIGHT -TRASH ENCLOSURE PROPOSED 6' TALL POLE & BOLLARD WARRANTY DEED IN INSTRUMENT NO. 202112080045752, ALSO KNOWN AND DESIGNATED AS LOT 2 TO BE REMOVED. SIGHT-PROOF M. A. SCHUBERT PROPERTY ON CHAPMAN HIGHWAY, AS SHOWN ON THE PLAT OF THE SAME OF CYCLONE FENCE THE RECORD IN PLAT INSTRUMENT NO. 20071030028419, IN THE KNOX COUNTY REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS: EXISTING COOLER TO BE --PROPOSED CONCRETE DEMOLISED & REPLACED SIDEWALK; TYP. BEGINNING AT AN EXISTING 1" IRON ROD (OLD) IN THE NORTHEAST RIGHT-OF-WAY LINE OF WITH CONCRETE PAVEMENT. CHAPMAN HIGHWAY AT THE SOUTHWESTERN CORNER OF LOT 2 AT A DISTANT OF 594 FEET +/-EXISTING OVERHEAD POLE TO -NORTHWESTERLY FROM THE INTERSECTION OF THE NORTHEAST LINE OF CHAPMAN HIGHWAY CITY OF KNOXVILLE BE PROTECTED WITH 6" RAISED DEED BOOK INSTRUMENT NUMBER 20040720 WITH THE CENTERLINE OF EAST YOUNG HIGH PIKE; EXISTING TURNDOWN CURB TO-CURB ISLAND & 2 ~ 6" BOLLARDS. BE SLOPED AWAY FROM BUILDING THENCE, CONTINUING WITH THE NORTHEAST RIGHT-OF-WAY LINE OF CHAPMAN HIGHWAY AND PROPOSED 3-GAL DRAWF BURFORD THE WESTERN LINE OF LOT 2, NORTH 30 DEG. 09 MIN. 20 SEC. WEST, 100.00 FEET TO AN EXISTING HOLLY ILEX CORNUTA 'NANA'; TYP. 5/8" IRON ROD (OLD) AT THE NORTHWESTERN CORNER OF LOT 2: 24" STOP BAR PROPOSED 4" -PROPOSED ASPHALT HENCE, LEAVING THE NORTHEAST RIGHT-OF-WAY LINE OF CHAPMAN HIGHWAY WITH THE LIGHT POLE; TYP PAVEMENT; TYP. JORTHERN LINE OF LOT 2 NORTH 60 DEG. 20 MIN. 27 SEC. EAST, 188.11 FEET TO AN IRON ROD NEW) AT THE NORTHEASTERLY CORNER OF LOT 2: THENCE, WITH THE EASTERLY LINE OF LOT 2, SOUTH 31 DEG. 03 MIN. 14 SEC. EAST, 100.57 FEET EXISTING BUILDING TO TO AN 1" IRON ROD (OLD) AT THE SOUTHEASTERLY CORNER OF LOT 2; BE CONVERTED -PROPOSED 2" CAL SHUMARD OAK, QUERCUS THENCE, WITH THE SOUTHERN LINE OF LOT 2, SOUTH 60 DEG. 30 MIN. 22 SEC. WEST, 189.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,940 SQUARE FEET OR 0.43 ACRES MORE OR EXISTING DRIVEWAY ACCESS TO REMAIN PROTECTED DRIVE-THRU QUEUEING (14 CARS TOTAL) PROPOSED TIE-IN TO EXISTING **EDGE OF PAVEMENT** EXISTING 2000-GAL GREASE INTERCEPTOR TO BE PUMPED OUT, CLEANED, & RESTORED EXISTING LOADING ZONE TO BE RESTRIPED & REUSED. ►EXISTING VARIABLE HEIGHT CURB TO REMAIN; TYP. PROPOSED CONCRETE -- WHEELSTOP; TYP. SURVEYED PROPERTY SIDEWALK EXTENSION BOUNDARY ROW SIDEWALK ACCESS. -EXISTING PARKING STALLS & PAVEMENT TO REMAIN, TO BE SEAL COATED & RESTRIPED; TYP. -EXISTING INTERIOR PROPOSED 2 ~ U-RACKS BACKFLOW PREVENTER TO FOR BICYCLE PARKING BE RECERTIFIED. (4 SPACES TOTAL) EXISTING SIGNAGE -TO BE REUSED NON SEWEP MANHOLE (BELL) RIM=872.4' ELEV=891.08 /--FFE=877.4' BUILDING EXISTING DRIVEWAY — PROPOSED LANDSCAPING CALCULATIONS TOTAL LANDSCAPE AREA = 3,712 SF BULL ROCK LANDSCAPE AREA = 642 SF (17%) BERMUDA GRASS AREA (CYNODON DACTYLON) = 3,070 SF (83%) SHRUBS: DRAWF BURFORD HOLLY, ILEX CORNUTA 'NANA' (3-GALLON, 20 TOTAL) TREES: SHUMARD OAK, QUERCUS SHUMARDII (2" CALIPER, 5 TOTAL)

# HVAC SYSTEM ON TOP OF BUILDING ELEV=895.62' **EXISTING BUILDING TO** BE CONVERTED ±1,960 SF HVAC SYSTEM ON TOP OF BUILDING-ELEV=898.15' ELEV=897.2

**BUILDING DIMENSION EXHIBIT** 

SCALE= 1"=10'

TABLE A NOTES

TITLE COMMITMENT DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT 2, M. A. SCHUBERT PROPERTY ON CHAPMAN HIGHWAY, AS SHOWN ON THE MAP OF SAME OF RECORD IN MAP BOOK 56-L, PAGE 49, IN THE KNOX COUNTY

REGISTER'S OFFICE, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE LAND IS DESCRIBED AS FOLLOWS:

1. TABLE A ITEM 1: AS SHOWN ON SURVEY.

2. TABLE A ITEM 2: 4200 CHAPMAN HIGHWAY, KNOXVILLE, TENNESSEE,

3. TABLE A ITEM 3: SEE NOTE 5 IN GENERAL NOTES.

4. TABLE A ITEM 4: GROSS LAND AREA IS 18,940 SQUARE FEET OR 0.43 ACRES ±.

5. TABLE A ITEM 5: AS SHOWN ON SURVEY.

7(a). TABLE A ITEM 7(a): SEE BUILDING DIMENSION EXHIBIT.

7(b)(1). TABLE A ITEM 7(b)(1): AS SHOWN ON SURVEY.

8. TABLE A ITEM 8: AS SHOWN ON SURVEY

9. TABLE A ITEM 9: AS SHOWN ON SURVEY

(2) HANDICAP PARKING SPACE 11(a). TABLE A ITEM 11(a): NO PLANS AND/OR REPORTS WERE

PROVIDED BY THE CLIENT AT THE TIME OF THIS SURVEY. 11(b). TABLE A ITEM 11(b): AS SHOWN ON SURVEY. PRIVATE UTILITY

13. TABLE A ITEM 13: AS SHOWN ON SURVEY.

14. TABLE A ITEM 14: AS SHOWN ON SURVEY

16. TABLE A ITEM 16: SEE NOTE 7 IN GENERAL NOTES.

## O: OLD REPUBLIC NATIONAL TITLE INSURANCE;

TO: FORZA DEVELOPMENT, LLC A UTAH LIMITED LIABILITY COMPANY; TO: SUNSET CAPITAL REAL ESTATE, LLC., A TEXAS LIMITED LIABILITY COMPANY; TO: DB FRANCHISING USA, LLC, AN OREGON LIMITED LIABILITY COMPANY;

TO: DUTCH BROS., LLC, AN OREGON LIMITED LIABILITY COMPANY; TO: DUTCH MAFIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY; TO: BOERSMA BROS. LLC, AN OREGON LIMITED LIABILITY COMPANY;

COMMITMENT NO. 252669 COMMITMENT DATE: JUNE 27, 2025

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 7b(1), 8, 9, 11(a), 11(b), 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 07, 2025.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

RAGAN-SMITH-ASSOCIATES, LLC 35 STATION STREET CHATTANOOGA, TN 37408

MARK R. HERRICK, TN. R.L.S. NO. 3356 DATE: SEPTEMBER 10, 2025

DATE OF FIELD SURVEY: AUGUST 07, 2025

Project No. 25-0231

Approved By:

\_ \_ \_

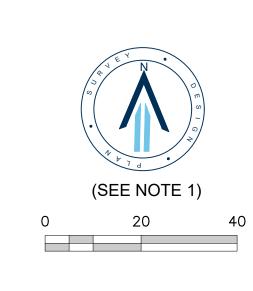
Drawing Title:

**EXHIBIT** 

**ALTA OVERLAY** 

Revisions:





1"=20"

09/10/2025