



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM TDOF GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE REPRESENTED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM: NAD83 (HORIZONTAL) AND NAVD 88 (VERTICAL).
- TYPE OF GPS EQUIPMENT USED: TRIMBLE R880/R12; DUAL FREQUENCY RECEIVERS. TYPE OF GPS SURVEY: TDOF NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05'.
- 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.
- THIS PROPERTY IS CURRENTLY ZONED C-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
REAR= NONE
- 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. 4705020201F AND 4705020202F, 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. 281 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.
- THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 252669, WITH AN EFFECTIVE DATE OF 06/27/2025.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT THE TIME OF THIS SURVEY.
- NO OBSERVED EVIDENCE OF USE OF THE SUBJECT PROPERTY AS A CEMETERY OR BURIAL GROUND AT THE TIME OF THIS SURVEY.
- 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.
- INVERTS WERE NOT ACCESSIBLE WITH CATCH BASIN STRUCTURES WITH SILT SCREENS.
- 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.
- SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:

SCHEDULE B - SECTION II EXCEPTIONS

- 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 I REQUIREMENTS ARE MET.

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.

3. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.

THE SUBJECT PROPERTY BOUNDARIES AND IMPROVEMENTS ARE SHOWN HEREON.

4. MECHANICS' CONTRACTORS' 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 PERSONS IN POSSESSION THEREOF.

NOT A SURVEY MATTER.

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

NOT A SURVEY MATTER.

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

AS SHOWN ON SURVEY.

8. EASEMENT AGREEMENT OF RECORD IN BOOK 1470, PAGE 266 AS AMENDED IN INSTRUMENT NO. 200504140081724, SAID REGISTER'S OFFICE.

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

9. EASEMENT OF RECORD IN BOOK 1454, PAGE 834, SAID REGISTER'S OFFICE.

AS SHOWN ON SURVEY.

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

AS SHOWN ON SURVEY.

LEGEND:

- | | | | |
|-----------|--------------------------|-------------------|------------------------|
| ○ (R) (O) | IRON ROD (OLD) | ○ | UTILITY POLE |
| ● (R) (N) | IRON ROD (NEW) | → | UTILITY POLE W/ ANCHOR |
| ⊕ | FIRE HYDRANT | ○ | UTILITY POLE W/ LIGHT |
| ⊕ | WATER VALVE | ○ | GAS VALVE |
| ⊕ | WATER METER | ⊕ | GAS METER |
| ⊕ | CATCH BASIN | ⊕ | AIR CONDITIONER |
| ⊕ | STORM MANHOLE | 123 | STREET ADDRESS |
| ⊕ | SANITARY SEWER MANHOLE | ○ B | BOLLARD |
| ⊕ | SEWER CLEAN-OUT | ○ B | HANDICAPPED PARKING |
| ⊕ | INVERT | XXXX | LOT NUMBER |
| ELEV | ELEVATION | CONCRETE SURFACE | |
| RC | REINFORCED CONCRETE PIPE | GRAVEL SURFACE | |
| CP | CORRUGATED PLASTIC PIPE | ASPHALT SURFACE | |
| E | ELECTRIC BOX | LANDSCAPE SURFACE | |
| * | LIGHT STANDARD | | |

LINE TYPES:

- | | | | |
|--------|--------------------------------|-------|------------------------------------|
| -X-X- | FENCE | -P&T- | OVERHEAD POWER AND TELEPHONE LINES |
| -6A- | SANITARY SEWER LINE | -G- | GAS LINE |
| -W- | WATER LINE | -T- | OVERHEAD TELEPHONE LINE |
| -CATV- | OVERHEAD CABLE TELEVISION LINE | -UG- | UNDERGROUND ELECTRIC LINE |
| -P- | OVERHEAD ELECTRIC POWER LINE | | |

ABBREVIATIONS:

R.O.K.C.T. REGISTER'S OFFICE FOR KNOX COUNTY, TN
REC RECORD PER ASBUILTS

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

DEED REFERENCE

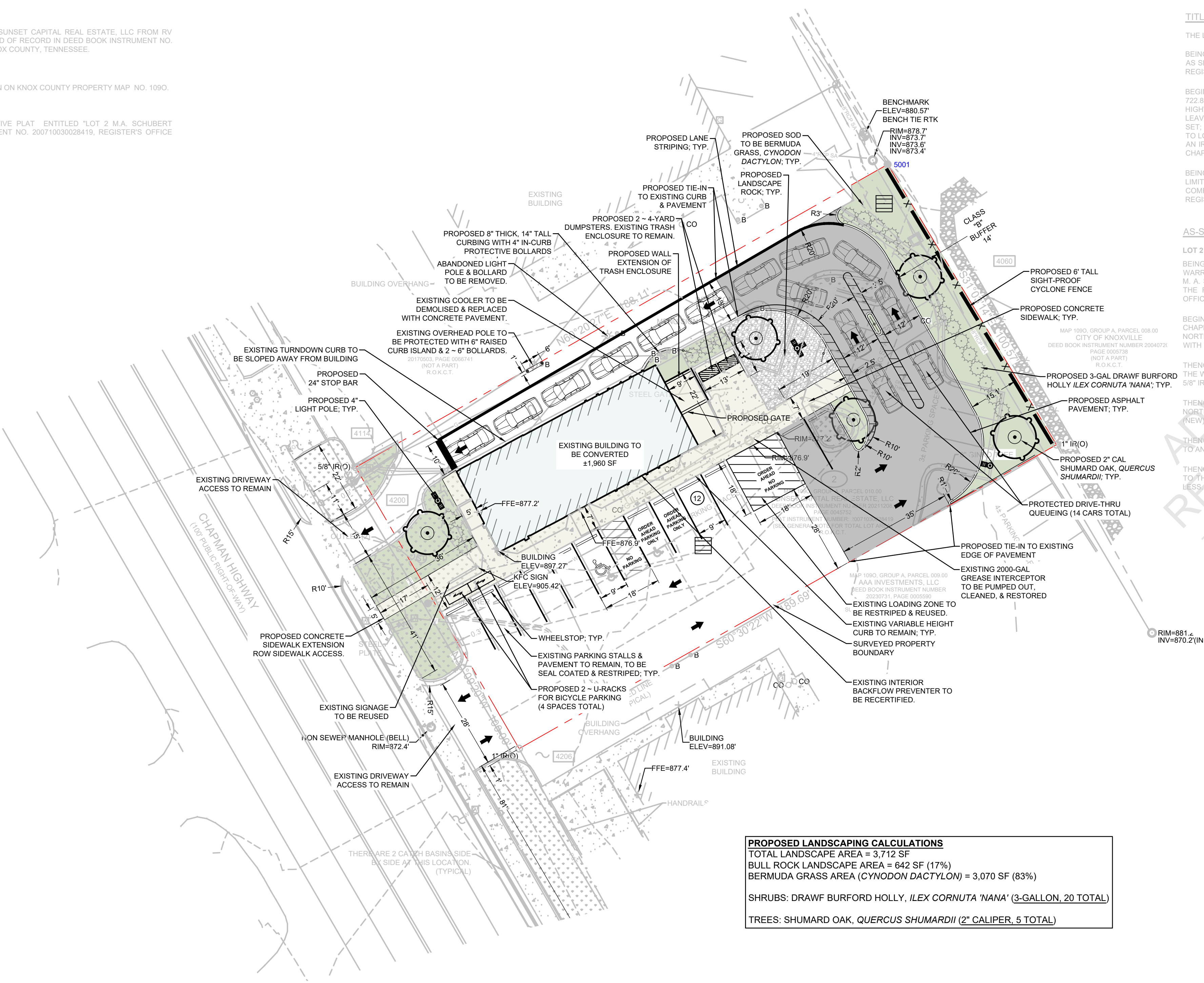
BEING THE SAME PROPERTY CONVEYED TO SUNSET CAPITAL REAL ESTATE, LLC FROM RV SHADELAND, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK INSTRUMENT NO. 202112080045752, REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

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

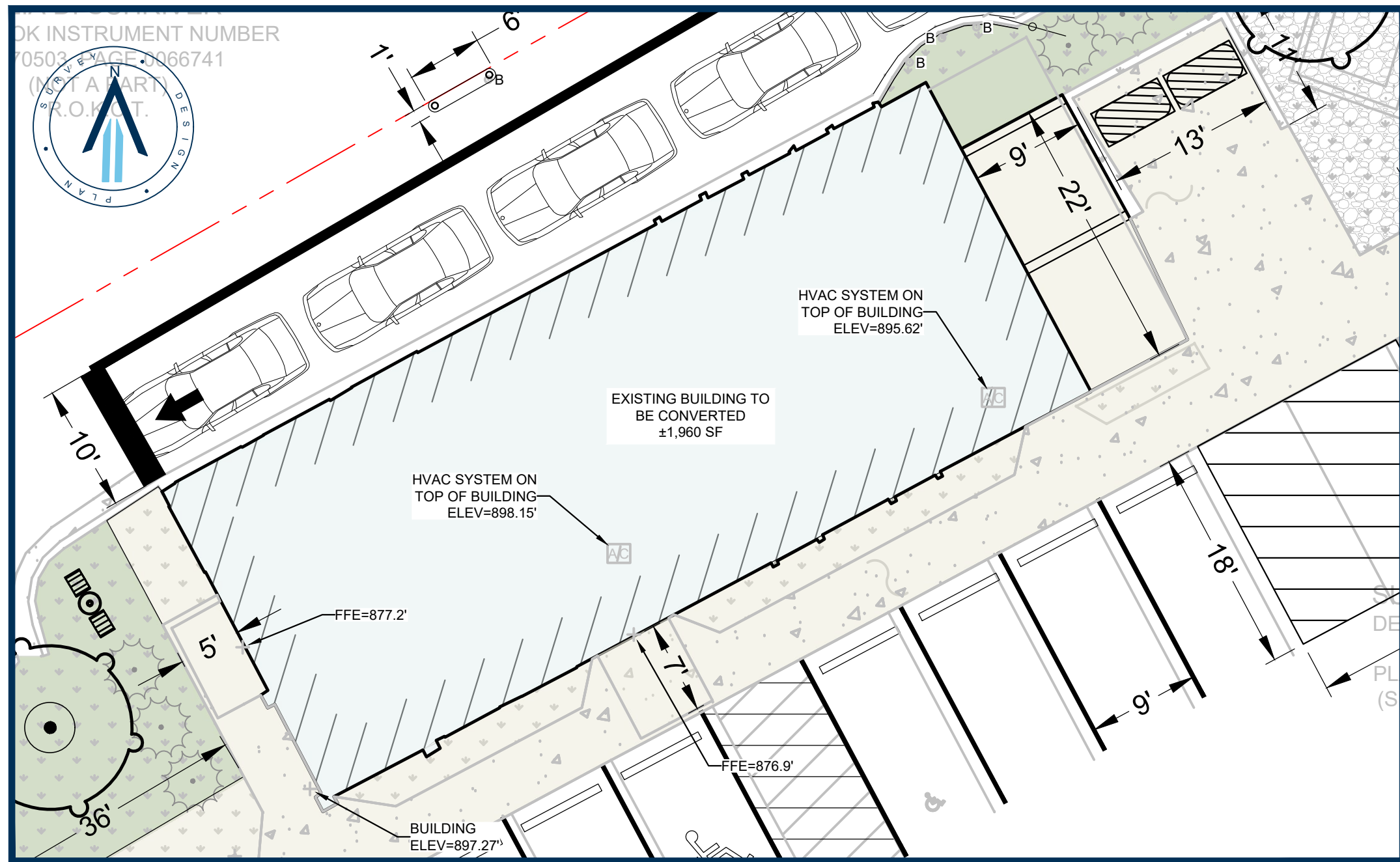
PLAT REFERENCE

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.



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)



BUILDING DIMENSION EXHIBIT

SCALE= 1"=10'

TITLE COMMITMENT DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

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:

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 HIGHWAY WITH THE CENTERLINE OF MOODY AVENUE, THENCE FROM SAID BEGINNING POINT, LEAVING CHAPMAN HIGHWAY, NORTH 61 DEG. 50 MIN. 33 SEC. EAST, 187.24 FEET TO AN IRON PIN 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 AN IRON PIN FOUND IN THE EAST LINE OF CHAPMAN HIGHWAY, THENCE WITH THE EAST LINE OF CHAPMAN HIGHWAY, NORTH 28 DEG. 48 MIN. WEST, 100.00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SUNSET CAPITAL REAL ESTATE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, BY DEED FROM RV SHADELAND, L.L.C. AN INDIANA LIMITED LIABILITY COMPANY, DATED DECEMBER 3, 2021, OF RECORD IN INSTRUMENT NO. 202112080045752, SAID REGISTER'S OFFICE.

AS-SURVEYED DESCRIPTION

LOT 2 (MAP 1090, GROUP A, PARCEL 010.00)

BEING THE SAME PROPERTY AS CONVEYED TO SUNSET CAPITAL REAL ESTATE, L.L.C. BY SPECIAL WARRANTY DEED IN INSTRUMENT NO. 202112080045752, ALSO KNOWN AND DESIGNATED AS LOT 2, M. A. SCHUBERT PROPERTY ON CHAPMAN HIGHWAY, AS SHOWN ON THE PLAT OF THE SAME OF THE RECORD IN PLAT INSTRUMENT NO. 200710030028419, IN THE KNOX COUNTY REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED, BY MEANS AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN EXISTING 12" IRON ROD (OLD) IN THE NORTHEAST RIGHT-OF-WAY LINE OF CHAPMAN HIGHWAY AT THE SOUTHWESTERN CORNER OF LOT 2 AT A DISTANT OF 594 FEET +/- NORTHWESTERLY FROM THE INTERSECTION OF THE NORTHEAST LINE OF CHAPMAN HIGHWAY WITH THE CENTERLINE OF EAST YOUNG HIGHWAY.

THENCE, CONTINUING WITH THE NORTHEAST RIGHT-OF-WAY LINE OF CHAPMAN HIGHWAY AND THE WESTERN LINE OF LOT 2, NORTH 30 DEG. 09 MIN. 20 SEC. WEST, 100.00 FEET TO AN EXISTING 5/8" IRON ROD (OLD) AT THE NORTHWESTERN CORNER OF LOT 2.

THENCE, LEAVING THE NORTHEAST RIGHT-OF-WAY LINE OF CHAPMAN HIGHWAY WITH THE NORTHERN LINE OF LOT 2, NORTH 60 DEG. 20 MIN. 27 SEC. EAST, 188.11 FEET TO AN IRON ROD (NEW) AT THE NORTHEASTLY CORNER OF LOT 2.

THENCE, WITH THE EASTERLY LINE OF LOT 2, SOUTH 34 DEG. 03 MIN. 14 SEC. EAST, 100.57 FEET TO AN 1" IRON ROD (OLD) AT THE SOUTHEASTERLY CORNER OF LOT 2.

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 LESS.

TABLE A NOTES

- TABLE A ITEM 1: AS SHOWN ON SURVEY.
- TABLE A ITEM 2: 4200 CHAPMAN HIGHWAY, KNOXVILLE, TENNESSEE, 37920.
- TABLE A ITEM 3: SEE NOTE 5 IN GENERAL NOTES.
- TABLE A ITEM 4: GROSS LAND AREA IS 18,940 SQUARE FEET OR 0.43 ACRES ±.
- TABLE A ITEM 5: AS SHOWN ON SURVEY.
- TABLE A ITEM 7(a): SEE BUILDING DIMENSION EXHIBIT.
- TABLE A ITEM 7(b)(1): AS SHOWN ON SURVEY.
- TABLE A ITEM 8: AS SHOWN ON SURVEY.
- TABLE A ITEM 9: AS SHOWN ON SURVEY.
(18) STANDARD PARKING SPACES
(2) HANDICAP PARKING SPACE
- TABLE A ITEM 11(a): NO PLANS AND/OR REPORTS WERE PROVIDED BY THE CLIENT AT THE TIME OF THIS SURVEY.
- TABLE A ITEM 11(b): AS SHOWN ON SURVEY. PRIVATE UTILITY LOCATED BY BLOODHOUND, LLC ON 07/29/2025.
- TABLE A ITEM 13: AS SHOWN ON SURVEY.
- TABLE A ITEM 14: AS SHOWN ON SURVEY.
- TABLE A ITEM 16: SEE NOTE 7 IN GENERAL NOTES.

SURVEYOR'S STATEMENT

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE;
TO: FORZA DEVELOPMENT, LLC A UTI LIMITED LIABILITY COMPANY;
TO: SUNSET CAPITAL REAL ESTATE, L.L.C. A TEXAS LIMITED LIABILITY COMPANY;
TO: DB FRANCHISING USA, L.L.C. AN OREGON LIMITED LIABILITY COMPANY;
TO: DUTCH BROS, LLC, AN OREGON LIMITED LIABILITY COMPANY;
TO: DUTCH MAFIA, L.L.C. 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 (NPS LAND) TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 7b(1), 8, 9, 10(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 080-04, STANDARD OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMING TO THE ACCURACY OF A CATEGORY SURVEY AS DEFINED IN THE STANDARDS, AND THE RATE 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
36 STATION STREET
CHATTANOOGA, TN 37408

TO: MARK R. HERRICK, TN, R.L.S. NO. 3356

DATE: SEPTEMBER 10, 2025
DATE OF FIELD SURVEY: AUGUST 07, 2025

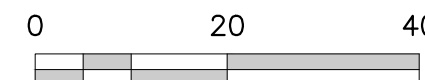


RaganSmith

a PAPE-DAWSON company



(SEE NOTE 1)



DUTCH BROS ON
CHAPMAN HIGHWAY
FOR
FORZA DEVELOPMENT, LLC

4200 CHAPMAN HIGHWAY, KNOXVILLE, KNOX COUNTY, TENNESSEE

Scale: 1"=20'

Date: 09/10/2025

Approved By: MRH

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Drawing Title:

ALTA OVERLAY
EXHIBIT

Drawing No.

1 OF 1

Project No.

25-0231