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**Glenn Allen Shultz**  
 Licensed Professional Land Surveyor  
 112 East Union Ave.  
 Johnson City, TN 37601  
 PHONE/FAX (423) 424-1788

CALL THREE WORKING DAYS BEFORE YOU DIG  
 1-800-851-1111  
 TENSURE ONE CALL SYSTEM, INC.

CITY OF JOHNSON CITY, TENNESSEE  
 ROLL 82 - IMAGE 2670

CITY OF JOHNSON CITY  
 INGRESS/EGRESS EASEMENT  
 ROLL 82 - IMAGE 1289

DELTA 02°28'03"  
 RADIUS 2654.14'  
 LENGTH 114.30'  
 CHORD S 87°00'34" E  
 CHORD 114.29'

twice Bk  
 RECORD INSTRUMENT (ROLL 583 - IMAGE 1442)

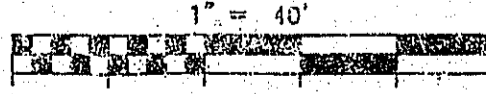
**POSSIBLE SOURCES OF TITLE:**  
 D.B. 257 - P. 350  
 D.B. 488 - P. 384  
 D.B. 509 - P. 237  
 D.B. 584 - P. 428  
 D.B. 201 - P. 557  
 D.B. 471 - P. 609  
 D.B. 195 - P. 426  
 D.B. 119 - P. 191  
 D.B. 146 - P. 196  
 D.B. 110 - P. 337  
 D.B. 172 - P. 122  
 D.B. 176 - P. 557  
 D.B. 176 - P. 577  
 D.B. 57 - P. 245  
 ROLL 583 IMAGE 1442

**PROPERTY DESCRIPTION:**  
 Located and being in the 9th Civil District of Washington County, Tennessee, and more particularly described as follows:  
 Beginning of an iron rod in the northerly side of Maple Street, said iron rod also being the southeasterly corner of E. Luke Greene and Josephine S. Greene (Roll 583, Image 1761); thence with the northerly side of Maple Street S 81°07'46" W a distance of 886.97 feet to an iron rod; thence N 08°59'26" W a distance of 200.03 feet to a mag nail; thence S 81°07'07" W a distance of 12.00 feet to a mag nail; thence S 08°58'26" E a distance of 200.03 feet to a mag nail in the northerly side of Maple Street; thence with the northerly side of Maple Street S 81°07'46" W a distance of 150.00 feet to a mag nail in the northeasterly intersection of Maple Street and Claiborne Street; thence with the easterly side of Claiborne Street N 08°58'26" W a distance of 250.32 feet to a mag nail in the northerly side of Walnut Street; said mag nail also being in the southerly line of the City of Johnson City, Tennessee property (Roll 82, Image 2670); thence with the said City of Johnson City the following (1) N 81°07'07" E a distance of 313.40 feet to a mag nail; (2) N 82°33'07" W a distance of 57.49 feet to a mag nail; (3) N 09°56'28" W a distance of 16.00 feet to a mag nail; (4) S 87°27'17" E a distance of 14.52 feet to a mag nail; (5) S 11°09'14" E a distance of 8.02 feet to a mag nail; (6) N 81°27'25" E a distance of 7.51 feet to a mag nail; (7) N 11°09'14" E a distance of 8.02 feet to a mag nail; (8) N 80°31'01" E a distance of 22.10 feet to a mag nail; (9) S 09°33'16" E a distance of 4.48 feet to a mag nail; (10) N 80°26'44" E a distance of 21.00 feet to a mag nail; (11) S 09°33'16" E a distance of 10.20 feet to a mag nail; (12) N 80°26'44" E a distance of 31.10 feet to a mag nail; (13) S 08°53'18" E a distance of 6.88 feet to a mag nail; (14) N 81°54'34" E a distance of 77.60 feet to a building corner; (15) N 81°23'55" E a distance of 76.00 feet to a building corner; (16) N 51°19'56" E a distance of 24.24 feet to a building corner; (17) N 81°17'03" E a distance of 109.49 feet to a building corner; (18) N 09°20'54" W a distance of 59.10 feet to an iron rod; (19) S 81°23'55" E a distance of 19.80 feet to an iron rod; (20) N 81°23'55" E a distance of 12.59 feet to a mag nail, corner to Carolina, Clinchfield and Ohio Railway (CSX) (Deed Book 106, Page 236) (Tract 19); thence with said CSX (Tract 19) the following 4 courses (1) S 88°14'35" E a distance of 43.19 feet to an iron rod; (2) with a curve to the right, through a central angle of 02°28'03", an arc distance of 114.30 feet, a chord bearing of S 87°00'34" E and a distance of 114.29 feet to an iron rod; (3) S 01°32'07" W a distance of 107.56 feet to an iron rod; (4) S 08°52'53" E a distance of 23.10 feet to a mag nail; thence with said CSX (Tract 19) in part, and Carolina, Clinchfield and Ohio Railway (CSX) (Deed Book 106, Page 236) (Tract 20) in part, N 81°12'57" E a distance of 235.60 feet to an iron rod, corner to said E. Luke Greene and Josephine S. Greene; thence S 09°32'26" E a distance of 88.10 feet to a mag nail; thence S 08°58'07" W a distance of 44.29 feet to the Point of Beginning. Containing 364,988 square feet or 7.00 acres more or less.

**LEGEND**

●	NAIL OLD (UNLESS OTHERWISE NOTED)
○	IRON ROD OLD
○	MANHOLE
⊕	UTILITY POLE
⊕	POST-INDICATOR VALVE
⊕	MONITOR WELL
⊕	FIRE-HYDRANT
⊕	WATER VALVE
⊕	SKIM
⊕	ELECTRICAL UTILITY AREA
⊕	GAS VALVE
⊕	STORM DRAIN INLET
⊕	WATER METER
⊕	CONCRETE CURB
—X—	FENCE
—S—	APPROXIMATE LOCATION UNDERGROUND SANITARY SEWER LINE
—W—	APPROXIMATE LOCATION UNDERGROUND NATURAL GAS LINE
—ST—	APPROXIMATE LOCATION UNDERGROUND STEEL DRAIN PIPE
—	OVERHEAD UTILITY LINES
—	ADJOINING PROPERTY LINES
—	DEED LINES
▨	GRAVEL AREA
▨	CONCRETE AREA
▨	COMBINATION OF ASPHALT AND CONCRETE AREAS
▨	BRICK AREA
▨	CITY OF JOHNSON CITY INGRESS/EGRESS EASEMENT

**ALTA/ACSM LAND TITLE SURVEY**  
**ARBORCRAFT, L.L.C. PROPERTY**  
 ROLL 583 - IMAGE 1442 AND  
 ROLL 590 - IMAGE 431  
 NINTH CIVIL DISTRICT OF  
 WASHINGTON COUNTY, TENNESSEE  
 FIELD SURVEY: MARCH 8, 2010



**PROPERTY DESCRIPTION**  
 Located and being in the 9th Civil District of Washington County, Tennessee, and more particularly described as follows:  
 Beginning of an iron rod in the northerly side of Maple Street, said iron rod also being the southeasterly corner of E. Luke Greene and Josephine S. Greene (Roll 583, Image 1761); thence with the northerly side of Maple Street S 81°07'46" W a distance of 886.97 feet to an iron rod; thence N 08°59'26" W a distance of 200.03 feet to a mag nail; thence S 81°07'07" W a distance of 12.00 feet to a mag nail; thence S 08°58'26" E a distance of 200.03 feet to a mag nail in the northerly side of Maple Street; thence with the northerly side of Maple Street S 81°07'46" W a distance of 150.00 feet to a mag nail in the northeasterly intersection of Maple Street and Claiborne Street; thence with the easterly side of Claiborne Street N 08°58'26" W a distance of 250.32 feet to a mag nail in the northerly side of Walnut Street; said mag nail also being in the southerly line of the City of Johnson City, Tennessee property (Roll 82, Image 2670); thence with the said City of Johnson City the following (1) N 81°07'07" E a distance of 313.40 feet to a mag nail; (2) N 82°33'07" W a distance of 57.49 feet to a mag nail; (3) N 09°56'28" W a distance of 16.00 feet to a mag nail; (4) S 87°27'17" E a distance of 14.52 feet to a mag nail; (5) S 11°09'14" E a distance of 8.02 feet to a mag nail; (6) N 81°27'25" E a distance of 7.51 feet to a mag nail; (7) N 11°09'14" E a distance of 8.02 feet to a mag nail; (8) N 80°31'01" E a distance of 22.10 feet to a mag nail; (9) S 09°33'16" E a distance of 4.48 feet to a mag nail; (10) N 80°26'44" E a distance of 21.00 feet to a mag nail; (11) S 09°33'16" E a distance of 10.20 feet to a mag nail; (12) N 80°26'44" E a distance of 31.10 feet to a mag nail; (13) S 08°53'18" E a distance of 6.88 feet to a mag nail; (14) N 81°54'34" E a distance of 77.60 feet to a building corner; (15) N 81°23'55" E a distance of 76.00 feet to a building corner; (16) N 51°19'56" E a distance of 24.24 feet to a building corner; (17) N 81°17'03" E a distance of 109.49 feet to a building corner; (18) N 09°20'54" W a distance of 59.10 feet to an iron rod; (19) S 81°23'55" E a distance of 19.80 feet to an iron rod; (20) N 81°23'55" E a distance of 12.59 feet to a mag nail, corner to Carolina, Clinchfield and Ohio Railway (CSX) (Deed Book 106, Page 236) (Tract 19); thence with said CSX (Tract 19) the following 4 courses (1) S 88°14'35" E a distance of 43.19 feet to an iron rod; (2) with a curve to the right, through a central angle of 02°28'03", an arc distance of 114.30 feet, a chord bearing of S 87°00'34" E and a distance of 114.29 feet to an iron rod; (3) S 01°32'07" W a distance of 107.56 feet to an iron rod; (4) S 08°52'53" E a distance of 23.10 feet to a mag nail; thence with said CSX (Tract 19) in part, and Carolina, Clinchfield and Ohio Railway (CSX) (Deed Book 106, Page 236) (Tract 20) in part, N 81°12'57" E a distance of 235.60 feet to an iron rod, corner to said E. Luke Greene and Josephine S. Greene; thence S 09°32'26" E a distance of 88.10 feet to a mag nail; thence S 08°58'07" W a distance of 44.29 feet to the Point of Beginning. Containing 364,988 square feet or 7.00 acres more or less.

**THE SOURCE OF TITLE FOR THE SUBJECT PROPERTY:** WARRANTY DEED FROM TARKETT WOOD, INC. TO ARBORCRAFT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN ROLL 583 - IMAGE 1442 AND ROLL 590 - IMAGE 431 IN THE REGISTER'S OFFICE FOR WASHINGTON COUNTY, TENNESSEE.  
**BASIS OF BEARING:** 1983 - IMAGE 1442 RECORDED IN THE REGISTER'S OFFICE FOR WASHINGTON COUNTY, TENNESSEE.  
**SUBJECT PROPERTY AREA:** 7.00 ACRES  
**TOTAL OF BUILDING AREAS (INDIVIDUAL BUILDING AREAS ARE SHOWN ELSEWHERE ON THIS MAP):** 63,754 SQUARE FEET.  
**CURRENT ZONING CLASSIFICATION:** CITY OF JOHNSON CITY, TENNESSEE, ZONE I-2.  
**CITY OF JOHNSON CITY ZONING CODE:**  
 6.20 I-2 - HEAVY INDUSTRIAL DISTRICT  
 6.20.4. MINIMUM STANDARDS:  
 6.20.4.1 Lot coverage shall not exceed (50) percent. Minimum lot size is not restricted.  
 6.20.4.2 Front Yard: The minimum depth of the front yard shall be:  
 Type Street Minimum Setback:  
 Arterial 80 feet  
 Collector 45 feet  
 Minor Street 25 feet (MAPLE STREET, CLAIBORNE STREET, AND WALNUT STREET)  
 6.20.4.3 Side Yard: The minimum width of the side yard shall be (25) feet, except:  
 A. Where adjacent to any residential zone, in which case setback shall be (40) feet.  
 6.20.4.4 Rear Yard: The minimum depth of the rear yard shall be (20) feet, except:  
 A. Where adjacent to any residential zone, in which case the setback shall be (40) feet.  
 B. Where adjacent to any no-park, right-of-way, in which case there shall be no required setback if such is needed to obtain desirable real services.  
 6.20.5 HEIGHT REGULATIONS  
 Not restricted except as provided in Subsection 6.20.3.  
**STREET ADDRESSES:** 401 MAPLE STREET, JOHNSON CITY, TENNESSEE.  
**FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP:** 1717001780 AND 4717501780.  
 Matters shown on the plot of East Park Addition of record in Deed Book 286, New Flat Book 10, Page 253, contains no plottable elements that affect subject property; but could warrant a source of title.  
 Confined Access Right of Way Easement from Tarkett-Wood, Inc. to the State of Tennessee Department of Transportation of record in Deed Book 416, Page 725, does not affect subject property.  
 All matters shown on the Plot of record in Plat Book 13, Page 270, contains no plottable elements that affect subject property.  
 To OEP-Tennessee, Inc.; Bank of America; and First American Title Insurance Company.  
 This is to certify that this map or plot of the survey on which it is based, here made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(b)(1), 8, 9, 10, 11(c), 13, 17 and 18. Title A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Tennessee, the Relative Practical Accuracy of this survey does not exceed that which is specified therein.  
 Glenn A. Shultz  
 Registration No. 1541  
 3-10-2010  
 Date

