

THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. EGRESS AND UTILITY RIGHTS ARE NOT GUARANTEED. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS OBSERVED THE UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY. BEFORE ANY CONSTRUCTION, THE CLIENT SHOULD CONTACT THE UTILITY PROVIDER TO VERIFY THE LOCATION OF ALL UTILITIES.

ZONING/BUILDING INFORMATION
SITE RESTRICTIONS:
 ZONE: LB
SETBACKS:
 FRONT SETBACK = 35' PER ZONING
 SIDE SETBACK = 15'
 REAR SETBACK = 10'
HEIGHT:
 BUILDING HEIGHT SHALL BE A MAXIMUM OF 4 STOREYS OR 45 FEET.
 BUILDING SIDE - BUILDING SHALL NOT COVER MORE THAN 75% OF LOT AREA.
 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL LOT LINES

LEGEND:
 1. MARKED SPACES
 2. UNMARKED SPACES
 3. TOTAL

BASIS OF BEARING
 BEARINGS ARE BASED: GPS NORTH

CEMETERY
 NO CEMETRIES WERE OBSERVED DURING THE COURSE OF THIS SURVEY.

FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4700020129E, WHICH BEARS AN EFFECTIVE DATE OF JULY 03, 2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 ZONE X DENOTES AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN.

- LEGEND**
- Street Address
 - IP(7) --- Iron Pin Found
 - IP(3) --- Iron Pin Used
 - PK --- POINT
 - PK(1) --- P.K. NAIL
 - CLEAN CUT
 - Fence
 - Power Pole Existing
 - UE --- Utility Pole Existing
 - Gas Main
 - Sewer Line (existing)
 - Water Line (existing)
 - Gas Line (existing)
 - Gas Valve (existing)
 - Gas Meter (existing)
 - Telephone Pole/Service
 - Water Valve (existing)
 - Water Meter (existing)
 - Sewer (existing)
 - Manhole (existing)
 - Sign
 - Storm Drain Line
 - CURB MET (existing)
 - MET --- Manhole (existing)
 - CATCH BASIN (existing)
 - POINT OF BEGINNING

SURVEYOR'S NOTES

- ALL DISTANCES WERE MEASURED WITH A CARLSON BRX-7 ROVER AND BASE STATION.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES AND MARKINGS FOUND AT THE TIME OF THIS SURVEY. THERE MAY BE OTHER UTILITIES. THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SITE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE LISTED IN THE SURVEYOR'S CERTIFICATION AND DOES NOT EXTEND TO ANY UNLIMBED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. NO OBSERVABLE EVIDENCE IN STREET RIGHT-OF-WAY LINE CHANGES. NO OBSERVABLE EVIDENCE OF RESIN STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SAVANNAH LANDFILL.
- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCED LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICE'S AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE AT THE TIME OF THIS SURVEY UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, ZONING, RIGHT OF WAYS AND RECORDED MAPS OF RECORD. SUBJECT TO ALL MATTERS IN RECORDED MAP # SLIDE 194.
- PROPERTY DEED & ACCESS EASEMENT REFERENCES: B 3 1733, PG 424
 B 3 1124, PG 222
 B 3 1805, PG 237, 239
 PLAT REFERENCES: PLAT "B", PAGE 30
 COING HIGHWAY FARM
- 811 COMMON GROUND ALLIANCE WAS NOTIFIED TO MARK PROPERTY BEFORE SURVEY WAS CONDUCTED. TICKET NUMBER 22224193 & 22224199.
- A.M. SURVEYING, INC. CARRIES A PROFESSIONAL LIABILITY INSURANCE POLICY OF \$1,000,000 EFFECTIVE PRIOR TO AND AS OF 08-25-22.
- NO BUILDINGS EXCEED THE 45' MAXIMUM BUILDING HEIGHTS

SURVEYOR CERTIFICATION

I, the **ZIFF REAL ESTATE PARTNERS, a South Carolina limited company, and First American Title Insurance Company**
 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/ACSP Land Title Surveys, jointly established and adopted by ALTA and ACSP and include items in Table A thereof: 1, 2, 3, 4, 6(1/2), 7(1/2), 8, 9, 11, 13, 14, 16, 17, and 21.

The field work was completed on August 26th, 2022
 Date of Plot as Made: August 26th, 2022

Richard L. Kent
 Richard L. Kent RLS#000

A.M. SURVEYING
 RICHARD L. KENT R.L.S. # 2040
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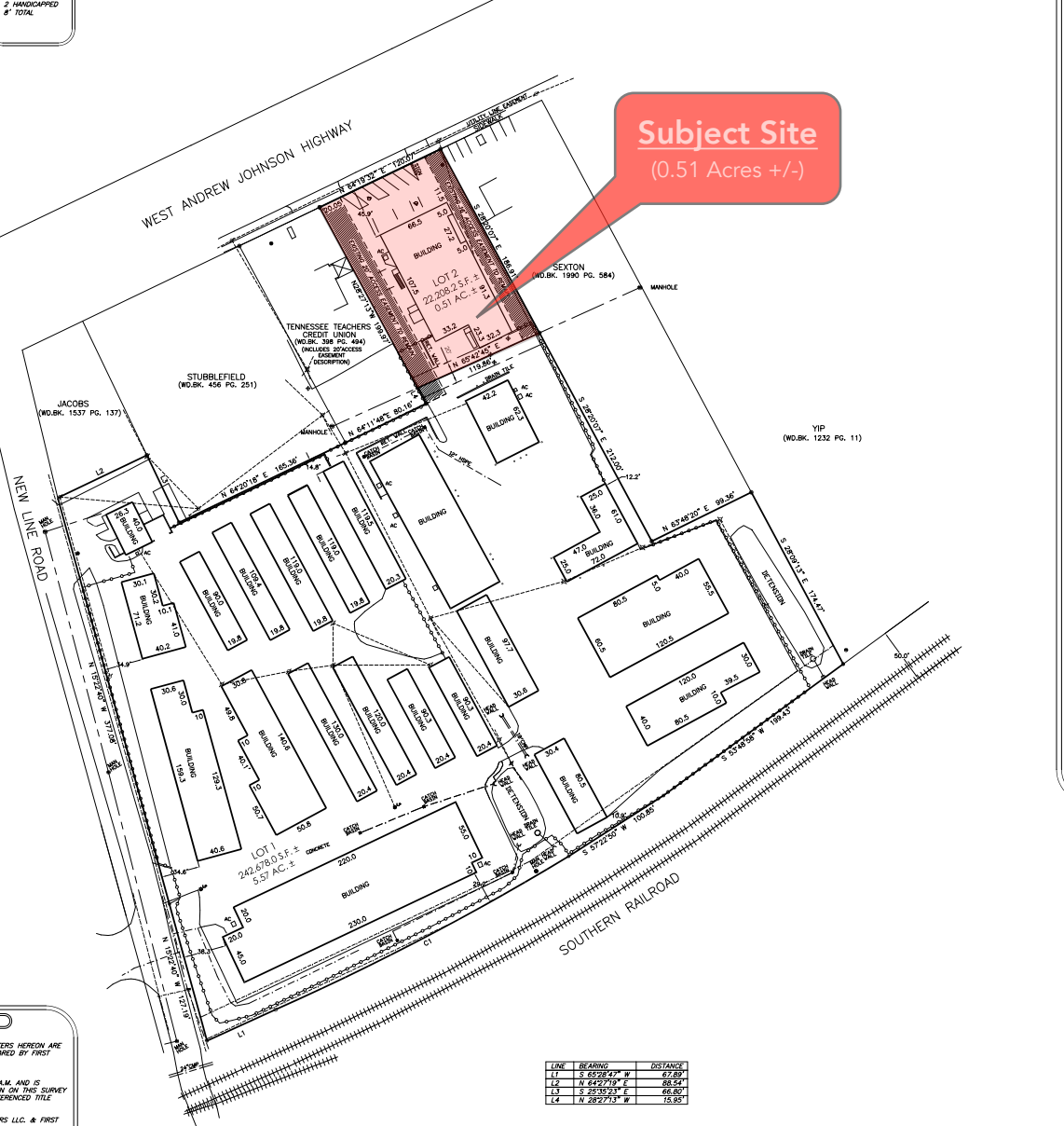


TITLE INFORMATION

THE LEGAL DESCRIPTION AND SCHEDULE B MATTERS HEREON ARE FROM THE SPECIAL INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: ACS-1141444-NAS

COMMITMENT DATE: AUGUST 15, 2022 AT 7:30 A.M. AND IS REFERENCED BY THIS SURVEY. THE LAND SHOWN ON THIS SURVEY IS THE SAME AS DESCRIBED IN THE ABOVE REFERENCED TITLE COMMITMENT.

PROPOSED INSURED: ZIFF REAL ESTATE PARTNERS LLC & FIRST AMERICAN TITLE INSURANCE COMPANY



Subject Site
 (0.51 Acres +/-)

LINE	BEARING	DISTANCE
L1	S 62°28'47" E	67.80
L2	N 64°27'19" E	88.24
L3	S 23°53'31" E	48.80
L4	N 58°27'13" E	75.95

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
CT	2328.3028	236.1033	295.9936	S 62°23'57" W	148.2967

SCHEDULE "B" ITEMS

SCHEDULE B - PART 1
 1-16. ITEMS NOT REVIEWED BY SURVEYOR.

SCHEDULE B - PART 2
 17-25. ITEMS REVIEWED BY SURVEYOR.

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that are or assessments on real property or by the Public Records, (b) proceedings by a public agency that may result in taxes or assessments, for records of such proceedings, whether or not shown by the records of such agency or by the Public Records, (not a survey matter)
- Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land. (may or may not affect property)
- Easements, liens or encumbrances or claims thereof, not shown by the Public Records, (may or may not affect property)
- Any encumbrances, mortgages, liens, mortgages, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records. (affects property as shown on survey)
- Any claim to an easement, mineral, and all rights incident thereto, previously conveyed, transferred, leased or reserved. (no claims found by standard field research)
- Any defect, lien, encumbrance, adverse claim, or other matter that stands for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which an act of the Schedule B, Part 1 requirements are met. (may or may not affect property)
- Any lien or claim to a fee for services, labor, material or equipment, unless such a lien is shown by the Public Records of Date of Policy and not otherwise excepted from coverage herein. (not a survey matter)
- No insurance is afforded as to the acreage or square footage contained in the Land (property contains).
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. (not a survey matter)
- All matters show on plat(s) of record in Plot Book M, Page 194, in the Registrar's Office of Hamilton County, Tennessee. (affects property as shown)
- Terms and provisions of Right of Way or Easement, by and between J.P. Broshaw and Mrs. J.P. Broshaw and Southern Bell Telephone and Telegraph and assigns, its associated and allied companies, their respective successors and assigns, of record in Book 61, Page 16, in the Registrar's Office of Hamilton County, Tennessee. (as to tract 1) (affects property as shown ONLY FOR UTILITY LINES)
- Terms and provisions of Right of Easement, by and between Mrs. J.P. Broshaw and J.P. Broshaw and Southern Bell Telephone and Telegraph, its associated and allied companies, of Hamilton County, Tennessee. (as to tract 1) (affects property as shown)
- Terms and provisions of Right of Way or Easement, by and between C.B. Bolton and the Department of Highways and Public Works, of record in Book 112, Page 164, in the Registrar's Office of Hamilton County, Tennessee. (as to Tracts 1 and 2) (affects property as shown)
- Terms and provisions of Deed of Easement, by and between W.C. Hahn and Board of Mayor and Aldermen of the Town of Morristown, a municipal corporation, of record in Book 153, Page 450, in the Registrar's Office of Hamilton County, Tennessee. (as to tract 1) (affects property as shown SEMER LINE EASEMENT)
- Terms and provisions of Deed of Easement, by and between C.B. Bolton, J.C. Bolton and Phoebe Bolton and Board of Mayor and Aldermen of the Town of Morristown, a municipal corporation, of record in Book 155, Page 122, in the Registrar's Office of Hamilton County, Tennessee. (as to Tracts 1 and 2) (affects property as shown)
- Terms and provisions of Agreement, by and between J. Kenon Crockett and wife, Miss A. Crockett and Harold K. Bonart and wife, Ethel Alma Bonart, of Morristown Self Storage, of record in MSC Book 1, Page 10, in the Registrar's Office of Hamilton County, Tennessee. (as to Tract 1) (SIGN EASEMENT only affects property)
- Terms and provisions of Right of Easement, by and between Harold K. Bonart and Teen Challenge of Knoxville, Inc. of record in Book 877, Page 786, in the Registrar's Office of Hamilton County, Tennessee. (as to Tract 1) (not a survey matter)
- Matters of record in Book 1026, Page 230, in the Registrar's Office of Hamilton County, Tennessee. (affects property as shown)
- Terms and provisions of Declaration of Encroachment of Easement, by Morristown Storage, LLC, a Tennessee limited liability company, of record in Book 1249, Page 786, in the Registrar's Office of Hamilton County, Tennessee. (as to Tract 1) (full access easement no longer affected by contract (2022) (affects property as shown)
- Terms and provisions of Inspection and Maintenance Agreement, by and between Morristown Self Storage, LLC and City of Morristown, TN, of record in Book 1765, Page 411, in the Registrar's Office of Hamilton County, Tennessee. (as to Tract 1) (not a survey matter)
- That portion of the land embraced within the bounds of any public road or thoroughfare. (not shown by survey)
- Rights of the Railroad Company to expand its right of way to its full charter width. (affects property)
- Rights of parties in possession not shown by the Public Records. (may or may not affect property)

ALTA LAND TITLE SURVEY

FOR
ZIFF REAL ESTATE PARTNERS LLC.
 a South Carolina limited liability company

LOT 1 & 2 OF MORRISTOWN SELF STORAGE SUBDIVISION
 RECORDED IN PLAT CABINET M SLIDE 194
 PROPERTY DEED & ACCESS EASEMENT
 REFERENCES: D.B.1733, PG. 424
 D.B.1124, PG. 222 D.B.1801, PG. 012
 D.B.1803, PG. 231, 233

1st CIVIL DISTRICT HAMILTON COUNTY TENNESSEE
 WITHIN THE CITY LIMITS OF MORRISTOWN TENNESSEE
 TAX MAP 041-01-1-C-Parcel 001-01-01-001-00

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