Exhibit C to Notice of Sale TVA Tract No. XKSF-4 ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT-1 AS 2. THIS IS AN ABOVE GROUND SURVEY. DATE: 2/26/2020 (COORDINATES LISTED HEREON ARE TENNESSEE GRID COORDINATES.) 3. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR By Sherry Michery GUARANTEE, EXPRESSED OR IMPLIED. 4. BASIS OF BEARING: TENNESSEE STATE PLANE GRID NAD CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET. 1983 (2011). I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER 5. TOTAL AREA OF 2 LOTS = 5.09 ACRES: THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING N=624,952.6630 E=2,589,933.4380 N=624,831.434 E=2,589,116,360 LOT 1R AREA: 151588.80 S.F. +/-, 3.48 ACRES +/-; DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL LOT 1R1 AREA: 70131.60 S.F. +/-, 1.61 ACRES +/-. APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FLOOD ZONE CERTIFICATION: BY GRAPHICAL PLOTTING ONLY. THIS PARCEL IS NOT IN A FLOOD ZONE. SEE FIRM COMMUNITY — MAP NUMBER 47093C0144F, DATED MAY 2, FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE LOTE DAY OF FEBRUARY, 2020 2007 AND MAP NUMBER 470930142F, DATED MAY 2, 2007. REGISTERED LAND SURVEYOR 7. ZONING: I-G (GENERAL INDUSTRIAL DISTRICT) TENNESSEE LICENSE NO. 2769 DATE: 2-6-20 PER REQUIRED ZONING 8. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, VALVES, ETC. AND COMPILING INFORMATION FROM UTILITY CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR COMPANY PLANS. IN ACCORDANCE WITH THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, PRIOR TO ANY EXCAVATION WORK CALL TENNESSEE ONE CALL SYSTEM, INC. THIS IS TO CERTIFY THAT THE SUBDIMISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. AT 1-800-351-1111. 9. IRON RODS WITH CAPS SET AT ALL CORNERS NOT IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY RECOVERED, UNLESS OTHER MONUMENTATION IS NOTED ON CHORD BEARING=N70°45'43"E PROVIDER THE AVAILABILITY OF SANITARY SEWERS IN THE VICINITY OF THE LOT(S) AND CHORD DISTANCE=85.09 TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS. R=118.53 10. TAX MAP 059J, GROUP B, PARCEL 004.00. ARC=87.03 UTILITY PROVIDER Join Z. Fall. R.O.W. _____ R.O.W. 11. FOR EASEMENT INFORMATION: SEE DEED BOOK NO. 1066, PAGE NO. 115; DEED BOOK NO. 1098, PAGE NO. 45; DEED Δ=42°04'10" 2/6/2020 BEVERLY -ROAD -(60' R.O.W.)-BOOK NO. 1042, PAGE NO. 107; AND DEED BOOK NO. AUTHORIZED SIGNATURE FOR UTILITY 1042, PAGE NO. 13 IN THE REGISTER'S OFFICE OF KNOX ____ & PAVEMENT: ___GREENWAY DRIVE (60' R.O.W.) ____ __ & PAVEMENT _ _ ___ COUNTY, KNOXVILLE, TENNESSEE. 12. THE PARCEL DEPICTED BY THIS PLAT IS ALSO KNOWN AS N 89°07'58" E OLD PROPERTY LINE TRACT KSF-1 DESCRIBED IN DEED BOOK NO. 1037, PAGE NO. 409 IN THE REGISTER'S OFFICE OF KNOX COUNTY, CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS KNOXVILLE, TENNESSEE. THIS IS TO CERTIFY THAT THE SUBDIMISION SHOWN HEREON IS APPROVED SUBJECT TO COK 0061 5500 THE INSTALLATION OF A PUBLIC WATER SYSTEM, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. 13. 5' UTILITY AND DRAINAGE EASEMENT ALONG ALL INTERIOR S 74'25'12" W LOT LINES. 10' UTILITY AND DRAINAGE EASEMENT ALONG N 52°24'26" E ALL EXTERIOR LOT LINES AND ROADS EXCEPT AS MODIFIED Y THE SUBDIVISION VARIANCE. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY _35' FRONT SETBACK EXISTING 2 STORY BRICK PROVIDER THE AVAILABILITY OF WATER SYSTEM IN THE VICINITY OF THE LOT(S) AND TO 14. THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS. MIKE FRAZIER MAP NO. 059-J, GROUP "B" PARCEL NO. 003.00 INSTRUMENT NO. 201812270039313 PLAT 201702130050027 THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. UTILITY PROVIDER 2/6/2020 DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR AUTHORIZED SIGNATURE FOR UTILITY PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS 15. THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED 6' CHAINLINK FENCE BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS. ADDRESSING DEPARTMENT CERTIFICATION CHORD BEARING=S26'19'09"E I. THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIMISION CHORD DISTANCE=194.39' NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING ARC=335.14 CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION Δ=29°01'49" COMMISSION, AND THESE REGULATIONS. LOADING DOCK UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY INGRESS / EGRESS EASEMENT RESERVED FOR SIGNED: Doma Will LOT 25' SIDE SETBACK -TVA TRACT KSF-1 ADOPT THIS AS (MY,OUR) PLAN OF SUBDIMISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY MAP NO. 059-J, GROUP "B" HAT (I AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY PARCEL NO. 004.00 70131.60 S.F. +/-AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO 151588.80 S.F. +/-DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS 1.61 ACRES +/-3.48 ACRES +/-PLAT NO. 201702130050027 PLAT 201702130050027 N 84"07'44" E DEED BOOK NO. 1037 10' SEWER EASEMENT-9.09' CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING. PAGE NO. 409 DEED BOOK NO. 1098 ALL FINAL PLATS WITHIN THE CITY OF KNOXVILLE SHALL BE CERTIFIED BY THE KNOXVILLE DEPARTMENT OF ENGINEERING PRIOR TO FINAL NOTARY CERTIFICATION STAMP PAGE NO. 45 -S 81.53'16" E-STATE OF CERTIFICATION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS: 10.00'-CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING BEFORE ME PERSONALLY APPEARED Michael SUDVOCOST THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS S 80'31'49" W_ 1 STORY TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING N 9°43'35" W INSTRUMENT, AND ACKNOWLEDGED THAT (HE, SHE, THEY) EXECUTED THE SAME AS (HIS, HER, DAY OF tebruar THEIR) FREE ACT AND DEED. James R. Hagaman, ENGINEERING DIRECTOR WITNESS MY HAND AND NOTARIAL SEAL, THIS THE DAY AND YEAR ABOVE. -NORFOLK SOUTHERN RAILROAD -CHORD BEARING=S82°16'01"W CHORD DISTANCE=46.45' 12-21-2022 R=666.80'-SIGNATURE MY COMMISSION EXPIRES ARC=46.46' Δ=3°59'32" CHORD BEARING=N77°28'31"W CHORD DISTANCE=417.90' NORTHING PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT R=666.80'-ARC=425.06' TAXES AND ASSESSMENTS THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH Δ=36'31'25" THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN PROPERTY HAVE BEEN PAID. THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 13-3-405 OF TENNESSEE CODE, ANNOTATED, THE APPROVAL OF THIS PLAT BY THE _ DATE: 2/26/2020 PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN KNOX COUNTY TRUSTEE: ACCEPTANCE BY THE CITY OF KNOXYILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT. CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS — STANDARDS OF PRACTICE. METROPOLITAN PLANNING COMMISSION VARIANCE GRANTED JANUARY 12, 2017 RYAN M. HENLEY TN RLS NO. 2769 67-40 VARIANCE GRANTED TO REDUCE THE STANDARD DRAINAGE AND UTILITY EASEMENT **LEGEND** FROM 10' TO 0' UNDER THE EXISTING BUILDING ON THE REAR PROPERTY LINE OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - - - EXISTING EDGE OF PAVEMENT Nick McBride - EXISTING CURB (I, WE) THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY EXISTING PROPERTY LINE Register of Deeds PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE - EXISTING BUILDING VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS. ---- EXISTING OVERHEAD ELECTRIC **Knox County** STATE EXISTING SANITARY SEWER OWNER(S) PRINTED NAME · CAGMCULTURES TENNESSEE Michael T. 1. Obkorsz OWNER: USA TVA POWER CONST NOTARY PUBLIC .. ---- 500 YEAR FLOOD LINE 4200 GREENWAY DR EXISTING CATCH BASIN KNOXVILLE, TN 37918 CONTACT: GREG HADDEN PH: 423-751-8308 to the troops SIGNATURE(S) EXISTING SANITARY MANHOLE MEN EXISTING STORM MANHOLE Knox County, TN Page: 1 of : REC'D FOR REC 2/26/2020 3:18 PM EXISTING UTILITY POLE

T20200008744

IRON ROD FOUND UNLESS NOTED OTHERWISE

UNMONUMENTED POINT

RECORD FEE: \$17.00

M. TAX: \$0.00 T. TAX: \$0.00

202002260056820

1-S-20 FINAL PLAT OF: TVA MAINTENANCE FACILITY RESUBDIVISION OF LOT 1 KNOXVILLE, TENNESSEE

Grove

MALL RD N

LOCATION MAP

KR SALVAGE PROPERTIES L

MAP NO. 059-J, GROUP "B" PARCEL NO. 005.00 INSTRUMENT NO. 201610180025425

40' INGRESS / EGRESS EASEMENT DEED BOOK 1098, PAGE 45

_S 71°26'21" E

FOUND

COUNTERSIGNED KNOX COUNTY PROPERTY ASSESSOP

FEB 26 2020

JOHN R. WHITEHED

Vaughn & Melton

Consulting Engineers, Inc.

1909 AILOR AVENUE

KNOXVILLE, TN 37921 TENNESSEE 865-546-5800

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LAND ACQUISITION (CAD)

DOC STATUS

ACTIVE

DOC CLASS

MAPS AND SURVEYS

KNOX COUNTY, TENNESSEE

WARD 33, CITY BLOCK 33132, LOT 1R AND LOT 1R1 SEVENTH CIVIL DISTRICT, KNOXVILLE, KNOX COUNTY, TENNESSEE

1 INCH = 60 FEET 422 K 919 (D)-2 KNOXVILLE SHEET NO. 1 OF