PROPERTY DIVISION SURVEY FOR

CL45 MW REO 1, LLC

TOWN OF ONEIDA
FIFTH CIVIL DISTRICT
SCOTT COUNTY, TENNESSEE

SCALE: 1 INCH = 50 FEET
DATE: AUGUST 5, 2019

BEING THE SAME PROPERTY
CONVEYED TO CL45 MW REO 1, LLC
IN RECORD: 5 PAGE: 193
TRACT: II & TRACT: B
TAX MAP: 030 PARCEL: 004.01
TAX MAP: 030 PARCEL: 004.04
TAX MAP: 030 PARCEL: 004.07
TAX MAP: 031 PARCEL: 121.01

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open space to public or private use as noted.

Date: _____, 2019 _____
authorized representative for
CL45 MW REO 1, LLC

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown here has been found to comply with the Subdivision Regulations for Oneida, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Scott County Registrar.

Date: _____, 2019 _____
Secretary, Oneida Planning Commission

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct representation of the land platted, that that it meets the accuracy required by the ONEIDA PLANNING COMMISSION and that the monuments have been placed as shown hereon, to the specifications of the Subdivision Regulations.

Date: _____, 2019 _____
JIM REED, Tn R.L.S. #1372

LEGEND

These standard symbols will be found in the drawing.

- GAS METER
- SEWER PUMP
- WATER METER
- IRON PIN SET
- UTILITY POLE

- BUILDING/SHED
- CONCRETE
- ASPHALT
- GRAVEL
- E — E OVERHEAD ELECTRIC
- T — T OVERHEAD TELEPHONE
- WOOD FENCE
- WOOD GUARD RAIL

ROBERTA LANDFILL PHASE III, LLC
PROPERTY
W. D. BOOK: 278 PAGE: 607
TAX MAP: 031 PARCEL: 121.00

IRON PIN FOUND
IN PREVIOUS SURVEYS

S 81°26'13" E
210.84'

IRON PIN FOUND
IN PREVIOUS SURVEYS

S 01°49'35" W
178.79'

IRON PIN FOUND
IN PREVIOUS SURVEYS

S 16°36'11" W
291.51'

IRON PIN FOUND
IN PREVIOUS SURVEYS

S 08°40'17" W
263.22'

IRON PIPE FOUND
IN PREVIOUS SURVEYS

S 35°56'32" E
79.69'

IRON PIN SET
IN PREVIOUS SURVEYS

S 04°22'37" E
245.14'

BREWCO, LLC
PROPERTY
W. D. BOOK: 282 PAGE: 220
TAX MAP: 30 PARCEL: 004.25

GRAVEL SURFACE ROAD (PRIVATE DRIVE)

N 14°07'47" E
500.16'

N 23°38'45" E
159.01'

N 26°25'30" E
133.40'

ASPHALT SURFACE ROAD

N 30°29'46" E
106.48'

GATE

WATER TANK

SPIKE FOUND
IN PREVIOUS SURVEYS

L1 36.32'

L2 N 08°42'16" W 129.58'

L3 S 08°42'16" E 129.58'

L4 N 30°29'46" E 17.63'

L5 144.65'

L6 N 52°20'01" E 107.52'

L7 N 18°15'34" W 45.00'

L8 S 18°15'35" E 45.16'

C1 R=128.03' L=104.75' CH=101.85' N 57°07'22" W

C2 R=95.64' L=104.00' CH=98.95' N 49°24'37" W

C3 R=65.64' L=71.21' CH=67.77' S 49°28'54" E

C4 R=158.03' L=144.39' CH=139.42' S 54°23'11" E

FORMER TRAILER LOCATION

IRON PIN FOUND
IN PREVIOUS SURVEYS

BLOCK WATER PUMP HOUSE

PARKING AREA ASPHALT SURFACE

0.343 AC+-

POND

POND DAM

LOG HOME

BLD

CONCRETE

OFFICE BUILDING

WOOD DECK

WOOD STEPS

2
6.288 ACRES+-

1
2.02 ACRES+-

PROPOSED RIGHT-OF-WAY 30' ASPHALT SURFACE ROAD

N 80°33'39" W 201.38'

S 80°33'39" E 201.38'

IRON PIN SET
IN PREVIOUS SURVEYS

IRON PIN SET
IN PREVIOUS SURVEYS

IRON PIN SET
IN PREVIOUS SURVEYS

IRON PIN SET
IN PREVIOUS SURVEYS

S 83°33'09" W 288.35'

S 83°33'09" W 86.18'

32.93'

37.95'

15.30'

S 83°33'09" W 524.31' TOTAL

303.26'

221.05'

110 ft

WOODEN SIGN

WOODEN SIGN

WOODEN SIGN

WOODEN SIGN

WOODEN SIGN

SEWER PUMP

IRON PIN SET
IN PREVIOUS SURVEYS

SEE
"ROADWAY PRIVILEGES"
CONVEYED IN
WARRANTY DEED BOOK:198 PAGE: 506
ALSO SEE
WARRANTY DEED BOOK:152 PAGE: 329

N 30°25'25" E 41.60'

N 13°45'25" E 43.30'

N 07°45'25" E 120.02'

ROAD

SURFACE

ASPHALT

BLD

HIGHWAY RIGHT-OF-WAY

S 73°12'50" W 1259.91' TO INTERSECTION OF CENTERLINE OF BEAR CREEK ROAD WITH CENTERLINE OF U.S. HIGHWAY 27

U.S. HIGHWAY 27 -- ALBERTA AVENUE

BREWCO, LLC
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REFERENCE NORTH TO
TENNESSEE STATE PLANE
COORDINATE SYSTEM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	128.03'	104.75'	101.85'	N 57°07'22" W	46°52'35"	55.51'
C2	95.64'	104.00'	98.95'	N 49°24'37" W	62°18'06"	57.81'
C3	65.64'	71.21'	67.77'	S 49°28'54" E	62°09'31"	39.57'
C4	158.03'	144.39'	139.42'	S 54°23'11" E	52°20'57"	77.67'

LINE	BEARING	DISTANCE
L1	N 40°56'36" E	18.00'
L2	N 03°17'14" W	19.34'
L3	S 30°02'50" E	40.43'
L4	N 30°29'46" E	17.63'
L5	N 52°20'01" E	37.13'
L6	N 77°46'04" W	30.79'
L7	N 18°15'34" W	45.00'
L8	S 18°15'35" E	45.16'

SURVEY & MAPPING BY
JIM REED
TN R.L.S. #1372
312 EAST THIRD AVENUE
ONEIDA, TENNESSEE 37841
PHONE: 423-539-1366

0' 50' 100' 150'
GRAPHIC SCALE