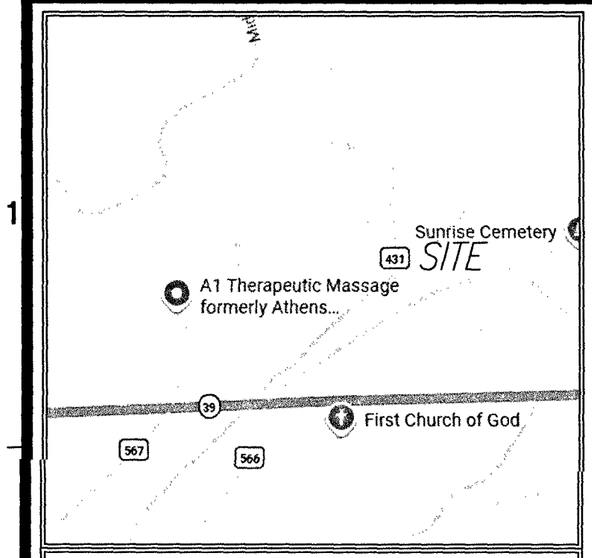


LOCATION MAP
not to scale / ref. GOOGLE

Notes:
1. Owner: Ricky Cowart
   P.O. Box 564
   Englewood, TN 37329
2. Zoning:N/A
3. Building Setbacks: Front 35'/Side 10'/Rear 15'
4. Flood Hazard Note: By graphic plotting only, no portion of this property lies within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of McMinn County Tennessee and incorporated areas map number 47107C0225D effective September 28, 2007.
5. Water available by private well.
6. Sewage available though individual septic

Owner's Certification

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey and that all state and county taxes or other assessments now due on this land have been paid, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum subdivision requirements, and dedicate all that apply (streets, alleys, walks, parks and other open to public or private use as noted. "The owner of the land shown on this plat and whose name is subscribed."

10-8-26 (Date) — Ricky A. Cowart (Owner)

Utilities:
Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, this Surveyor makes no guarantees or representations regarding information shown hereon pertaining to easements, title, rights of way, setback lines, agreements, reservations, and other similar matters.

Survey fieldwork performed on: July 16, 2026

This survey was authorized by: Juliana Bermeo, Representing Land Investing Solutions

Certification:
This is to certify that this survey is a Category I survey made under my supervision and is a true representation of the land surveyed. The Ratio of Precision of the unadjusted survey is one foot in 10,000 feet, and an angular error of 05" per angle point. This survey was done in compliance with current Tennessee Minimum Standards of Practice. Angular and linear measurements were made using following equipment: a Topcon PS-105 Robotic Total Station, a Sokkia SRX5 Robotic Total Station, a Topcon Hiper VR GPS, and a Sokkia GRX3 GPS Unit. This map has been calculated for closure, and has been found to be accurate within one foot in 267,199 feet.

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 2-N/A defined as the Final Plat for Land Investment Solutions - located in McMinn County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

Lot 1:
This lot has not been evaluated, pursuant to this plat review, for an SSD system and plat approval does not constitute approval of this lot or the existing system.

Lot 2:
Lot 2 is limited to a maximum of 4 bedrooms. Conventional septic system is required. Pump to fieldlines and a dosing tank may be required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

Mark Dillehay — 10/2/2026 (Date)
Environmental Scientist
TN Division of Water Resources

Certificate of Approval by Electric Power Utility

I hereby certify that this subdivision plat shows adequate easements for existing and future electric power lines.

10-12-26 (Date) — Electric Utility

Existing Septic System Certificate

The existing septic system is located as shown on the plat (lot(s) 1. The location included the septic tank and all field lines. To the best of my knowledge the septic system is in proper working order on this date and the septic system(s) is/are contained within the boundary of the individual lot.

10-8-26 (Date) — Ricky A. Cowart (Owner)

Certification of E-911 Approval

I hereby certify that I have reviewed this plat and find that it conforms to the county's E-911 Requirements, including appropriate road names/numbers.

10-15-26 (Date) — Julie Pappageorge (LE)
McMinn County E-911 Representative

Certification of Approval of Final Plat By Planning Commission

All the requirements of approval having been fulfilled pursuant to the Subdivision Regulations of McMinn County, Tennessee, this final plat was given final approval by the McMinn County Regional Planning Commission effective (date) 10/15/2026.

October 15, 2026 (Date) — Cheryl P. Ingram (Secretary, McMinn County Regional Planning Commission)

Certification by Planning Staff of Approval

I hereby certify that the subdivision plat shown hereon includes no more than five (5) lots, has been found to comply with the subdivision regulations of McMinn County, Tennessee, does not require any variances from the subdivision regulations, and no infrastructure improvements are required.

10-15-26 (Date) — Morgan Bevis (Planning Staff)

Certification of Surveyor

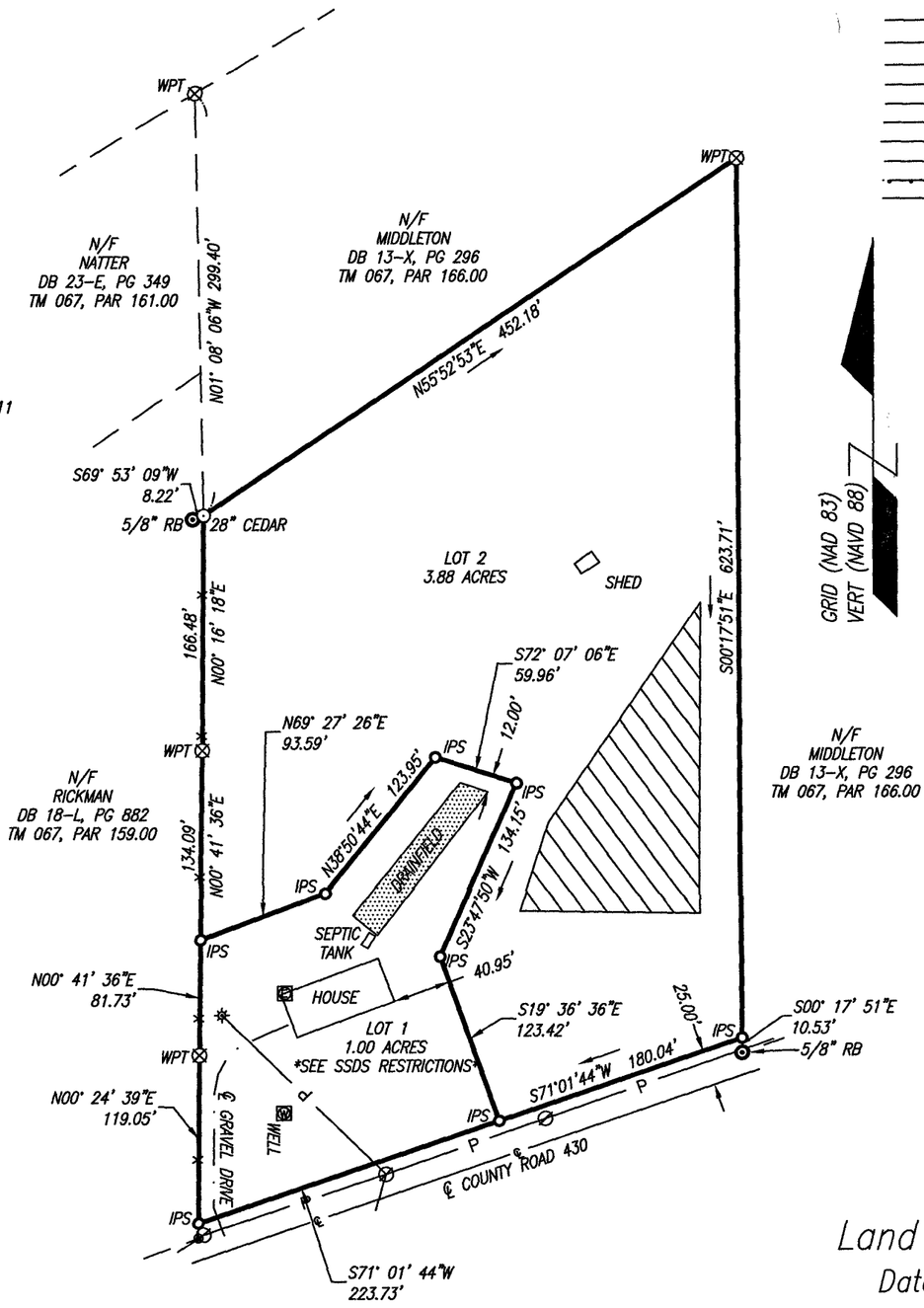
It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; and that all monuments shown hereon actually exist or are marked as "future", and their location, size, type and material are correctly shown; and that all engineering requirements of the Subdivision Regulations of McMinn County, have been fully complied with."

9-23-26 (DATE)

KALE BELK — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE No. 2755

Kale Belk
TN PLS NO. 2755
3864 Hwy 11 S.
Riceville, TN 37370
O:(423)462-2755
E: kbelk@kalebelk.com

RECEIVED
SEP 30 2026
ENVIRONMENT & CONSERVATION
CHATTANOOGA FIELD OFFICE



0 100 200 Feet

Legend:

- FENCE LINE
- UNDERGROUND POWER
- UNDERGROUND SEWER
- UNDERGROUND COMMUNICATION
- CENTERLINE OF ROAD
- POWER LINE
- WATER LINE
- UNDERGROUND TELEPHONE LINE
- METAL GUARD RAIL
- UNDERGROUND GAS LINE
- TREE (AS NOTED)
- PLANTED STONE FOUND
- IRON PIN FOUND (AS NOTED)
- FENCE POST (AS NOTED)
- IRON PIN SET (5/8" REBAR W/ CAP)
- IPS IRON PIN SET
- BEND/BREAK IN LINE
- WATER METER/WELL
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- BOLLARD
- ELECTRIC BOX
- DROP INLET
- POWER POLE
- GAS LINE MARKER
- FIBER OPTIC/ COMMUNICATION LINE MARKER
- SIGN
- CLEANOUT
- GAS VALVE
- GUY WIRE ANCHOR
- CENTER LINE
- FLAG POLE
- LAMP POLE
- DOWN SPOUT
- BENCHMARK
- PROPERTY LINE
- WPT WOODEN POST
- OTP OPEN TOP PIPE
- CTP CRIMP TOP PIPE
- NF NAIL FOUND
- N/F NOW, OR FORMERLY
- P.O.B. POINT OF BEGINNING
- INV INVERT
- CONC. CONCRETE
- E.O.P. EDGE OF PAVEMENT
- IR IRON ROD
- CMF CONCRETE MONUMENT FOUND
- NS NAIL SET
- RB REBAR
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- PVC POLYVINYL CHLORIDE PIPE

Cheryl Ingram, Register
McMinn County
Rec #: 256738 Instrument #: 279003
Rec'd: 15.00 Recorded
State: 0.00 10/15/2026 at 1:51 PM
Clerk: 0.00 in Plat Cabinet
Other: 2.00 M
Total: 17.00 PGS 302-302

Final Plat For:
Land Investment Solution

Date: September 23, 2026
Scale: 1"=100'
Third Civil District
McMinn County, Tennessee
Tax Map 067, Parcel 158.00
Deed Book 11-M, Page 600

DRAWN BY: AM JN: Land Investing Solutions-071926 LSV: BT

sheet no. 1 of 1

Plat Cabinet M Page 302