US Surveyor Internal Use Only= DAB 16 8/21

ALTA/NSPS LAND TITLE SURVEY

DATE OF ORIGINAL: AUGUST 6th, 2021
REVISION: ⚠1 CERT PARTIES DATE: AUGUST 26, 2021
REVISION: _____ DATE: _____, 2021
REVISION: _____ DATE: _____, 2021

RECORD CLOSURE 1:139052.8
MEASURED CLOSURE 1:135,1032.1
FIELD SURVEY: JD CAD: DAB PLS REVIEW:_____

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY
FUTURE TRANSACTIONS OF THIS PROPERTY.

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 NONE OBSERVED AT TIME OF SURVEY

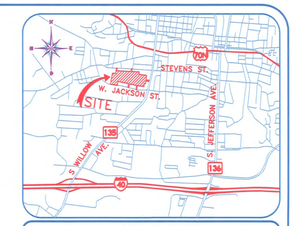
SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

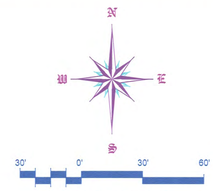
ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

A2 NONE OBSERVED AT TIME OF SURVEY

LINE	BEARING	DISTANCE
L1(R)	S 85°15'11" E	50.41'
L1(M)	S 84°33'19" E	49.50'
L2(R)	S 84°54'49" E	49.91'
L2(M)	S 84°55'27" E	49.98'
L3(R)	S 84°50'07" E	74.86'
L3(M)	S 84°52'51" E	74.90'
L4(R)	N 84°34'49" W	79.82'
L4(M)	N 85°12'38" W	78.88'
L5(R)	S 33°57'47" E	20.72'
L5(M)	S 32°28'40" E	20.12'
L6(R)	N 10°39'18" E	67.99'
L6(M)	N 10°42'12" E	67.99'
L7(R)	S 82°15'31" E	77.16'
L7(M)	S 82°01'37" E	77.14'
L8(R)	S 54°37'23" W	14.29'
L8(M)	S 55°27'09" W	14.23'
L9(R)	N 34°49'56" W	21.14'
L9(M)	N 34°48'11" W	20.90'
L10(R)	N 75°08'45" W	89.61'
L10(M)	N 75°11'01" W	89.60'
L11(R)	S 56°57'38" W	25.22'
L11(M)	S 57°01'01" W	25.21'
L12(R)	N 34°07'03" W	22.13'
L12(M)	N 35°23'33" W	21.80'
L13(R)	S 78°30'16" E	78.85'
L13(M)	S 78°30'16" E	78.85'
L14(R)	N 78°32'24" W	83.78'
L14(M)	N 78°32'30" W	83.76'



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 60'
THIS DRAWING WAS CREATED TO BE VIEWED IN ONE FORMAT. IF IT IS REPRODUCED OR VIEWED IN PDF OR ANY OTHER ELECTRONIC FORMAT, IT MAY NOT BE TO SCALE
NORTH INDEX IS RB412/733 & RB1065/501

STANDARD LEGEND

MONUMENT FOUND
1/2" REBAR (FLUSH) UNLESS OTHERWISE NOTED
1/2" REBAR W/CAP
BLANK "CS" "1749" "2886"
5/8"x18" REBAR W/YELLOW PLASTIC CAP "CHI" TN LS 3319
FOUND 5/8" REBAR W/CAP "OK"
MAG NAIL FOUND
X MARK AS NOTED
P.K. SPIKE FOUND
SAN. SEWER LINE
SEWER MANHOLE
CLEAN OUT
POWERPOLE
GUY WIRE
LIGHT POLE
STREET LIGHT POLE
ELEC. TRANSFORMER
BURIED ELECTRIC
OVERHEAD ELECTRIC
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC BOX
GENERATOR
ELECTRICAL VAULT
ELECTRICAL PEDESTAL
ELECTRIC MARKER
GROUND LIGHT
ADJ. ABOVE GROUND LEVEL
S.F. SQUARE FOOT
L/S LANDSCAPING
STORM DRAIN LINE
STORM DRAIN MANHOLE
STORM INLET
CATCH BASIN
CURB INLET
TELEPHONE BOX
TELEPHONE PEDESTAL
TELEPHONE VAULT
TELEPHONE MANHOLE
TELEPHONE POLE
TELEPHONE LINE
OVERHEAD TELEPHONE
UNDERGROUND TELEPHONE MARKER
FUEL TANK LID
FLAG POLE
UNKNOWN MANHOLE
FROZEN MANHOLE
UNKNOWN VAULT
UNKNOWN VAULT METAL
MAIL BOX
BOLLARD
BORE HOLE
MONITORING WELL
GAS VALVE
GAS METER
UNDERGROUND GAS MARKER
GAS MANHOLE
GAS LINE
STOP SIGN
SIGN
WATER LINE
WATER MANHOLE
WATER VALVE
WATER METER
HYDRANT
BACK FLOW PREVENTER
FIRE DEPARTMENT CONNECTION
WATER VAULT
IRRIGATION CONTROL VALVE
TRAFFIC MANHOLE
TRAFFIC SIGNAL BOX
TRAFFIC VAULT
(R) RECORD DATA
(M) MEASURED DATA
(C) CALCULATED DATA
R/W RIGHT OF WAY
BBL BACK SET LINE
CABLE TELEVISION
FIBER OPTIC CABLE
OVERHEAD CABLE
CABLE BOX
CABLE PEDESTAL
UNDERGROUND CABLE MARKER
TELECOMMUNICATIONS MANHOLE
PEDESTAL
TELECOMMUNICATIONS VAULT
FIBER OPTIC VAULT
FENCE
RCP REINFORCED CONC PIPE
CMP CORRUGATED METAL PIPE
PVC PLASTIC PIPE
MTL METAL

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A ZONING REPORT BY PLANNING & ZONING RESOURCE COMPANY, DATED 7/19/2021, REPORT No. 14812-1-1. NO REPRESENTATION IS MADE FOR THE ACCURACY OF COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING– "PCD"
PLANNED COMMERCIAL DEVELOPMENT
SETBACKS–
–FRONT= 50'
–SIDES= 50'
–REAR= 50'

HEIGHT RESTRICTIONS– NOT TO EXCEED 3 STORIES OR 35'

PARKING PROVIDED–
–REGULAR= 1801 SPACES
–HANDICAP= 58 SPACES
TOTAL SPACES PROVIDED= 1859

2. NOTES REGARDING TABLE A ITEM 16–
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. 20210963CTN DATED July 02, 2021

9. Subject to all matters shown on the Plat of Record in Plat Cabinet E, Page 74A; and Plat Cabinet C, Slide 154; Plat Cabinet D, Slide 9; Plat Cabinet B, Slide 138, Plat Cabinet B, Slide 154; and Plat Cabinet C, Page 33, Register's Office for Putnam County, Tennessee.
SHOWN HEREON

10. Restrictions of record in Deed Book 384, Page 389, in the Register's Office for Putnam County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
BLANKET IN NATURE OVER LOT 1 FROM CABINET C SLIDE 75, PORTION OF PROPERTY SHOWN HEREON

11. Restrictions of record in Deed Book 397, Page 763 in the Register's Office for Putnam County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
BLANKET IN NATURE OVER LOT 1 FROM CABINET C SLIDE 75, PORTION OF PROPERTY SHOWN HEREON

12. Deed of Easement of record in Deed Book 438, Page 107, in the Register's Office for Putnam County, Tennessee.
SHOWN HEREON

13. Right of Way Easement of record in Book 5, Page 299, in the Register's Office for Putnam County, Tennessee.
SHOWN HEREON

14. Operation, Restriction and Easement Agreement of record in Deed Book 384, Page 405, and Amendment in Deed Book 397, Page 747, Deed Book 408, Page 745 and Record Book 145, Page 618, in the Register's Office for Putnam County, Tennessee.
BLANKET IN NATURE

15. Terms and Conditions of Lease Agreement evidenced by Memorandum of Ground Lease with Belk's Department Store of Lancaster, S.C., Inc., of record in Lien Book 22, Page 475, in the Register's Office for Putnam County, Tennessee.

See Subordination, Non-Disturbance and Attornment Agreement in Record Book 1174, Page 380, in the Register's Office for Putnam County, Tennessee.
BLANKET IN NATURE OVER LOT 1 FROM CABINET C SLIDE 75, PORTION OF PROPERTY SHOWN HEREON

16. Terms and Conditions of Lease Agreement evidenced by Memorandum of Lease with Food Lion, LLC, a North Carolina limited liability company, of record in Record Book 497, Page 683, in the Register's Office for Putnam County, Tennessee.

See Subordination, Non-Disturbance and Attornment Agreement in Record Book 1174, Page 369, in the Register's Office for Putnam County, Tennessee.
BLANKET IN NATURE

17. Terms and Conditions of Lease Agreement evidenced by Memorandum of Lease with Hobby Lobby Stores of record in Record Book 1074, Page 738, in the Register's Office for Putnam County, Tennessee.

See Subordination, Non-Disturbance and Attornment Agreement in Record Book 1174, Page 387, in the Register's Office for Putnam County, Tennessee.
BLANKET IN NATURE

LEGAL DESCRIPTION

Certain land in Putnam County, State of Tennessee, being more particularly as Follows, to-wit:
Being Lot No. 1A of "Resubdivision of Jackson Plaza Phase II Outparcels", a plat of which is of record in Plat Cabinet E, Slide 74A of the Putnam County Register's Office, Cookeville, Tennessee, and being Tract 1 of "C.H.I. / Cookeville, LLC Phase II", a plat of which is of record Plat Cabinet C, Slide 154 of the Putnam County Register's Office, Cookeville, Tennessee, and lying and being in the First Civil District of Putnam County, and being more particularly described as follows:

Beginning at a Mag nail found in the North right-of-way of West Jackson Street, said point being the Southeast corner of Lot 1 of "Resubdivision of Lots 1 & 2 of Colonial Park West, PH I" Plat Cab. B, Slide 147), and the Southwest corner of the property described herein; thence, leaving said right-of-way and running with Lot 1 North 12 degrees 55 minutes 14 seconds East 573.56 feet to a 1/2" rebar found, thence continuing with Lot 1 North 12 degrees 55 minutes 14 seconds East 108.24 feet to a metal fence post, said point being the Southwest corner of Patil (435/609); thence, leaving Lot 1 and running with Patil South 83 degrees 36 minutes 09 seconds East 190.89 feet to a 1-1/2" iron Pipe, said point being the Southeast corner of Patil, thence, continuing with Patil North 12 degrees 01 minutes 30 seconds East 323.90 feet to a 1/2" rebar found in the South right-of-way of Stevens Street, said point being the Northeast corner of Patil and the Northernmost corner of the property described herein; thence, leaving Patil and running with said right-of-way South 85 degrees 15 minutes 11 seconds East 50.41 feet to a 1/2" rebar found, said point being the Northwest corner of Lot No. 1 of "2-Lot S/D, Lot No. 3B, Colonial Park West, PH II" (Plat Cab. C., Slide 33); thence, leaving said right-of-way and running with Lot No. 1 South 12 degrees 01 minutes 30 seconds West 164.37 feet to a 1/2" rebar found, said point being the Southwest corner of Lot No. 1; thence, continuing with Lot No. 1 South 85 degrees 15 minutes 11 seconds East 324.97 feet to a metal fence post, said point being the Southeast corner of Lot No. 1, and the Southwest corner of Littrell (65/392); thence, running with Littrell South 84 degrees 50 minutes 31 seconds East 114.92 feet to an iron pipe found; thence, running with Jackson (66/108) South 85 degrees 16 minutes 56 seconds East 99.65 feet to an iron pipe found; thence, running with Harris (426/408) and then Johnson (353/151) South 83 degrees 49 minutes 25 seconds East 179.02 feet to an iron pipe found; thence, running with D&M Investment (377/501) South 85 degrees 35 minutes 52 seconds East 144.02 feet to an iron pipe found; thence, continuing with D&M Investment North 08 degrees 23 minutes 20 seconds East 164.62 feet to a 1/2" rebar found in the South right-of-way of Stevens Street; thence, running with said right-of-way South 84 degrees 54 minutes 49 seconds East 49.91 feet to an axle found; thence, leaving said right-of-way and running with Mitchell (79/16) South 08 degrees 17 minutes 49 seconds West 164.19 feet to an iron pipe found; thence, continuing with Mitchell South 84 degrees 05 minutes 38 seconds East 90.27 feet to an iron pipe; thence, running with Booher (409/313) South 84 degrees 50 minutes 07 seconds East 74.86 feet to an iron pipe; thence, running with Stevens Street Baptist Church property (RB 111/294) South 84 degrees 34 minutes 49 seconds East 79.82 feet to an iron pipe; thence, running with Soard (372/37) South 84 degrees 50 minutes 02 seconds East 206.12 feet to a 1/2" rebar found in the West line of Stevens Street Baptist Church property, said point being the Northeast corner of the property described herein; thence, running with said Church property South 05 degrees 29 minutes 05 seconds West 142.64 feet to a 1/2" rebar found; thence, South 05 degrees 27 minutes 47 seconds East 20.72 feet to a 1/2" rebar found; thence, South 81 degrees 07 minutes 10 seconds East 337.82 feet to a metal fence post; thence, running with Alcorn (RB 118/158) South 81 degrees 08 minutes 16 seconds East 107.79 feet to a 1/2" rebar found; thence, running with Lot 3 of "CHI/Cookeville, LLC" (Plat Cab. C/ Slide 75) South 08 degrees 52 minutes 28 seconds West 280.04 feet to a 1/2" rebar found; thence, continuing with Lot 3 South 81 degrees 07 minutes 34 seconds East 191.71 feet to a 1/2" rebar found in the West right-of-way of South Willow Avenue; thence, running with said right-of-way South 10 degrees 39 minutes 18 seconds West 67.99 feet to a 1/2" rebar found; thence, leaving said right-of-way and running with Lot 2 (Plat Cab. B, Slide 154) North 82 degrees 54 minutes 00 seconds West 200.00 feet to a 1/2" rebar found, thence, continuing with Lot 2 South 10 degrees 39 minutes 18 seconds West 155.00 feet to a 1/2" rebar found; thence, running with WEC 990-43 LLC (410/27) North 82 degrees 15 minutes 31 seconds West 77.16 feet to a 1/2" rebar found; thence, continuing with WEC 990-43 LLC South 08 degrees 13 minutes 39 seconds West 177.17 feet to a 1/2" rebar found; thence, running with Lot 1B of "CHI/Cookeville LLC Phase II" (Plat Cab. C/ Slice 154) North 81 degrees 07 minutes 34 seconds West 126.53 feet to a railroad spike; thence, running with Lot 11 of "CHI / Cookeville LLC Outparcels, Phase I Lot No. 11" (Plat Cab. C/Slide 103) North 81 degrees 07 minutes 34 seconds West 137.00 feet to a railroad Spike; thence, running with Lot 10 of "CHI/Cookeville LLC Phase II" (Plat Cab. C/Slide 154) for these (3) calls as follows: North 08 degrees 57 minutes 38 seconds West 140.34 feet to a 1/2" rebar found; thence, South 54 degrees 37 minutes 23 seconds West 14.29 feet to a point on a storm drain inlet cover; thence, South 10 degrees 14 minutes 27 seconds West 230.60 feet to a 1/2" rebar found in the North right-of-way of West Jackson Street;
thence, running with said right-of-way along a curve (Radius = 2,804.78 feet Delta = 00 degree 56 minutes 43 seconds) to the right a chord bearing and distance of North 75 degrees 07 minutes 25 seconds West 46.27 feet to a 1/2" rebar found; thence, leaving said right-of-way and running with Lot 9 of "CHI/Cookeville, LLC Phase II" (C/154) for four (4) calls as follows: North 08 degrees 21 minutes 13 seconds East 238.93 feet to a 1/2" rebar found; thence, North 34 degrees 49 minutes 56 seconds West 21.14 feet to a 1/2" rebar found; thence, North 80 degrees 01 minutes 12 seconds West 93.37 feet to a 1/2" rebar found; thence, North 75 degrees 08 minutes 45 seconds West 89.61 feet to a 1/2" rebar found, said point being the Northwest corner of Lot 9 and the Northeast corner of Lot 8 of "CHI/ Cookeville, LLC Outparcels, Phase I" (C/111); thence, running with Lot 8 for four (4) calls as follows: North 11 degrees 57 minutes 14 seconds West 229.08 feet to a 1/2" rebar found; thence, South 56 degrees 57 minutes 38 seconds West 25.22 feet to a 1/2" rebar found; thence, South 08 degrees 52 minutes 26 seconds West 89.04 feet to a 1/2" rebar found; thence, South 11 degrees 58 minutes 11 seconds West 117.72 feet to a 1/2" rebar found in the North right-of-way of West Jackson Street; thence, running with said right-of-way along a curve (Radius = 5,789.58 feet Delta = 00 degree 36 minutes 38 seconds) to the right a chord bearing and distance of North 74 degrees 02 minutes 28 seconds West 61.71 feet to a 1/2" rebar found; thence, leaving said right-of-way and running with Lot 6 of "Jackson Plaza Outparcels 5 & 6 Division" (Plat Cab. D, Slide 161) for four (4) calls as follows: North 11 degrees 57 minutes 14 seconds East 111.04 feet to a 1/2" rebar found; thence, North 08 degrees 33 minutes 24 seconds East 99.32 feet to a 1/2" rebar found; thence, North 34 degrees 07 minutes 03 seconds West 22.13 feet to a 1/2" rebar found; thence, North 74 degrees 53 minutes 55 seconds West 162.38 feet to a 1/2" rebar found; thence, running with Lot 5 of "Jackson Plaza Outparcels 5 & 6 Division" (Plat Cab. D, Slide 161), North 74 degrees 53 minutes 55 seconds West 92.50 feet to a 1/2" rebar found; thence, North 78 degrees 40 minutes 35 seconds West 139.02 feet to a point on a storm drain inlet cover, said point being the Northeast corner of Lot 3 of "Resubdivision of Jackson Plaza Phase II" Outparcels (Plat Cab. E, Slide 74); thence, leaving Tract No. 1 and running with Lot 3 North 67 degrees 39 minutes 49 seconds West 89.83 feet to a 1/2" rebar found; thence, North 78 degrees 30 minutes 20 seconds West 142.68 feet to a 1/2" rebar found; thence, leaving Lot 3 and running with Lot 2 North 78 degrees 30 minutes 20 seconds West 78.64 feet to a 1/2" rebar found; thence, North 79 degrees 16 minutes 56 seconds West 153.26 feet to a 1/2" rebar found; thence, South 63 degrees 31 minutes 41 seconds West 39.42 feet to a 1/2" rebar found; thence South 20 degrees 43 minutes 36 seconds West 219.45 feet to a 1/2" rebar found in the North right-of-way of West Jackson Street; thence, leaving Lot 2 and running with said right-of-way North 78 degrees 30 minutes 24 seconds West 83.78 feet to a 1/2" rebar found in a curve to the right (Radius = 656.20 feet Delta = 04 degrees 10 minutes 42 seconds); thence, continuing with said right-of-way and curve a chord bearing and distance North 76 degrees 24 minutes 52 seconds West 47.84 feet to the point of beginning and containing 34.843 acres by survey. Actual Field Survey by Grady C. Phillips, R.L.S. #2488 on June 30, 2006.

Being Lot No. 2 of "Resubdivision of Jackson Plaza Phase II Outparcels", a Plat of which is of record in Plat Cabinet E, Slide 74 of the Putnam County Register's Office, Cookeville, Tennessee, and lying and being in the First Civil District of Putnam County, and being more particularly described as follows: Beginning at a 1/2" rebar found in the North right-of-way of West Jackson street, said point being the Southernmost corner of Lot #1A of Jackson Plaza Phase II Outparcels, thence, running with Lot No. 1A for four (4) calls as follows: North 20 degrees 43 minutes 36 seconds East 219.45 feet to a 1/2" rebar set; thence, North 63 degrees 31 minutes 41 seconds East 39.42 feet to a 1/2" rebar set; thence, South 79 degrees 16 minutes 56 seconds East 153.26 feet to a 1/2" rebar set; thence, South 78 degrees 30 minutes 20 seconds East 78.64 feet to a 1/2" rebar set; thence, South 11 degrees 29 minutes 40 seconds West 242.83 feet to a 1/2" rebar found; thence, North 78 degrees 30 minutes 16 seconds West 78.85 feet to a 1/2" rebar found; thence, North 78 degrees 30 minutes 18 seconds West 219.31 feet to the point of beginning, and containing 1.540 acres by survey. Actual Field Survey by Grady C. Phillips, R.L.S. No. 2488 on June 30, 2006.

Legal also description also known as:

Being Lot 1A and Lot 2 on the Plat of "Resubdivision of Jackson Plaza Phase II Outparcels", of record in Plat Cabinet E, Slide 74A, in the Register's Office of Putnam County, Tennessee; and Tract 1 of "C.H.I./Cookeville, LLC Phase II", of record in Plat Cabinet C, Slice 154, said Register's Office, to which Plats reference is made for a more detailed description.

Parcel 2:
Together with non-exclusive easements as set forth in Operation, Restriction and Easement Agreement by and between CHI/Cookeville, LLC, a South Carolina limited liability company; P.J.P.S., a Tennessee general partnership; and T.O.P.P.S., a Tennessee general partnership, of record in Deed Book 384, page 405, as amended in Deed Book 397, page 747, amended in Deed Book 408, page 745 and amended in Record Book 145, page 618, in the Register's Office for Putnam County, Tennessee.

Being the same property conveyed to RP Jackson Plaza, LLC, a Tennessee limited liability company by deed of record in Book 1065, page 501, in the Register's Office for Putnam County, Tennessee.

NOTE:
THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR RELIED INCLUDING, BUT NOT LIMITED TO, LENDING, SELLING, PURCHASING, OR REFINANCING PURPOSES UNLESS THE SURVEYOR IS A VOLUNTARY PARTY TO THE TRANSACTION AND REVIEWS THE TITLE COMMITMENT AND EXCEPTIONS AND INCLUDES THIS SURVEY, BEYOND THE DATE AND SCOPE, U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS EXPRESSLY DISCLAIM ANY LIABILITY ARISING FROM THE UNAUTHORIZED USE OF THIS SURVEY.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(R)	46.27'	2804.78'	0°56'43"	N 75°07'25" W	46.27'
C1(M)	46.36'	2804.78'	0°56'49"	N 74°17'39" W	46.36'
C2(R)	61.71'	5789.58'	0°36'39"	S 74°02'28" E	61.71'
C2(M)	61.72'	9027.68'	0°23'30"	S 74°05'45" E	61.72'
C3(R)	47.85'	656.20'	4°10'41"	S 76°24'52" E	47.84'
C3(M)	47.85'	740.31'	3°42'11"	S 76°24'26" E	47.84'

For inquiries, questions or concerns about this survey contact mjfeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 201

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
NATIONWIDE REAL ESTATE DUE DILIGENCE
1-800-TO SURVEY

PREPARED FOR:
HAUPPAUGE PROPERTIES

PROJECT LOCATION:
PUTNUM COUNTY, STATE OF TENNESSEE

PROJECT ADDRESS:
377 & 401
JACKSON ST. WEST
COOKEVILLE, TN 38501

PROJECT TYPE:
ALTA/NSPS LAND TITLE SURVEY

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MICHAEL J. FELDBUSCH, R.L.S. TENNESSEE REGISTERED NO. 3319

9-29-21

NOT VALID WITHOUT ORIGINAL SIGNATURE

MICHAEL J. FELDBUSCH, R.L.S.
TENNESSEE REGISTRATION NO. 3319
DATE OF CERTIFICATION 08/26/2021

SHEET 1 OF 1

JOB NUMBER:
SS54981.DWG

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: Jackson Plaza, LLC; Island Abstract Inc.; Fidelity National Title Insurance Company; City National Bank of Florida, i/s/a/o/a/t/i/m/a; Title Commitment: 20210963CTN; Gray Robinson, P.A.;

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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7a, 7b(1), 8, 9, 11a, 11b, 13, 14, 16, & 19 OF TABLE A THEREOF; THE FIELDWORK WAS COMPLETED ON JULY 27, 2021.
THIS SURVEY WAS COMPLETED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, CATEGORY 1, URBAN SURVEY, ERROR OF CLOSURE 1:1,351,032.1 UTILIZING RTK, GPS TOPCON GR-5 DUAL FREQUENCY RECEIVERS, GPS PRECISION 1:10,000

FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 47141C0120D which has an effective date of 05/16/2007 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTICE: OTHER FLOODMAPS MAY EXIST THAT SHOW FLOODPLAIN AS DETERMINED BY STATE OR MUNICIPALITIES. THE CERTIFICATION ONLY COVERS THE FEMA FIRM MAP REFERENCED HEREON.

811 Know what's below Call before you dig.

DETAIL A

DETAIL B

BASIS OF BEARING
N 78°40'10" W 2386.54' (R)
N 78°40'10" E 2386.31' (M)