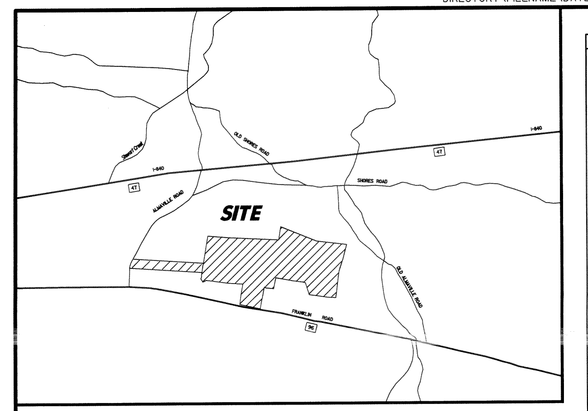
DIRECTORY\FILENAME\DATE



VICINITY MAP
(N.T.S.)

LEGEND

MAPPING SYMBOLS AND CODES		LINE STYLES	
AIR CONDITIONER (AC)	MANHOLE (MH)	CENTERLINE	
CATCH BASIN (CB)	CONCRETE MONUMENT OLD (MONO)	CONCRETE AREA	
DOUBLE CATCH BASIN (DCB)	CONCRETE MONUMENT NEW (MONN)	ASPHALT AREA	
TRIPLE CATCH BASIN (TCB)	P.K. NAIL OLD (PKO)	GRAVEL AREA	
ELECTRIC JUNCTION BOX (EJB)	P.K. NAIL NEW (PKN)	EDGE OF WOODS LINE	
ELECTRIC METER (EM)	POWER LIGHT POLE (PLP)	EASEMENT LINE	
ELECTRIC TRANSFORMER (ETP)	POWER MANHOLE (PMH)	FENCE LINE	
FINISHED FLOOR ELEVATION (F.F.E.)	POWER POLE (PP)	GAS LINE	GL
FIRE HYDRANT (FH)	POWER TELEPHONE LIGHT POLE (PTLP)	OVERHEAD POWER LINE	OHP
FLOOD LIGHT (FLT)	POWER TELEPHONE POLE (PTP)	OVERHEAD TELEPHONE LINE	OHT
FLAG POLE (FP)	RIGHT-OF-WAY MONUMENT (RWM)	OVERHEAD POWER AND TELEPHONE LINE	OHPT
GAS METER (GM)	SPRINKLER HEAD/VALVE (SPHL/SPV)		
GUY POLE (GP)	SANITARY SEWER MANHOLE (SSMH)	PROPERTY LINE	
GAS VALVE (GV)	SIGN (SN)	SANITARY SEWER LINE	SA
GUY WIRE (GW)	STEAM MANHOLE (STMH)	STORMWATER LINE	ST
IRON ROD NEW (IRON)	STORMWATER MANHOLE (STMH)	UNDERGROUND POWER LINE	UGP
IRON ROD OLD (IRSO)	TELEPHONE LIGHT POLE (TLP)	UNDERGROUND TELEPHONE LINE	UGT
IRON PIPE OLD (IPSO)	TELEPHONE POLE (TP)	WATER LINE	WL
IRON SPIKE OLD (SSO)	TREE (EVERGREEN)		
LIGHT STANDARD METAL/WOOD (LS/LP)	WATER METER (WM)		
MAIL BOX (MB)	WATER VALVE (WV)		

SURVEYOR'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

BARGE, WAGGONER, SUMNER AND CANNON, INC.

DATE: September 10, 2007

BY: William C. Cockrill REGISTRATION NO. 1461

NOTES

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATE SYSTEM (NAD 83)

3. PROPERTY IS ZONED RI5.

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47149C0230 H, DATED JANUARY 5, 2007.

5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE, CALL TENNESSEE ONE CALL AT 1-800-351-1111.

6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.

7. DIMENSIONS SHOWN THUS ( ) INDICATE DEED CALLS.

SURVEYOR'S DESCRIPTION

Being a parcel of land in Rutherford County, Tennessee being located on the north margin of Franklin Road (Highway 96) east of Almaville Road and being more particularly described as follows:

BEGINNING at a point in the north margin of Franklin Road, at the southeast corner of Brett Henley and Wife of record in Book 640, page 107, R.O.R.C.;

THENCE, leaving said margin with the east line of said Henley, N 05° 53' 41" E, 273.00 feet to a point;

THENCE, N 10° 23' 42" E, 275.03 feet to an iron pin at the northeast corner of said Henley;

THENCE, with Henley's north line, N 86° 28' 10" W, 409.78 feet to an iron pin;

THENCE, N 82° 08' 26" W, 495.88 to an iron pin;

THENCE, with the north line of Roy Lee Wilkins of record in Book 499, page 684, R.O.R.C., the following calls:
N 81° 24' 00" W, 68.95 feet to an iron pin,
N 46° 26' 49" W, 171.00 feet to a point,
N 00° 11' 33" E, 42.68 feet to an iron pin,
N 17° 44' 19" E, 15.52 feet to an iron pin;

THENCE, with the east of Deborah Ferguson of record in Book 524, page 831, R.O.R.C., N 23° 48' 17" E, 12.39 feet to an iron pin;

THENCE, N 08° 57' 17" E, 198.42 feet to an iron pin;

THENCE, with Rutherveist of record in Record Book 11, page 312, R.O.R.C., N 08° 57' 58" E, 215.92 feet to an iron pin in the west line of Monty Mires, Trustee of record in Book 670, page 37, R.O.R.C.;

THENCE, with the north line of Rutherveist, LLC of record in Book 11, page 312, R.O.R.C., N 89° 18' 57" W, 1123.34 feet to an iron pin in the east margin of Almaville Road;

THENCE, with said east margin, N 29° 51' 26" E, 221.36 feet to an iron pin;

THENCE, leaving said margin with the south line of Katherine Vantrease of record in Book 583, page 712, R.O.R.C., N88°21'59"E, 1,053.05 feet to an iron pin in the west line of said Monty Mires property;

THENCE, with Katherine Vantrease of record in Book 583, page 712, R.O.R.C., N 08° 59' 20" E, 238.84 feet to an iron pin;

THENCE, with Neff & Associates, Inc., of record in Record Book 365, page 1543, R.O.R.C., N 09° 58' 02" E, 104.41 feet to an iron pin;

THENCE, with the south line of John F. Crawley and wife, Elaine of record in Book 527, page 24, R.O.R.C., S 85° 02' 34" E, 547.54 feet to an iron pin;

THENCE, with the south line of Sharon Venable of record in Book 598, page 845, R.O.R.C., S 87° 15' 52" E, 1334.51 feet to an iron pin;

THENCE, N 08° 19' 19" E, 352.98 feet to an iron pin;

THENCE, with the south line of Christy Nichols of record in Book 646, page 410, R.O.R.C., S 67° 52' 24" E, 1024.65 feet to an iron pin;

THENCE, S 82° 51' 09" E, 792.23 feet to an iron pin;

THENCE, with the west line of Timothy Hayes of record in Book 649, page 55, R.O.R.C., S 13° 55' 20" W, 539.63 feet to a post;

THENCE, with the west line of William Multer and wife, Nancy of record in Book 530, page 796, R.O.R.C., S 18° 04' 55" W, 584.23 feet to an iron pin;

THENCE, S 06° 57' 52" W, 705.87 feet to a fence corner;

THENCE, N 79° 41' 20" W, 177.47 feet to a fence corner;

THENCE, with the north line of Ronald Barber of record in Book 567, page 443, R.O.R.C., N 83° 55' 51" W, 310.19 feet to an iron pin;

THENCE, with the line of Mary Widoczek of record in Book 15, page 530, R.O.R.C. the following calls:
N 83° 41' 09" W, 176.85 feet to an iron pin,
N 16° 56' 44" W, 333.46 feet to an iron pin,
N 61° 25' 58" W, 36.65 feet to an iron pin,
N 82° 59' 56" W, 37.46 feet to an iron pin,
N 83° 06' 10" W, 263.15 feet to an iron pin;

THENCE, with the line of Marty Judd of record in Book 539, page 832 and Book 599, page 422, R.O.R.C. the following calls:
N 79° 33' 31" W, 455.55 feet to a 20" Cedar,
S 12° 30' 29" W, 293.83 feet to an iron pin,
N 84° 37' 43" W, 202.48 feet to an iron pin,
N 60° 01' 28" W, 50.10 feet to an iron pin,
S 10° 55' 42" W, 586.70 feet to an iron pin in the north margin of Franklin Road;

THENCE, with said margin, N 77° 54' 49" W, 547.42 feet to the point of beginning.

Containing 5,164,019 square feet or 118.55 Acres, more or less.

TOTAL AREA = 5,164,019 SQUARE FEET OR 118.55 ACRES +/-

DEED REFERENCE

BEING PROPERTY CONVEYED TO MONTY MIRES, TRUSTEE BY DEED OF RECORD IN BOOK 670, PAGE 37, R.O.R.C. AND ANGELA L. NEWSOM, ET. AL. BY DEED OF RECORD IN BOOK 631, PAGE 123, R.O.R.C.

PROPERTY MAP REFERENCE

BEING PARCELS 29, 34, AND 36 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NO. 95.

ZONING NOTE

ACCORDING TO THE ZONING ORDINANCE OF RUTHERFORD COUNTY WITH AN EFFECTIVE DATE OF MAY 14, 1984 INCLUDING SUBSEQUENT AMENDMENTS THROUGH FEBRUARY 15, 2007. THE FOLLOWING REQUIREMENTS APPLY:

ZONING: RI5

MINIMUM YARD REQUIREMENTS:
FRONT = 40 FEET
SIDE = 10 FEET
REAR = 20 FEET

NOTE: SINCE ZONING REQUIREMENTS MAY REQUIRE INTERPRETATION, WE REFER YOU TO THE COUNTY OF RUTHERFORD ZONING ORDINANCE.

PREPARED FOR:
ROBERT PITTENGER COMPANY
4521 SHARON ROAD, SUITE 370
CHARLOTTE, NC 28211

SCALE: 1" = 100'

BARGE WAGGONER SUMNER & CANNON, INC.
ENGINEERS ARCHITECTS AND SURVEYORS
LANDSCAPE ARCHITECTS AND PLANNERS
211 Commerce Street, Suite 800, Nashville, Tennessee 37201
Phone: 615.252.8800 FAX: 615.252.8801

BWSC

William C. Cockrill
09-10-07
REGISTERED LAND SURVEYOR
TENNESSEE

ROBERT PITTENGER CO.

PROPERTY LINE SURVEY
FRANKLIN ROAD (HWY 96) @ ALMAVILLE ROAD
RUTHERFORD COUNTY, TENNESSEE

ON	DWG	DATE	DESCRIPTION
SMA	BCC	09/24/07	ORIGINAL ISSUE
SMA	BCC	09/04/07	REVISED PROPERTY LINE
SMA	BCC	09/10/07	ADDED PARCEL 29

FILE NO. 33593-01

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