

## VICINITY MAP

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATÈ ÁND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-355-1987 OR 1-800-351-1111.

# SCHEDULE B

i.Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF THE W.C. GIFFORD LANDS COMMERCIAL P.U.D., as recorded in Book 6900, Page 878 (as to Tract 1) .(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUB OF LOT 4 OF THE W.C. GIFFORD LANDS COMMERCIAL P.U.D., as recorded in Book 7900, Page 536 (as to Tract 1) .(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON) k. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT RE-SUB LOT 8 W.C. GIFFORD LANDS COMMERCIAL P.U.D., as recorded
- in Book 8250, Page 905 (as to Tract 1) .(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON) Restrictions, dedications, conditions, réservations, easements and other matters shown on the plat of FINAL PLAT OF A PORTION OF LOTS 7 AND 8 OF THE W.C. GIFFORD LANDS COMMERCIAL P.U.D. AND THE GUY BATES, ETUX PROPERTY, as recorded in Book 9700, Page 335 (as to Tract 1 and Tract 2) .(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON) m. Restrictions, dedications, conditions, reservations, easements and other matters shown on the
- plat of RESUBDIVISION OF A PORTION OF LOT 8 OF THE W.C. GIFFORD LANDS COMMERCIAL P.U.D., as recorded in Book 11190, Page 51 (as to Tract 1) .(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE CAUDILL SUBDIVISION, as recorded in Book 7900, Page 655 (as to Tract 3) .(DOES NOT AFFECT SUBJECT PROPERTY) o. Restrictions, dedications, conditions, reservations, easements and other matters shown on the
- plat of FINAL DIVISION PLAN OF THE WILLIAM C. GIFFORD LAND, PHASE 1, as recorded in Book 5800, Page 209 (as to Tract 1) .(DOES NOT AFFECT SUBJECT PROPERTY) . Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL DIVISION PLAN OF THE WILLIAM C. GIFFORD LAND PHASE 2, as recorded in
- Book 6200, Page 104 (as to Tract 1) .(DOES NOT AFFECT SUBJECT PROPERTY) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED FINAL PLAN OF THE WILLIAM C. GIFFORD LAND PHASE 1, as recorded in Book 6200, Page 222 (as to Tract 1) .(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- . Restrictive covenants in Book 5505, Page 199, prohibiţing use as a convenience market (as to Tract 3).(DOES NOT AFFECT SUBJECT PROPERTY)
- s. Quitclaim Deed and Covenant Running With The Land of record in Book 8629, Page 731 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON) t. Restrictive Covenant for Security Residence of record in Instrument No. 20090721–0068282 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- u. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5141, Page 729 (as to Tract 3).(DOES NOT AFFECT SUBJECT PROPERTY) v. Easement Agreement of record in Book 5249, Page 595 (as to Tract 1).(DOES NOT AFFECT
- SUBJECT PROPERTY) w. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7499, Page 415 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON) x. Agreement for Dedication of Easement for Private or Public Utilities of record in Book 9293, Page
- 359 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE) v. Aareement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9843, Page 541 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON) z. Grant of Easement of record in Instrument No. 20100720-0056823 (as to Tract 1).(AFFECTS
- SUBJECT PROPERTY, NOT PLOTTABLE) aa. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services, of record in Book 6846, Page 508 (as to Tract 1).
- (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE) ab. Deed of Conveyance to The Metropolitan Govérnment of Nashville and Davidson County, Department of Water and Sewage Services, of record in Book 8127, Page 696 (as to Tract 1).
- (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE) ac. Agreement of record in Book 5249, Page 600 (as to Tract 1).(DOES NOT AFFECT SUBJECT PROPERTY) ad. Agreement of record in Book 5678, Page 245, as amended in Book 5832, Page 510 and Book 9338, Page 638 (as to Tract 3).(NONE LISTED AFFECT SUBJECT PROPERTY)
- ae. Agreement of record in Book 5982, Page 100 (as to Tract 1).(DOES NOT AFFECT SUBJECT PROPERTY) af. Storm Water Detention Agreement of record in Book 6523, Page 865 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- ag. Storm Water Detention Agreement of record in Book 7748, Page 643 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE) ah. Agreement of record in Book 6305, Page 210 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- i. All of the terms and provisions set forth and contained in that certain Lease between Gifford Partnership, a Tennessee Partnership, Lessor, and Family Dollar Stores of Tennessee, Inc., a Tennessee corporation, Lessee, recorded in Book 11745, Page 708, (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE) as amended in Instrument No.. 20140926-0088915 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)

TO NAD 83 (2011), TENNESSEE ZONE 4100.

OF RECORD IN PLAT BOOK 8250, PAGE 905.

11.20' INGRESS-EGRESS EASEMENT OF RECORD IN PLAT BOOK 7900, PAGE 536 R.O.D.C.

13.PARKING FOR LOTS 1-8B: 1,052 TOTAL PARKING SPACES, 29 TOTAL DISABLED SPACES.

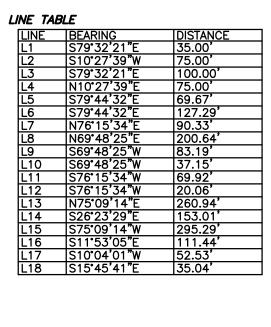
FEMA/FIRM MAP NUMBER: 47037C0103J, EFFECTIVE DATE: 2/5/2022

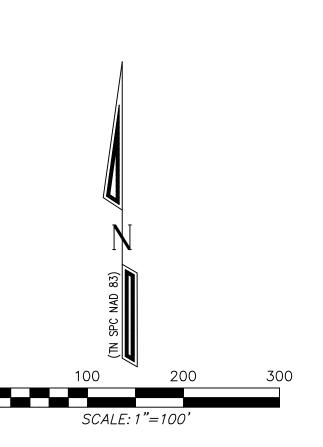
12.BY GRAPHIC PLOTTING ONLY SUBJECT SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA PER

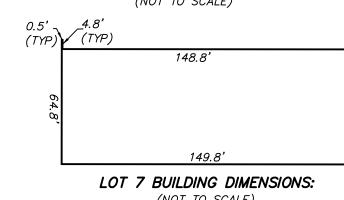
PAGE 541, R.O.D.C.

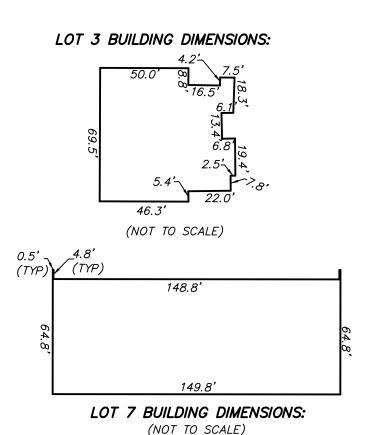
PAGE 415. R.O.D.C.

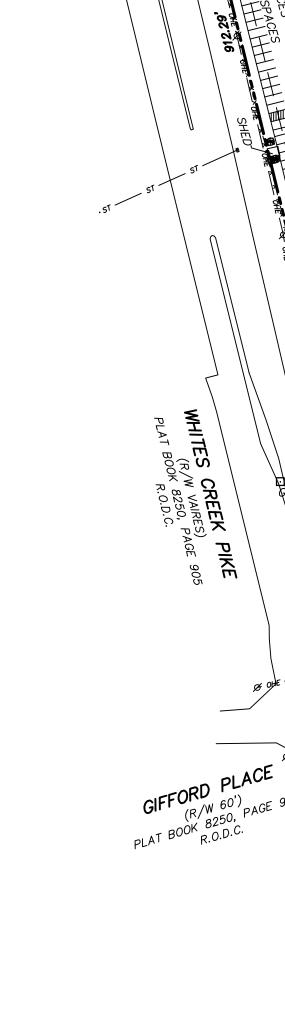
. Rights of other parties in and to the cemetery located adjacent to the land, including the right of ingress, egress, maintenance of such site and burial rights, as referenced in Book 5982, Page 107, Book 6406, Page 505, Book 9203, Page 164, and as shown on plat of record in Book 6900, Page 878 (as to Tract 1).(AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)











<u>NOTES:</u>
1.FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER LR-MG-22-201-X, DATED: JULY 25,2017 WAS PROVIDED TO THIS SURVEYOR. 2. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A CATEGORY I SURVEY AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 3.FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATE(S) OF 8-9-2022, UTILIZING A TOPCON DUAL FREQUENCY RECEIVER. THE BEARINGS SHOWN WERE DERIVED USING THE TDOT GNSS REFERENCE NETWORK AND REFERENCED 4.OLD LOT LÌNE WAS ABANDONED PER THE RECORDING OF PLAT BOOK 6900, PAGE 878, R.O.D.C 5.20' PUBLIC UTILITY EASEMENT TAKEN FROM PLAT ENTITLED W.C. GIFFORD LANDS COMMERCIAL P.U.D.. OF RECORD IN PLAT BOOK 8250. PAGE 905. 6.10' DRAINAGE EASEMENT TAKEN FROM PLAT ENTITLED W.C. GIFFORD LANDS COMMERCIAL P.U.D., 7.GAS LINE AND WATER LINE TAKEN FROM PLAT ENTITLED W.C. GIFFORD LANDS COMMERCIAL P.U.D., OF RECORD IN PLAT BOOK 8250. PAGE 905. NOT FIELD LOCATED. 8.5'X30' ANCHOR EASEMENT TAKEN FROM PLAT ENTITLED FINAL PLAT OF A PORTION OF LOTS 7 AND 8 OF THE W.C. GIFFORD LANDS COMMERCIAL P.U.D. 9.20' SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENT OF RECORD IN DEED BOOK 9843, 10.20' SANITARY SEWERS AND/OR STORM DRAINAGE EASEMENT OF RECORD IN DEED BOOK 7499,

SAN. MANHOLE I.R.(O) O IRON ROD ——OHE— OVERHEAD
ELECTRIC \_\_\_\_\_\_ W \_\_\_\_ WATER FIRE HYDRANT \_\_\_\_ G \_\_\_ GAS (00) PARCEL NUMBER ADDRESS BOX 6 LOT NUMBER GM GAS METER LIGHT POLE (WM) WATER METER  $\Box_{\mathbf{FM}}$  ELECTRIC METER  $-\times-\times-$  FENCE LINE W WATER VALVE (P.U.D.E.) PUBLIC UTILITY ☐ CATCH BASIN/DROP ⊚ CLEAN OUT

INSTRUMENT NO.: 201607250076472 PLAT BOOK 201307160073565

CURVE TABLE

RV PARKING AREA WITH

*46 UTILITY SERVICES* 

BUILDING

BUILDING

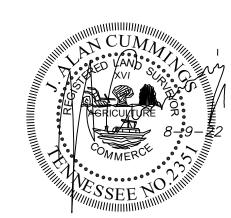
DEED BOOK 8629, PAGE 731 PLAT BOOK 7900, PAGE 536

13. 55.40E\$1

225

o: THE GIFFORD PARTNERSHIP, SEVENPLUS, LCC

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, 6b, 7a, 8, 9, 11a, 13, 16 of Table A thereof. The field work was completed on 8-10-22.



WARNING
THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS. USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

> Gifford Partnership 231 Gifford Place Joelton,Tn. 37080 615-330-0201

### AREA TABLE 135,333 52,692 1.21 3.89 169,659 182,080 4.18 56,702 46.173 1.06 3.86 168,142 41,693 0.96 55,766 961,831± 22.08±

# LAND DESCRIPTION

JOHNSON, JAMES É., JR. & VALERIE

INSTRUMENT NO.: 201607250076472

PLAT BOOK 20000110 0003085

NELSON, RHONDA R.

INSTRUMENT NO.: 201208300078493

PLAT BOOK 200001100003085

BROWN, RICHÁRD WILLIAM

INSTRUMENT NO.: 201109020068088

PLAT BOOK 200001100003085

GAO, CHU XIAN & PELLISSIER, ALEC RENE

GLEASON, HANNAH & BRANDON

COTTRELL, JEAN D. INSTRUMENT NO.: 201403270025463

PLAT BOOK 9700, PAGE 625

INSTRUMENT NO.: 202008260096575

PLAT BOOK 9700, PAGE 929

PLAT BOOK 9700, PAGE 625

BELL, JASON L. & KRISTEN M

DEED BOOK 11582, PAGE 64

PLAT BOOK 9700, PAGE 625

INSTRUMENT NO.: 201907050065724

PLAT BOOK 9700, PAGE 929

Being all of Lot Nos. 1, 2, 3, 4, 5, 6, 7, and 8, as shown on the Final Plat of the W.C. Gifford Land Commercial P.U.D., of record in Book 6900, Page 878, as amended in Book 7900, Page 536, Book 8250, Page 905, Book 9700, Page 335 and Book 11190, Page 51, all of record in the Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete and accurate description of said property.

Land in Davidson County, Tennessee, and being described according to a survey by Roger H. Fuqua of Ragan-Smith Associates, Surveyor #502, dated October 16, 1995, and known as Job No. 94-145 as

Beginning at an iron pin set at the southeast corner of Lot 8 on Plan of W.C. Gifford Commercial P.U.D. as of record in Book 6900, Page 878, R.O.D.C., Tennessee; said pin being N 76 deg. 24 min. 04 sec. E, 299.82 feet from the easterly right-of-way line (as widened) of Whites Creek Pike, as measured along the common line of Gifford Plan; thence, 1. With the south line of Lots 8 and 7, Gifford Plan, N 7 deg. 49 min. 28 sec. E, 324.48 feet to

- 2. With the south line of Lot No. 7 Gifford Plan, S 82 deg. 20 min. 58 sec. E, 200.00 feet to an existing iron pin in the common corner of Lots 7 and 6 of Gifford Plane and in the west line of Billy W.
- 3. With the west line of Spain, S 7 deg. 49 min. 28 sec. W, 3.00 feet to an existing iron pin;
- 4. Continuing with the west line of Spain, S 7 deg. 05 min. 46 sec. W, 242.43 feet to an iron pin 5. With a line severing the property of which this is a part, S 76 deg. 24 min. 04 sec. W, 218.15 feet to the point of beginning and containing 57,484 square feet or 1.320 acres.

### PLAT REFERENCE BEING LOTS 1-8 ON PLAT ENTITLED FINAL

PLAT OF W.C. GIFFORD LANDS COMMERCIAL P.U.D. OF RECORD IN PLAT BOOK 6900, PAGE 878, R.O.D.C.

BEING LOTS 7 & 8 ON PLAT ENTITLED FINAL PLAT OF A PORTION OF LOTS 7 AND 8 OF THE W.C. GIFFORD LANDS COMMERCIAL P.U.D. OF RECORD IN PLAT BOOK 9700, PAGE 335, R.O.D.C.

BEING LOT 4 ON PLAT ENTITLED RE-SUB OF LOT 4 OF THE W.C. GIFFORD LANDS COMMERCIAL P.U.D. OF RECORD IN PLAT BOOK 7900, PAGE 536, R.O.D.C.

BEING LOT 8B ON PLAT ENTITLED RESUBDIVISION OF A PORTION OF LOT 8 OF THE W.C. GIFFORD LANDS COMMERCIAL P.U.D. OF RECORD IN PLAT BOOK 11190, PAGE 51, R.O.D.C.

BEING LOT 8A ON PLAT ENTITLED FINAL PLAT RE-SUB LOT 8 W.C. GIFFORD LANDS COMMERCIAL P.U.D. OF RECORD IN PLAT BOOK 8250, PAGE 905, R.O.D.C.

# SUBJECT SITE MAY BE IDENTIFIED AS

PROPERTY MAP REFERENCE

PARCELS, 153, 158, 161, 162, 164, 199, 200 & 201 ON DAVIDSON COUNTY TAX MAP 22, R.O.D.C.

# DEED REFERENCE

TO: THE GIFFORD PARTNERSHIP FROM: WILLIAM C. GIFFORD AND WIFE, MARY SUE GIFFORD RECORD: DEED BOOK 9203, PAGE 164, R.O.D.C.

ALTA/NSPS LAND TITLE SURVEY THE GIFFORD PARTNERSHIP GIFFORD PLACE, SECOND CIVIL DISTRICT, CITY OF JOELTON DAVIDSON COUNTY, TENNESSEE

DATE: 8-9-22 CCPC JOB NO. 22-051 *REVISED: 9-6-22* 

