

SITE DATA

PROPERTIES LOCATED ON WILLIAMSON COUNTY TAX MAP:
MAP 042, PARCEL 168.06

COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: NINETEENTH

SITE ADDRESS: 7014 CITY CENTER WAY
FAIRVIEW, TN 37062

OWNER: BOWIE COMMONS, LLC
P.O. BOX 7127
NOVI, MI 48376

GROSS LAND AREA: LOT 1 + ACCESSORY LOT
461,598.55 SF OR 10.60 ACRES

PARKING: ACCESSIBLE: 11 SPACES
REGULAR: 410 SPACES

PROPERTY DESCRIPTION

BEING A TRACT OF LAND LYING IN THE 1ST CIVIL DISTRICT, CITY OF FAIRVIEW, WILLIAMSON COUNTY, TENNESSEE, ALSO BEING LOT 1 ON THE FINAL PLAT OF BOWIE COMMONS, AS OF RECORD IN PLAT BOOK 54, PAGE 25, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN MAGNETIC NAIL SET IN THE WESTERLY MARGIN OF FAIRVIEW BOULEVARD ALSO BEING THE SOUTHERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE LEAVING SAID RIGHT-OF-WAY N 76° 12' 39" W 265.63 FEET TO AN IRON PIN SET;

THENCE N 62° 24' 45" W 641.69 FEET TO AN IRON PIN SET;

THENCE N 28° 14' 52" E 706.97 FEET TO AN IRON PIN FOUND;

THENCE S 64° 42' 59" E 449.95 FEET TO AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY OF CITY CENTER WAY;

THENCE WITH SAID RIGHT-OF-WAY, WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 19.11 FEET, A RADIUS OF 330.00 FEET, THE CHORD BEARING OF S 01° 05' 56" E 19.11 FEET TO AN IRON PIN FOUND;

THENCE WITH SAID RIGHT-OF-WAY S 02° 45' 29" E 290.41 FEET TO AN IRON PIN FOUND;

THENCE WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 109.32 FEET, A RADIUS OF 180.00 FEET, THE CHORD BEARING OF IS S 20° 09' 24" E 107.65 FEET TO AN IRON PIN FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY S 81° 48' 01" W 63.14 FEET TO AN IRON PIN FOUND;

THENCE S 27° 35' 15" W PASSING THROUGH AN IRON PIN FOUND AT 121.72 FEET FOR A TOTAL OF 294.73 FEET TO AN IRON PIN FOUND;

THENCE S 62° 24' 45" E 32.55 FEET TO AN IRON PIN FOUND;

THENCE S 78° 26' 53" E 204.32 FEET TO AN IRON PIN FOUND;

THENCE N 28° 23' 21" E 10.70 FEET TO AN IRON PIN FOUND;

THENCE S 61° 36' 39" E 29.31 FEET TO AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY OF FAIRVIEW BOULEVARD;

THENCE WITH SAID RIGHT-OF-WAY, S 28° 23' 11" W 56.96 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 444,174.67 SQUARE FEET (10.20 ACRES MORE OR LESS).

ACCESSORY PARCEL (PART OF LOT 1)
BEGINNING AT AN IRON PIN FOUND IN THE EASTERLY MARGIN OF CITY CENTER WAY ALSO BEING THE SOUTHERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH SAID RIGHT-OF-WAY N 02° 45' 29" W 272.85' TO AN IRON PIN FOUND;

THENCE LEAVING SAID RIGHT-OF-WAY S 65° 18' 59" E 143.91 TO AN IRON PIN FOUND;

THENCE S 28° 58' 30" W 242.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,423.88 SQUARE FEET (0.40 ACRES MORE OR LESS).

SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NUMBER: TN252103171V DATED: MARCH 30, 2021
SCHEDULE B, SECTION II

ITEM #

11. DEED BOOK 4476, PAGE 411; DOES NOT AFFECT.

12. DEED BOOK 4623, PAGE 687; DOES NOT AFFECT.

13. DEED BOOK 4409, PAGE 262; DOES NOT AFFECT.

14. DEED BOOK 4355, PAGE 97; DOES NOT AFFECT.

15. RIGHT-OF-WAY EASEMENT BOOK 934, PAGE 430; DOES NOT AFFECT.

16. SEWER EASEMENT BOOK 691, PAGE 881 & BOOK 691, PAGE 697; DOES NOT AFFECT.

17. EASEMENT BOOK 4316, PAGE 798; DOES NOT AFFECT.

18. RIGHT OF WAY EASEMENT BOOK 5599, PAGE 450; AFFECTS AS SHOWN.

19. RECIPROCAL ACCESS EASEMENT BOOK 5608, PAGE 641; AFFECTS AS SHOWN.

20. PLAT BOOK 54, PAGE 25 & PLAT BOOK 55, PAGE 16; AFFECTS AS SHOWN.

21. DECLARATION OF RESTRICTIONS MEMORANDUM OF LEASE BOOK 5233, PAGE 238; AFFECTS, NOT PLOTTABLE.

22. DECLARATION OF RESTRICTIVE COVENANTS BOOK 5608, PAGE 657; AFFECTS, NOT PLOTTABLE.

23. RESTRICTIVE COVENANT BOOK 7017, PAGE 711; AFFECTS, NOT PLOTTABLE.

24. DECLARATION OF RESTRICTIVE COVENANTS BOOK 7742, PAGE 84; AFFECTS, NOT PLOTTABLE.

25. TERMS AND CONDITIONS BOOK 4992, PAGE 984 & LIMITED WAIVER OF RESTRICTION BOOK 5608, PAGE 635; AFFECTS, NOT PLOTTABLE.

26. MEMORANDUM OF LEASE BOOK 6335, PAGE 619; AFFECTS, NOT PLOTTABLE.

GENERAL NOTES

1) 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 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 BEFORE 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 THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

2) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.

3) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47187C0135F, DATED SEPTEMBER 29, 2006. IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY (FLOOD ZONE "X").

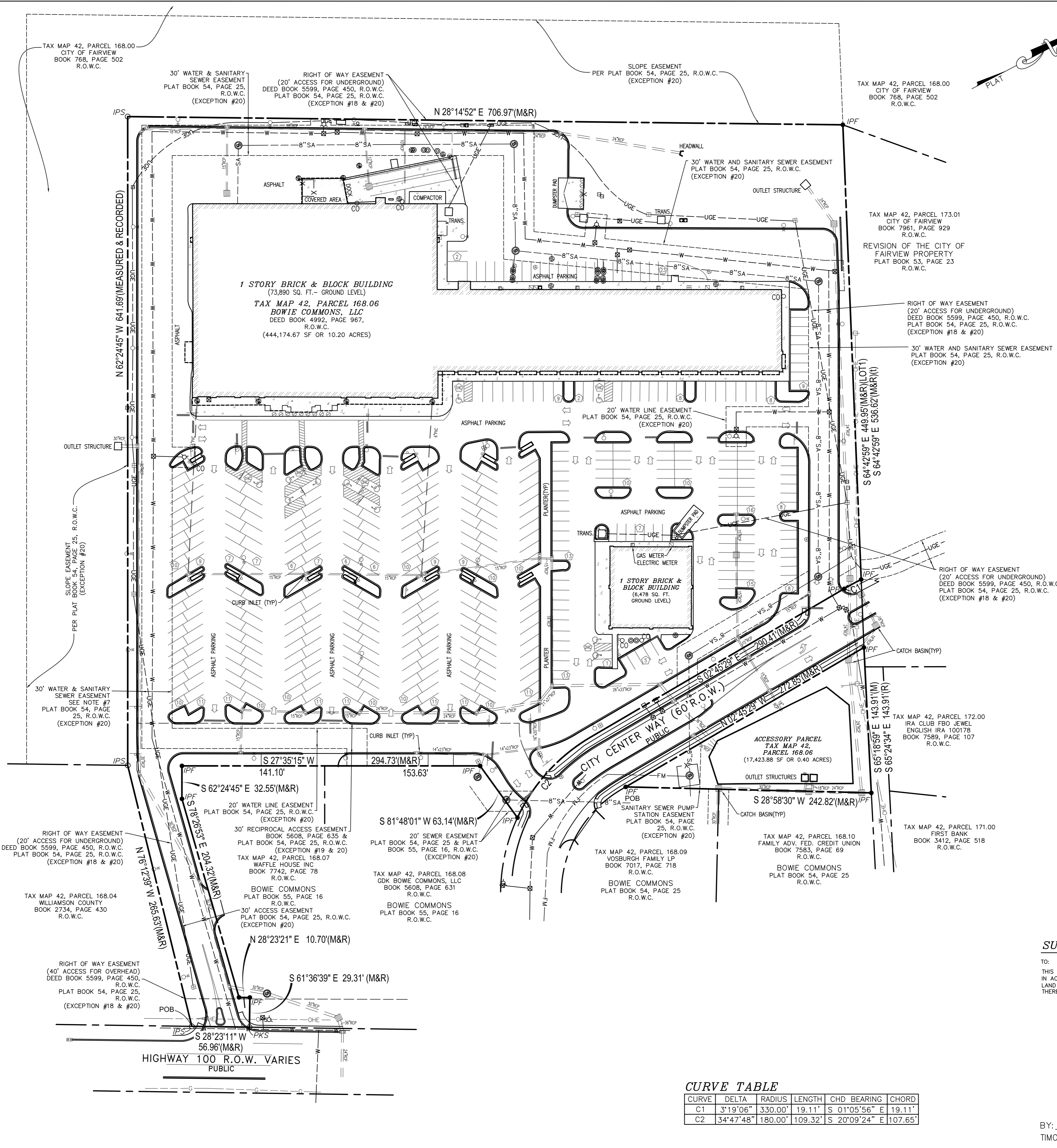
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

5) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

6) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.

7) 30' WATER & SANITARY SEWER EASEMENT RUNNING PARALLEL WITH THE SOUTHERN PROPERTY LINE IS CALLED OUT ON PLAT BOOK 54, PAGE 25 AS A 30' BUT SCALES AT A 20', SHOWN HEREON AT 30'.

8) THIS SURVEY WAS PREPARED FROM INFORMATION CONTAINED IN THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THE FILE NUMBER TN252103171V, DATED MARCH 30, 2021.



LEGEND:

- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊛ DECORATIVE GROUND LIGHT
- ⊚ STORM MANHOLE
- ⊞ STORM CURB INLET
- ⊟ STORM CATCH BASIN
- ⊠ GAS METER
- ⊡ GAS VALVE
- ⊢ ELECTRIC METER
- ⊣ ELECTRIC BOX
- ⊤ ELECTRIC MANHOLE
- ⊥ TELEPHONE BOX
- ⊦ SANITARY SEWER MANHOLE
- ⊧ SANITARY SEWER CLEAN OUT
- ⊨ SIGN
- ⊩ MAILBOX
- ⊪ WATER METER
- ⊫ WATER VALVE
- ⊬ FIRE HYDRANT
- ⊭ WATER SPIGOT
- ⊮ WATER MANHOLE
- ⊯ IRRIGATION CONTROL VALVE
- ⊰ UNDERGROUND STORM BOX
- ⊱ GREASE TRAP
- ⊲ UNDERGROUND SEWER BOX
- ⊳ IRON PIN FOUND
- ⊴ IRON PIN SET
- ⊵ PARKING STALL COUNT

- ▭ CONCRETE
- ▩ WALL
- OHE OVERHEAD ELECTRIC
- SDM STORM DRAINAGE PIPE
- P.A. PROPERTY ADJOINER
- P.L. PROPERTY LINE
- W.L. WATER LINE
- S.S. SANITARY SEWER LINE
- G.L. GAS LINE
- R.C. ROADWAY CENTERLINE
- E.L. EASEMENT LINE
- M.S.B. MINIMUM SET BACK LINE
- D. DRAINAGE
- B.O. BUILDING OVERHANG
- X FENCE
- E.G. EDGE OF GRAVEL
- E.C. EDGE OF CONCRETE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHD BEARING	CHORD
C1	3°19'06"	330.00'	19.11'	S 01°05'56" E 19.11'	
C2	34°47'48"	180.00'	109.32'	S 20°09'24" E 107.65'	

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, BOWIE COMMONS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AND INCLUDES ITEMS 1, 2, 3, 4, 7(b)(1), 8, 9, 11, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 15, 2021.



BY: *Timothy Mark Donlon* DATE: 4/21/2021
TIMOTHY MARK DONLON TENN. REGISTERED SURVEYOR'S No. 21997

DONLON LAND SURVEYING, LLC
1538 BELLE FOREST CIRCLE NASHVILLE, TN 37221
Office: (615) 675-9116, Fax: (615) 675-9117
E-mail: Elicia@donlandsurveying.com

ALTA/NSPS LAND TITLE SURVEY

BOWIE COMMONS, LLC
9019 OVERLOOK BLVD. SUITE C-2
BRENTWOOD, TN 37027

REVISIONS:

1	
2	
3	
4	

BOWIE COMMONS, LLC
7014 CITY CENTER WAY
FAIRVIEW, TENNESSEE 37062
MAP 42, PARCEL 168.06

DATE: APRIL 21, 2021
JOB NO: 221037

0' 25' 50' 100'
SCALE: 1" = 50'