

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983. TWO CONTROL POINTS WERE ESTABLISHED USING A SPECTRA SP 80 DUAL FREQUENCY RECEIVER ON JANUARY 19, 2021. THE GRID COORDINATES OF THE CONTROL POINTS WERE DERIVED USING THE T.D.O.T. REAL-TIME KINEMATIC NETWORK, TDOT DISTRICT 32 CORS ARP, PID = DJ9552, LATITUDE: 36° 23' 48.98728" N, LONGITUDE: 086° 24' 19.69921" W, REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 03. HORIZONTAL AND VERTICAL POSITIONAL ACCURACY DOES NOT EXCEED ± 0.05'.
2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47189C0132D, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2008, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470290, PANEL 1132, SUFFIX D, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
3. THIS SURVEY MEETS THE CURRENT TENNESSE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY "I" SURVEY AND THE RATION OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.
4. WATER LINE AS SHOWN HEREON IS TAKEN FROM A PLAN PROVIDED BY WEST WILSON UTILITY DISTRICT AND WAS NOT MARKED IN THE FIELD.
5. THIS PROPERTY IS CURRENTLY ZONED: CRC, COMMERCIAL RETAIL CENTER DISTRICT.

TITLE COMMITMENT NOTES

A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 5245-21 DATED JANUARY 13, 2022 AT 8:00 AM WAS PROVIDED TO THIS SURVEYOR. SAID COMMITMENT DISCLOSES THE FOLLOWING SURVEY RELATED EXCEPTION.

EXCEPTION 16
SUBJECT TO EASEMENT, RECORDED IN BOOK 452, PAGE 409 IN THE OFFICIAL RECORDS OF WILSON COUNTY RECORDING OFFICE.
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF THE UTILITIES SHOWN HEREON 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 NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. CONTACT TENNESSEE ONE CALL 811.

SURVEYOR'S CERTIFICATE

TO: LINEBERRY PROPERTIES, LLC & STEWART TITLE GUARANTY COMPANY

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 1,2,3,4,6(a),8,9,11(a), &13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN MARCH, 2022.

DATE OF PLAT OR MAP: MARCH 25, 2022

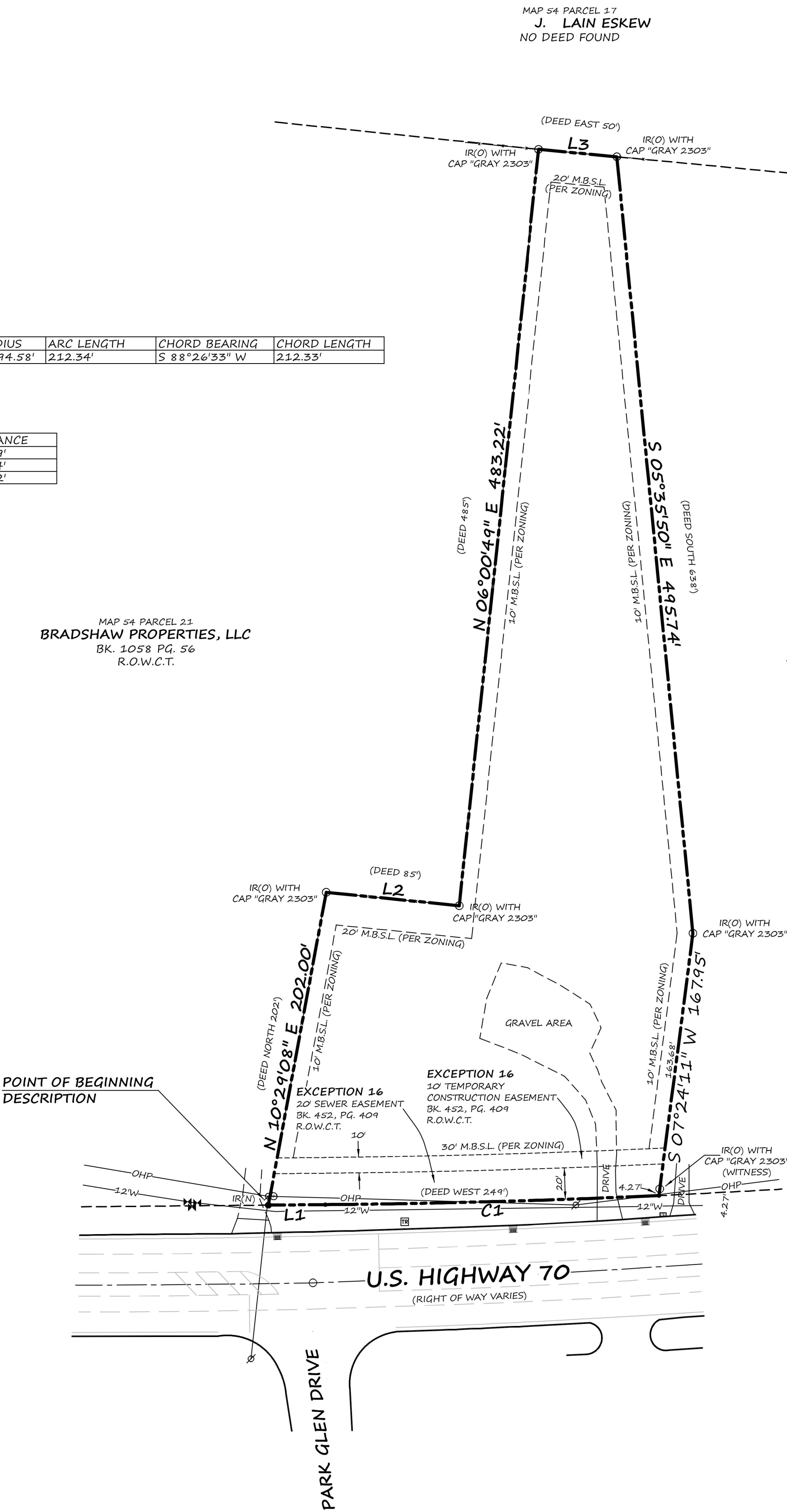


PREPARED BY
DILLEHAY LAND CONSULTANTS, PLLC

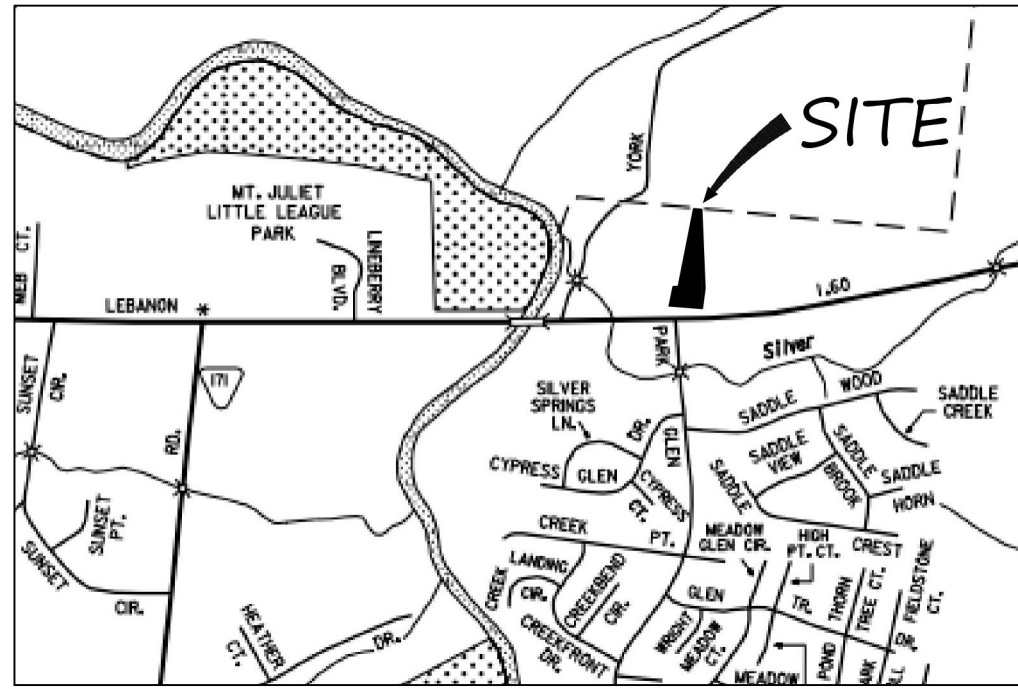
776 MCMURRY BLVD. EAST
HARTSVILLE, TN 37074
PHONE: (615) 633-7009
EMAIL: jackie.dillehay@gmail.com

LEGEND

- IR(N) IRON ROD (NEW)
1/2" X 18" IRON ROD
WITH CAP "RLS 1417"
- IR(O) IRON ROD (OLD)
- NON MONUMENTED POINT
- ☒ TRAFFIC SIGNAL BOX
- ⚡ POWER POLE
- OHP— OVERHEAD POWER
- ⊙ WATER METER
- ⊞ CURB INLET
- ⊞ WATER VALVE
- +— FENCE
- W— WATER LINE
- ☐ MAIL BOX
- R.O.W.C.T. REGISTER'S OFFICE FOR WILSON COUNTY, TN
- M.B.S.L. MINIMUM BUILDING SETBACK LINE



TOTAL AREA: 2.13 ACRES ±



GENERAL LOCATION MAP
(NOT TO SCALE)

AS-SURVEYED PROPERTY DESCRIPTION

BEING A CERTAIN TRACT OF LAND LOCATED ON THE NORTH SIDE OF U.S. HIGHWAY 70 (LEBANON ROAD) AT 10615 LEBANON ROAD, MT. JULIET, TENNESSEE ALSO BEING IN THE FIRST CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) WITH CAP "DILLEHAY 1417", SAID ROD BEING IN THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 70 (LEBANON ROAD), THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY AND A CORNER TO BRADSHAW PROPERTIES LLC OF RECORD IN BOOK 1058, PAGE 56, REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE (R.O.W.C.T.);

THENCE, WITH THE LINE OF BRADSHAW PROPERTIES LLC AND GENERALLY ALONG AN EXISTING FENCE FOR THE NEXT 3 CALLS: 1.) NORTH 10 DEGREES 29 MINUTES 08 SECONDS EAST, 202.00 FEET TO AN IRON ROD (OLD) WITH CAP "GRAY 2303"; 2.) SOUTH 84 DEGREES 16 MINUTES 49 SECONDS EAST, 84.94 FEET TO AN IRON ROD (OLD) WITH CAP "GRAY 2303"; AND 3.) NORTH 06 DEGREES 00 MINUTES 49 SECONDS EAST, 483.22 FEET TO AN IRON ROD (OLD) WITH CAP "GRAY 2303", SAID ROD BEING IN THE LINE OF J. LAIN ESKEW, NO DEED FOUND;

THENCE, WITH THE LINE OF ESKEW AND GENERALLY ALONG A FENCE SOUTH 84 DEGREES 35 MINUTES 23 SECONDS EAST, 50.02 FEET TO AN IRON ROD (OLD) WITH CAP "GRAY 2303", SAID ROD BEING A CORNER TO JOANN SULLIVAN, ET AL OF RECORD IN BOOK 1808, PAGE 2158, R.O.W.C.T.;

THENCE, WITH THE LINE OF SULLIVAN FOR THE NEXT 2 CALLS: 1.) SOUTH 05 DEGREES 35 MINUTES 50 SECONDS EAST, 495.74 FEET TO AN IRON ROD (OLD) WITH CAP "GRAY 2303"; AND 2.) SOUTH 07 DEGREES 24 MINUTES 11 SECONDS WEST, PASSING A WITNESS IRON ROD (OLD) WITH CAP "GRAY 2303" AT 163.68 IN ALL A TOTAL 167.95 FEET TO A POINT IN THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 70 (LEBANON ROAD), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 11 SECONDS, A RADIUS OF 5,694.58 FEET, AN ARC LENGTH OF 212.34 FEET AND A CHORD OF SOUTH 88 DEGREES 26 MINUTES 33 SECONDS WEST, 212.33 FEET;

THENCE, WITH THE NORTH RIGHT OF WAY OF SAID ROAD FOR THE NEXT 2 CALLS: 1.) ALONG THE ARC OF THE ABOVE-DESCRIBED CURVE 212.34 FEET TO A POINT; AND 2.) SOUTH 89 DEGREES 30 MINUTES 39 SECONDS WEST, 36.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.13 ACRES MORE OR LESS.

DEED REFERENCE

BEING THE SAME PROPERTY AS CONVEYED TO LINEBERRY PROPERTIES, INC. OF RECORD IN BOOK 1832, PAGE 2386, REGISTER'S OFFICE FOR WILSON COUNTY, TN

TAX MAP REFERENCE

BEING PARCEL 22 ON TAX MAP 54, IN THE TAX ASSESSOR'S OFFICE FOR WILSON COUNTY, TN

ALTA/NSPS LAND TITLE SURVEY OF THE
LINEBERRY PROPERTIES, INC PROPERTY

10615 LEBANON ROAD
MT. JULIET, TN
FIRST CIVIL DISTRICT, WILSON COUNTY, TN

DATE OF FIELD SURVEY: FEBRUARY-MARCH, 2022
SCALE: 1" = 50'



CLIENT

JESSICA D. GORE, P.E.
PARA DESIGN, LLC
2031 N. MT. JULIET RD., SUITE 200
MT. JULIET, TN 37122