

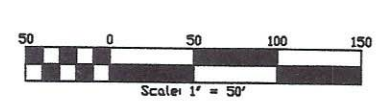
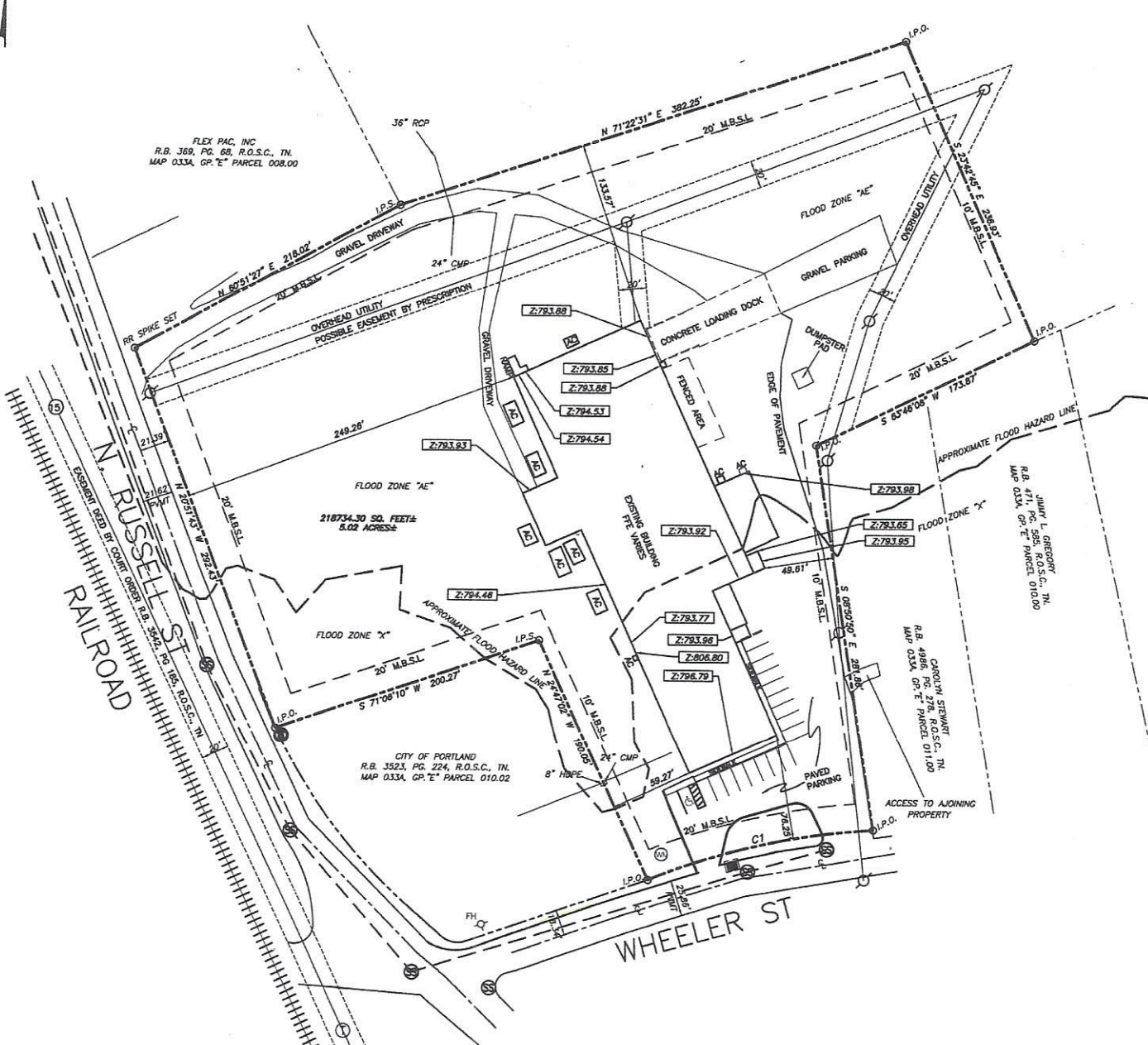
CITY OF PORTLAND
 R.B. 478, PG. 278, R.O.S.C., TN.
 MAP 033A, GP. "E" PARCEL 010.00

FLEX PAC, INC
 R.B. 369, PG. 68, R.O.S.C., TN.
 MAP 033A, GP. "E" PARCEL 008.00

JIMMY L. GREGORY
 R.B. 471, PG. 585, R.O.S.C., TN.
 MAP 033A, GP. "E" PARCEL 010.00

CAROLAN STEWART
 R.B. 4986, PG. 278, R.O.S.C., TN.
 MAP 033A, GP. "E" PARCEL 011.00

CITY OF PORTLAND
 R.B. 3523, PG. 224, R.O.S.C., TN.
 MAP 033A, GP. "E" PARCEL 010.02



Commitment No. 4470-21 dated 05-03-2021
 SCHEDULE B EXCEPTIONS

①	CANNOT BE SHOWN ON SURVEY
②-④	SHOWN ON SURVEY
⑤-⑭	CANNOT BE SHOWN ON SURVEY
⑮	EASEMENT SHOWN HEREON

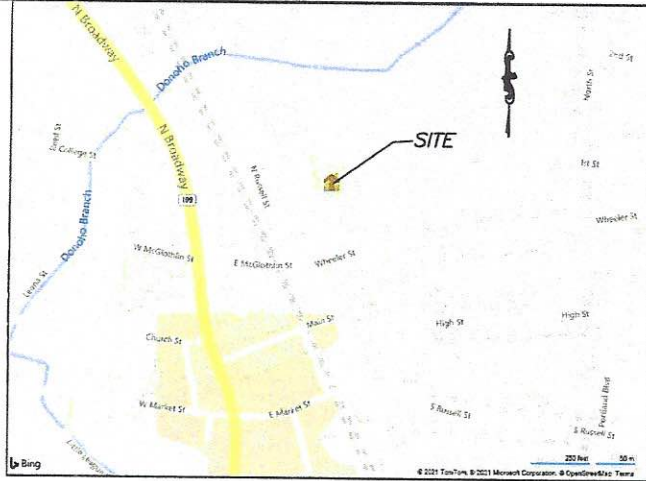
LEGEND

2793.65	ELEVATION AT DOORS
---	BOUNDARY LINE
	CATCH BASIN
	UTILITY POLE
	SANITARY SEWER MANHOLE
	WATER METER
	FIRE HYDRANT
	IRON PIN AT CORNERS

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	19°13'33"	497.58'	166.96'	S 77°09'49" W	166.18'

NOTES:

1. NORTH BASED ON TENNESSEE MD 83 COORDINATE SYSTEM.
2. PROPERTY IS PARCEL 010.01 ON SUMNER COUNTY PROPERTY MAP 033A, GP. 'E'.
3. BEING THE SAME PROPERTY CONVEYED TO HD HOSPITAL DISPOSABLES, INC BY DEED OF RECORD IN R.B. 172, PG. 305, R.O.S.C., TN.
4. ACCORDING TO F.L.R.M. FLOOD MAP NO. 47165C0134G, DATED 4-17-12, PART OF THIS PROPERTY LIES IN A ZONE "AE" FLOOD HAZARD AREA BFE 794'.
5. PROPERTY IS ZONED IR.
6. 18 REGULAR SPACES 1 HC SPACES, STRIPING APPROXIMATE.
7. REQUIRED SIZE OF REGULAR PARKING SPACE 9'x20' HANDICAP SIZE 13'x 20'



LOCATION MAP
N.T.S.

Legal Description
For
104 Wheeler Street

Land in the 16th Civil District of Sumner County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor # 823 dated October 26, 2021 and known as Job No. 210301 as follows:

Beginning at an existing iron pin on the northerly margin of Wheeler Street, said point being the southeast corner of this tract and the southwest corner of the Carolyn Stewart property (RB 4986, pg. 278 R.O.S.C., Tn.); thence with northerly margin of Wheeler Street (25' from the centerline) and a curve to the left having a radius of 497.58' and a long chord of 166.18', said chord having a bearing of S 77°09'49" W, a distance along the curve of 166.96' to an existing iron pin; thence leaving Wheeler Street and with the line of a tract owned by the City of Portland (RB 3523, pg. 224 R.O.S.C., Tn.) N24°47'02" W 190.05' to an iron pin set; thence with the same S71°06'10" W 200.27' to an iron pin set on the easterly margin of North Russell Street; thence with the easterly margin of North Russell (ROW Varies) N20°51'43" W 292.43' to a RR Spike set in asphalt drive way; thence leaving North Russell street N60°51'27" E 218.02' to an iron pin set; thence with the line of a property owned by the City of Portland (RB 479, pg. 278 R.O.S.C., Tn.) N71°22'31" E 382.25' to an existing iron pin; thence continuing with the same S23°42'45" E 236.93' to an existing iron pin; thence with the line of Jimmy Gregory (RB 471, pg. 585 R.O.S.C., Tn.) in part S63°46'08" W 173.87' to an existing iron pin; thence with the line of the said Carolyn Stewart Property S08°50'50" E 281.86' to the point of beginning, containing 5.02 acres more or less.

Being part of the same property conveyed to Hd Hospital Disposables, Inc by deed of record in Record Book 172, page 305 Register's Office of Sumner County, Tennessee

SURVEYORS CERTIFICATION

I, **J. Bruce Rainey**, Surveyor # 823, and **4 Wheeler, LLC**, and their successors and assigns, **THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6.2.11-13, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/20/2021.**
Date of Plat: 10/22/2021
Dated: _____



TOTAL AREA: 5.02 ACRES±

ALTA SURVEY
FOR

4 WHEELER, LLC

PROPERTY LOCATED ON WHEELER ST IN THE CITY OF PORTLAND
16th CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE

DATE : OCTOBER 22, 2021

SCALE : 1" = 50'

PREPARED BY :



LAND DEVELOPMENT CONSULTANTS
116 MAPLE ROW BLVD.
HENDERSINVILLE, TN 37075
Phone 615-822-0012
Fax 615-824-1487

OWNER :

COBURN'S EXCLUSIVE
400 ODOMS BEND ROAD
GALLATIN, TN 37066

JOB NO. 210301