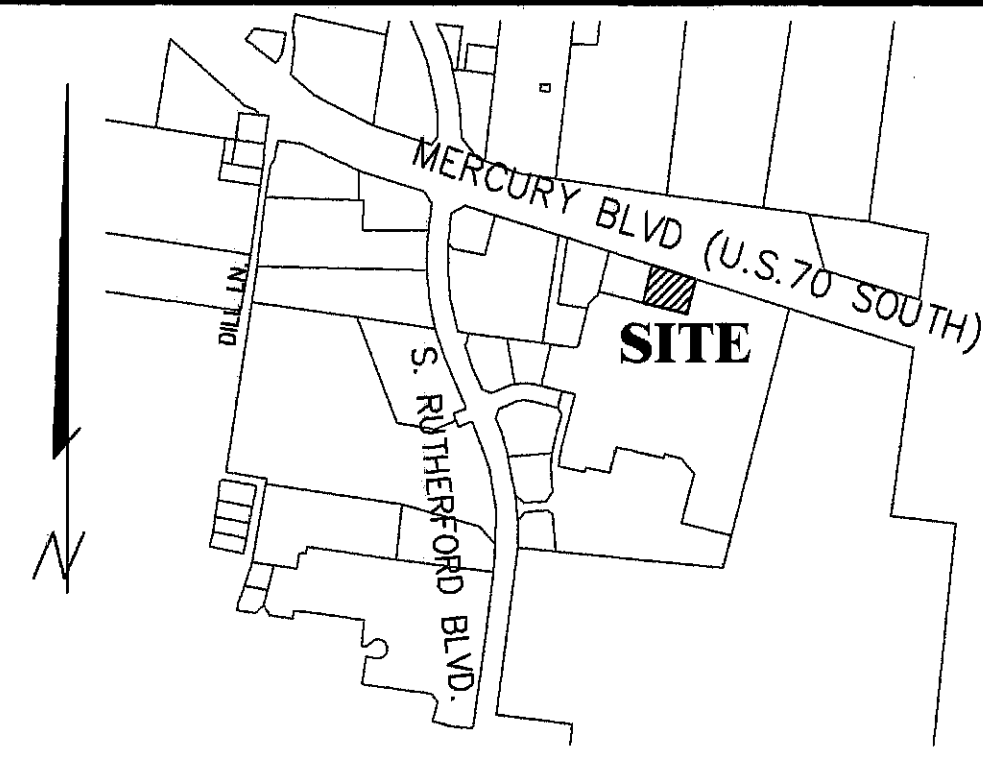


# MERCURY BOULEVARD (U.S. 70 SOUTH)



LOCATION MAP  
N.T.S.

Property Description  
Bright-Meyers FM, L.P.  
Lot 9  
Plat Book 25, Page 196  
Tax Map 103F, Group A, Parcel 9

Land in Rutherford County, Tennessee, and being all of Lot No. 9, Subdivision Plat for Bright-Meyers FM, L.P., according to survey and plat of same appearing of record in Plat Book 25, page 196, in the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot and being more particularly described as follows:

Located in the 13th Civil District, Rutherford County, Tennessee. Bounded on the east and south by Lot 10, Bright-Meyers FM, L.P. (Plat Book 25, Page 196); on the west by Lot 8, Bright-Meyers FM, L.P. (Plat Book 25, Page 196); and on the north by Mercury Boulevard (U.S. Highway 70S).

Beginning at an iron pin found in the south right-of-way of Mercury Boulevard (U.S. Highway 70S), being a northwest corner of Lot 10, Bright-Meyers FM, L.P., and the northeast corner of this tract;

thence with the west line of Lot 10, Bright-Meyers FM, L.P., S14°03'00"W, 192.50 feet to an iron pin found, being an interior corner of said Lot 10, and the southeast corner of this tract;

thence with the north line of Lot 10, Bright-Meyers FM, L.P., N75°57'09"W, 235.70 feet to an iron pin found, being the southeast corner of Lot 8, Bright-Meyers FM, L.P., and the southwest corner of this tract;

thence with the east line of Lot 8, Bright-Meyers FM, L.P., N14°02'51"E, 207.20 feet to an iron pin in the south right-of-way of Mercury Boulevard (U.S. Highway 70S), being the northeast corner of said Lot 8, and the northwest corner of this tract;

thence with the south right-of-way of Mercury Boulevard (U.S. Highway 70S), S72°22'59"E, 236.17 feet to the iron pin at the beginning, being 47,105 square feet or 1.08 acres, more or less.

SPECIAL NOTES, BASED ON TITLE COMMITMENT NUMBER MC-21051175, DATED JULY 1, 2021, BY FIDELITY NATIONAL TITLE INSURANCE COMPANY:

1. A DECLARATION OF USE RESTRICTIONS RECORDED IN RECORD BOOK 2071, PAGE 1360, R.O.R.C., TENNESSEE, DOES AFFECT THIS PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
2. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR"), AS RECORDED IN RECORD BOOK 257, PAGE 2084, R.O.R.C., TENNESSEE, DO AFFECT THIS PROPERTY BUT ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.
3. A SUBDIVISION EASEMENT AND STREET GRANT RECORDED IN RECORD BOOK 175, PAGE 1236, R.O.R.C., TENNESSEE, DOES AFFECT THIS PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
4. A SANITARY SEWER EASEMENT RECORDED IN DEED BOOK 648, PAGE 676, R.O.R.C., TENNESSEE, DOES NOT AFFECT THIS PROPERTY.
5. A JUDGMENT AND FINAL DECREE RECORDED IN DEED BOOK 566, PAGE 799, R.O.R.C., TENNESSEE, DOES AFFECT THIS PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
6. A STORM WATER DRAINAGE EASEMENT RECORDED IN RECORD BOOK 163, PAGE 834, R.O.R.C., TENNESSEE, DOES NOT AFFECT THIS PROPERTY.
7. AN AGREEMENT BETWEEN BRIGHT-MEYERS FM, L.P., AND CITY OF MURFREESBORO, AS RECORDED IN RECORD BOOK 243, PAGE 1864, R.O.R.C., TENNESSEE, DOES AFFECT THIS PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
8. A 30' WATER EASEMENT TO CONSOLIDATED UTILITY DISTRICT, AS RECORDED IN DEEDBOOK 563, PAGE 7, R.O.R.C., TENNESSEE, DOES AFFECT THIS PROPERTY AND IS SHOWN ON THIS SURVEY.

ZONING: PCD  
SETBACKS PER PLAT BOOK 25/196  
AND PER APPROVED PCD BOOKLET  
WITH CITY OF MURFREESBORO

## LEGEND

- Power Pole
- Existing Fire Hydrant
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Manhole
- Existing Telephone Box
- Existing Electric Box
- Existing Storm Drain Manhole
- Existing Light Pole
- UGT—Existing Underground Telephone Line

## GLOBAL POSITION SYSTEM SURVEY NOTES

1. The datum of this elevation certificate was performed using the following global positioning system (GPS) survey equipment: Topcon HiPer V (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. The topographic features shown were obtained by using the TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The date that fieldwork was performed for this survey was: 6/25/2021.
4. The datum(s) for the TDOT CORS Station that was used: HORIZ: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:  
TDOT CORS STATION—TN38  
STATE PLANE (TN 4100—US SURVEY FT.—NORTHING: 569,154.86  
EASTING: 1,837,086.15  
ELEVATION: 558.34 FT.
6. Geoid model used— GEOID03
7. Combined grid factors for TDOT CORS Station TN38:  
0.99992880 (STATE PLANE—TN 4100—US SURVEY FT.)

## SURVEYOR'S CERTIFICATE

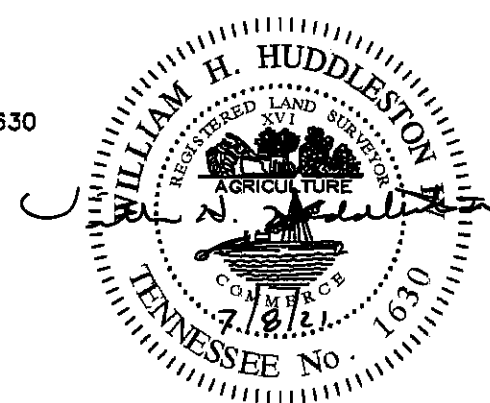
The undersigned, being a registered surveyor of the State of Tennessee, certifies to:

Nexus BB Tenn, LLC,  
Fidelity National Title Insurance Company,  
Lawyers Land and Title Services, LLC;

that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 through and including 5, 6b, 7a, 7b1, 8, 9, 11, 13, 14, 16, and 17 of Table A thereof. The field work was completed on June 29, 2021.

Date: 7/8/21

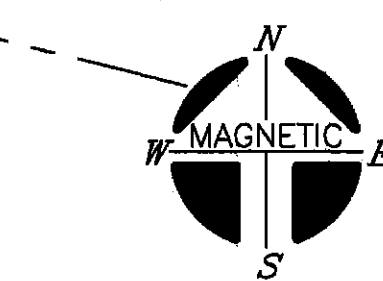
Signed: William H. Huddleston IV, R.L.S. No.1630



THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.

TO OUR KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. ALSO THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.

- LEGEND FOR MONUMENTS
- IPF ○ IRON PIN SET
  - IPF ○ IRON PIN FND.
  - RAILROAD SPIKE
  - FENCE
  - SURVEY POINT
  - △ NAIL
  - CONC. MARKER FND.

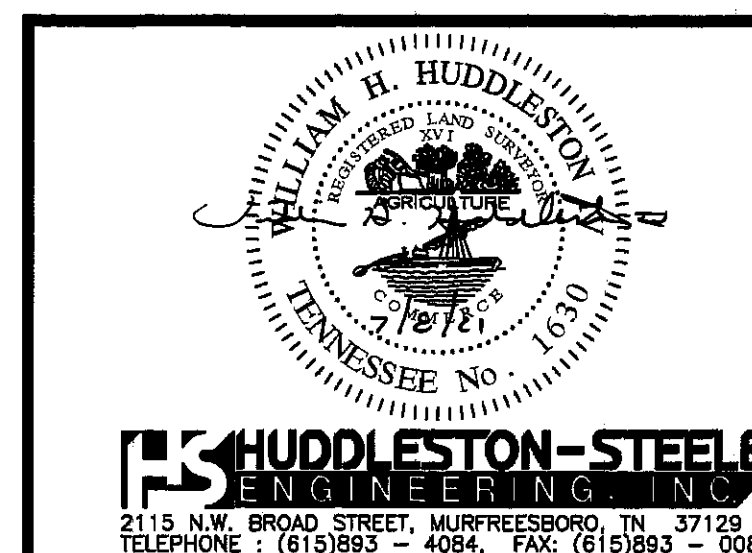


20' 0 20'  
1.08 ACRES±

BEARING BASIS TAKEN FROM PLAT BOOK 25, PAGE 196, R.O.R.C., TENNESSEE

OWNER: BRIGHT MEYERS MURFREESBORO  
ADDRESS: 537 MARKET STREET, SUITE 400  
CHATTANOOGA, TN 37402  
TAX MAP: 103F GROUP: A PARCEL: 9  
FLOOD MAP PANEL: 470168 0280 H ZONE: X  
DATED: JANUARY 5, 2007

CERTIFICATE OF ACCURACY — I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown herein.



ALTA/NSPS LAND TITLE SURVEY  
LOT 9

BRIGHT-MEYERS FM, LP

MERCURY BLVD / U.S. 70 SOUTH  
13TH CIVIL DISTRICT — RUTHERFORD COUNTY — TN.

DATE: JULY, 2021 SCALE 1"=20' SH. 1 OF 1