



## Ruby Lane

Bolivar, Tennessee 38008

### Property Features

- Zoning: B1 Commercial
- 10.46–23 acres for lease
- \$1,500 per month NNN (per acre)
- Located in Bolivar, TN
- Ruby Lane
- Hwy 18 N



For more information:

**Brian Califf, CCIM**

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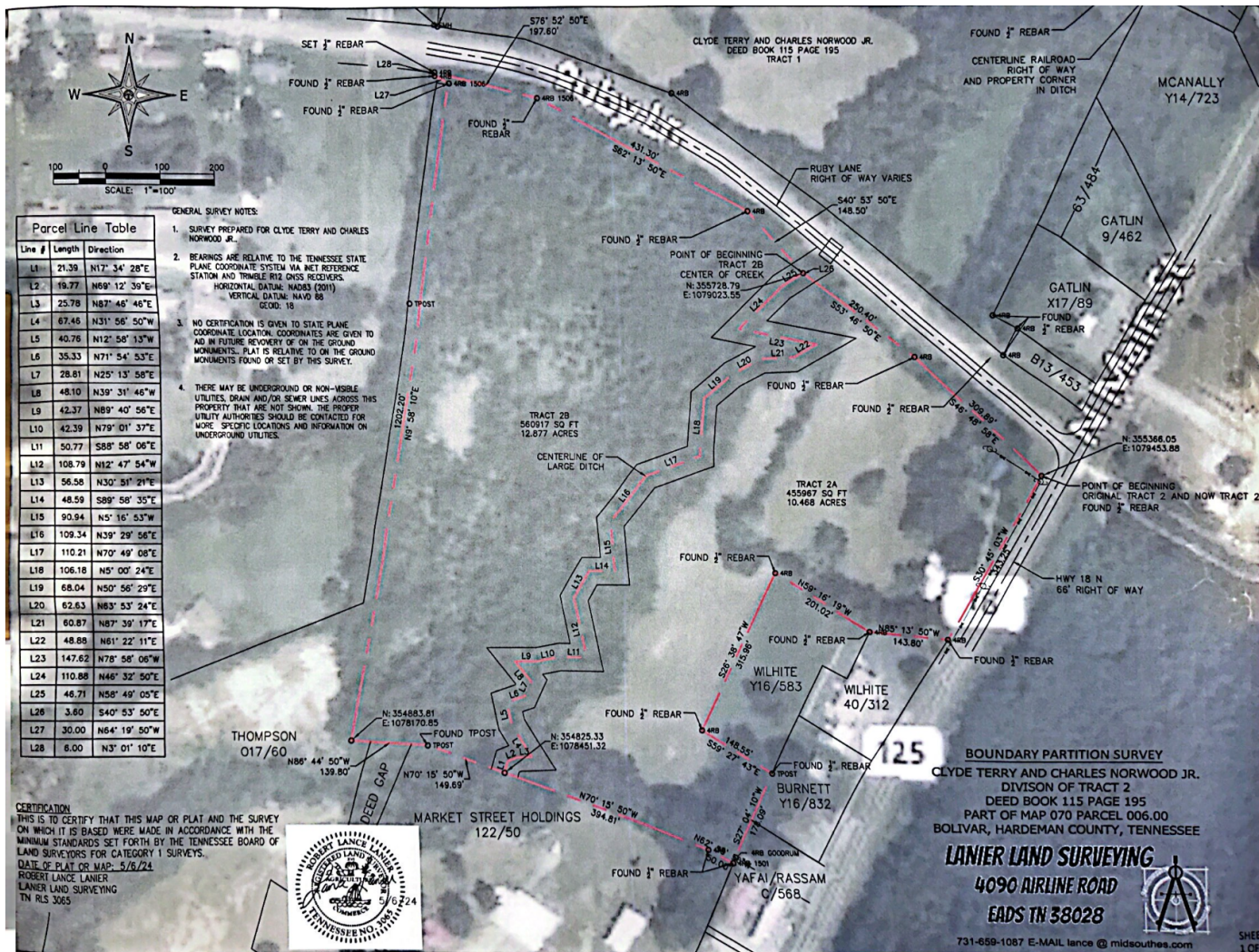
6263 Poplar Avenue Suite 150, Memphis, TN 38119

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For Lease

# B1 Commercial



**Parcel Line Table**

Line #	Length	Direction
L1	21.39	N17° 34' 28"E
L2	19.77	N69° 12' 39"E
L3	25.78	N87° 46' 46"E
L4	67.46	N31° 56' 50"W
L5	40.76	N12° 58' 13"W
L6	35.33	N71° 54' 53"E
L7	28.81	N25° 13' 58"E
L8	48.10	N59° 31' 46"W
L9	42.37	N89° 40' 56"E
L10	42.39	N79° 01' 37"E
L11	50.77	S88° 58' 06"E
L12	108.79	N12° 47' 54"W
L13	56.58	N30° 51' 21"E
L14	48.59	S89° 58' 35"E
L15	90.94	N5° 16' 53"W
L16	109.34	N39° 29' 56"E
L17	110.21	N70° 49' 08"E
L18	106.18	N5° 00' 24"E
L19	68.04	N50° 56' 29"E
L20	62.63	N63° 53' 24"E
L21	60.87	N87° 39' 17"E
L22	48.88	N61° 22' 11"E
L23	147.62	N78° 58' 06"W
L24	110.88	N46° 32' 50"E
L25	46.71	N58° 49' 05"E
L26	3.60	S40° 53' 50"E
L27	30.00	N64° 19' 50"W
L28	6.00	N3° 01' 10"E

- GENERAL SURVEY NOTES:**
1. SURVEY PREPARED FOR CLYDE TERRY AND CHARLES NORWOOD JR.
  2. BEARINGS ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM VIA NET REFERENCE STATION AND TRIMBLE R12 CHRS RECEIVERS. HORIZONTAL DATUM: NAD83 (2011) VERTICAL DATUM: NAVD 88 GEOID: 18
  3. NO CERTIFICATION IS GIVEN TO STATE PLANE COORDINATE LOCATION COORDINATES ARE GIVEN TO AD IN FUTURE RECOVERY OF ON THE GROUND MONUMENTS. PLAT IS RELATIVE TO ON THE GROUND MONUMENTS FOUND OR SET BY THIS SURVEY.
  4. THERE MAY BE UNDERGROUND OR NON-VISIBLE UTILITIES, DRAIN AND/OR SEWER LINES ACROSS THIS PROPERTY THAT ARE NOT SHOWN. THE PROPER UTILITY AUTHORITIES SHOULD BE CONTACTED FOR MORE SPECIFIC LOCATIONS AND INFORMATION ON UNDERGROUND UTILITIES.

**CERTIFICATION**  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH BY THE TENNESSEE BOARD OF LAND SURVEYORS FOR CATEGORY 1 SURVEYS.  
 DATE OF PLAT OR MAP: 5/6/24  
 ROBERT LANCE LANIER  
 LANIER LAND SURVEYING  
 TN RLS 3065



**BOUNDARY PARTITION SURVEY**  
 CLYDE TERRY AND CHARLES NORWOOD JR.  
 DIVISION OF TRACT 2  
 DEED BOOK 115 PAGE 195  
 PART OF MAP 070 PARCEL 006.00  
 BOLIVAR, HARDEMAN COUNTY, TENNESSEE

**LANIER LAND SURVEYING**  
 4090 AIRLINE ROAD  
 EADS TN 38028



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SHEET 1 OF 3