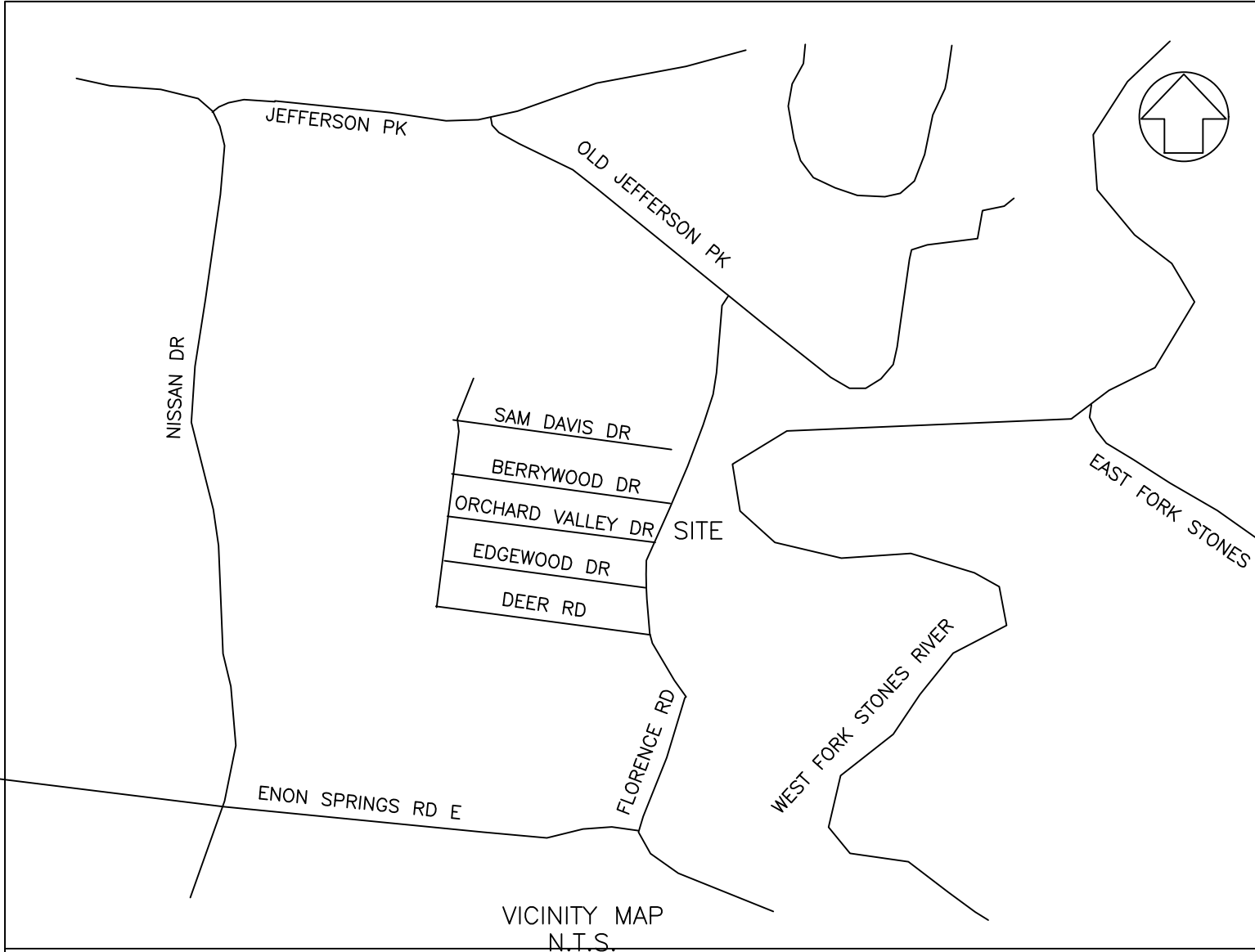




LEGEND

IRON PIN (NEW)	● IP(N)
IRON PIN (OLD)	● IP(O)
CONCRETE MONUMENT OLD	■ CM(O)
WATER VALVE	⊠
FIRE HYDRANT	⊕
UTILITY POLE	⊞
LIGHT POLE	⊞
SIGN POST	⊞
PROPERTY LINE	---
EASEMENT LINE	---
EDGE OF GRAVEL	---
WATER LINE	W
GAS	G
EDGE OF PAVEMENT	---

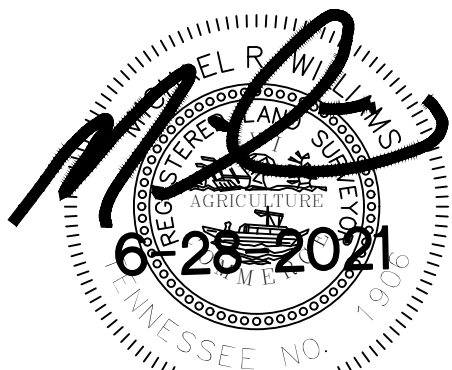
NOTES:

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 3) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, ITS AFFILIATES AND SUCCESSORS AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 4) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY COPYRIGHT 2021.
- 5) THIS SURVEY PREPARED FROM INFORMATION CONTAINED IN TITLE REPORT PREPARED BY: CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.: 21-1251 DATED 03-15-2021 ISSUING OFFICE FILE NO.: 21-1251
- 6) THIS PROPERTY IS CURRENTLY ZONED "R1" LOW DENSITY RESIDENTIAL. ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED BEFORE ANY DESIGN OR CONSTRUCTION.
- 7) THE SUBJECT PROPERTY IS NOTED AS BEING IN ZONE "X". AREAS NOT AFFECTED BY THE 100 YEAR FLOOD AS EVIDENCED ON F.E.M.A. "FLOOD INSURANCE RATE MAP 4714900126A", DATED: OCTOBER 16, 2008. ALL FLOOD LINES SHOWN HERON WE PLOTTED BY SCALING AND GRAPHIC INTERPELLATION METHODS.

SURVEYOR'S CERTIFICATION

To: Hidden Acres Development, LLC, and Chicago Title Insurance 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 1-4, 11(a)(b), 13 of Table A hereof.
The field work was completed on 05-20-2021
Date of Plat or Map 06-28-2021



Michael R. Williams TN RLS No. 1906

DESCRIPTION FROM TITLE REPORT

EXHIBIT A

Bounded on the North, East and South by the property of the J. Percy Priest Reservoir, and on the West by the proposed relocation of Florence Road, and presently remaining property of Lake farm Estates, Inc., and being more particularly described as follows, to-wit:

Beginning at a point in the west boundary of the J. Percy Priest Reservoir near mile one of the West Fork of Stones River, said point being South 81 degrees 43 minutes East 29.84 feet to a US Corps of Engineers marker; Thence South 4 degrees 49 minutes East 127.14 feet from a U.S. Corps of Engineers marker at the southeast corner of the Adeline King property; Thence South 4 degrees 49 minutes 00 seconds East 66.78 feet along said Reservoir boundary to a point; Thence South 42 degrees 00 minutes 00 seconds East 817.19 feet along said reservoir boundary to a point; Thence South 13 degrees 17 minutes 00 seconds West 293.67 feet along said reservoir boundary to a point; Thence South 62 degrees 29 minutes 18 seconds West 406.17 feet along said reservoir boundary to a point; Thence North 50degrees 28 minutes 33 seconds West 343.17 feet along said reservoir boundary to a point; Thence South 84 degrees 46 minutes 00 seconds West 226.15 feet along said reservoir boundary to a point in the east margin of proposed Florence Road Relocated (60°R.C.W.); Thence Northeastwardly 180.35 feet along a curve to the right having a radius of 395.62 feet; Thence North 23 degrees 20 minutes 38 seconds 842.18 feet along the proposed Florence Road to the point of beginning, and containing 12.94 acres, more or less.

SCHEDULE B, SECTION II (SEE NOTE 5)

- 1) Easements of record in Book 356, Page 1512, in the Register's Office for Rutherford County, Tennessee. (Affects the subject property as shown on survey.)
- 2) Right of Ways of record in Book 356, Page 152, in the Register's Office for Rutherford County, Tennessee. (Does Not Affect the subject property. (Refers to Green Meadows Subdivision Lot 41.)

SITE ADDRESS:
9800 FLORENCE RD.
SMYRNA, TN. 37167

PROPERTY INFO:
HIDDEN ACRES DEVELOPMENT, LLC
MAP 27 PARCEL 36.01
BOOK _____ PG. _____

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
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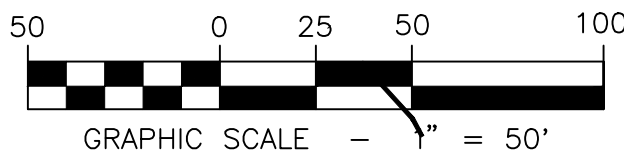


SURVEY DIVISION mwilliams@hfrdesign.com

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SURVEY DIVISION mwilliams@hfrdesign.com

UNITED STATES OF AMERICA
MAP 1 PARCEL 1.00
BOOK 173 PG. 74



TOTAL AREA: 563192 SQ. FT. OR (12.929± ACRES)

UNITED STATES OF AMERICA
MAP 1 PARCEL 1.00
BOOK 173 PG. 74

PRELIMINARY
ALTA/NSPS LAND TITLE SURVEY
OF
TAX MAP 27 PARCEL 36.01
3RD COUNCIL DISTRICT
SMYRNA-RUTHERFORD COUNTY-TENNESSEE
DATE: 06-28-2021
WOLD/HFR PROJECT NO. 217481