

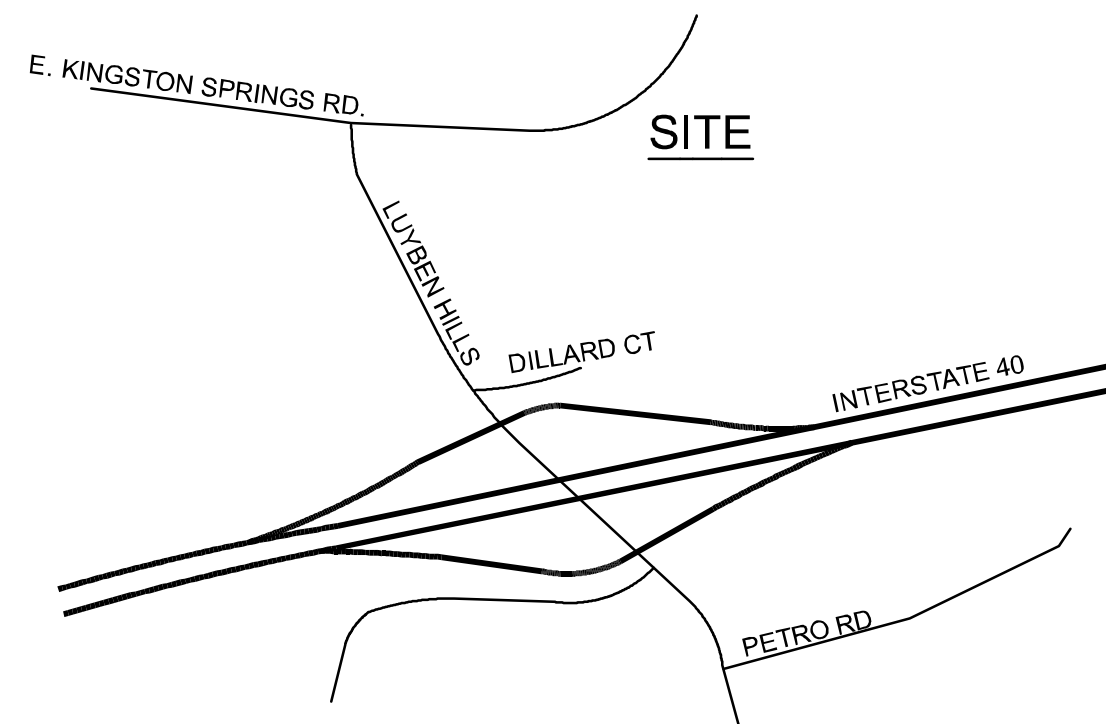
LEGEND

---	PROPERTY LINE
-X-X-	FENCE LINE
-G-G-	GAS LINE
-S-S-	SEWER LINE
-ST-ST-	STORM LINE
-W-W-	WATER LINE
-M.B.S.L.-	MIN. BLDG. SETBACK LINE
-OHPIT-	OVERHEAD POWER OR TELE.
-P.U.D.E.-	PUBLIC UTILITY & DRAINAGE EASEMENT
BHO	BOREHOLE
EMO	ELECTRIC METER
FH	FIRE HYDRANT
GMO	GAS METER
IPO/IPS	IRON PIN NEW / SET
MON	MONUMENT
POSTO	POST
WM	WATER METER
WELLO	WELL
YH	YARD HYDRANT
■	CATCH BASIN
●	DECIDUOUS TREE
●	EVERGREEN TREE
●	GAS VALVE
●	LIGHT POLE
●	MAILBOX
●	MANHOLE
●	POWER POLE
●	SIGN
●	WATER VALVE

HARPETH VIEW TRAIL
EAST KINGSTON SPRINGS ROAD
STATE ROUTE 249
(RIGHT-OF-WAY-VARIES)

CHEATHAM COUNTY BOARD OF EDUCATION
170 KINGSTON SPRINGS ROAD
TAX MAP 96, PARCEL 21.06
DEED BOOK 355, PAGE 743
(R.O.C.C., TN)

ALEXANDER TURNER PROPERTIES
KINGSTON SPRINGS ROAD
TAX MAP 96, PARCEL 21.02
RECORD BOOK 287, PAGE 334
(R.O.C.C., TN)



VICINITY MAP
N.T.S.

NOTES:

- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
- Bearings are based on the Tennessee State Plane Coordinate System NAD83 (Horizontal) and NAVD83 (Vertical).
- Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
- This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
- This property is located in an area designated "Zone X" and a portion in "Zone AE" as per the National Flood Insurance Rate Map No. 47021C0303 E & 47021C0304 E, Dated: December 22, 2016 and is shown hereon by FEMA GIS layer.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown 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 three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call" 1-800-351-1111.
- Information shown hereon was derived from random shots, cross sections, and radial shots.
- For: Dillard Trust.
- Current Zoning: R2
- Setbacks: Front = 40' Sides = 15' Rear = 20'

PAMELA FREEMAN & PENNIE LEA REESE
KINGSTON SPRINGS ROAD
TAX MAP 96, PARCEL 63.00
DEED BOOK 496, PAGE 1948
(R.O.C.C., TN)

STEVEN E. GRUVER
KINGSTON SPRINGS ROAD
TAX MAP 96, PARCEL 62.02
RECORD BOOK 535, PAGE 1105
(R.O.C.C., TN)

10' SANITARY SEWER
EASEMENT
(APPROXIMATE ONLY)
CALL TOWN OF KINGSTON
SPRINGS FOR FIELD LOCATION

LINE	BEARING	DISTANCE
L1	N72°19'25"E	19.27'
L2	S86°43'32"E	56.37'
L3	S78°53'18"E	25.95'
L4	S6°59'50"W	8.37'
L5	N13°52'01"W	25.19'
L6	N71°56'43"W	29.11'
L7	S75°15'47"W	27.95'
L8	N47°35'06"W	32.10'
L9	N23°02'26"W	31.45'
L10	N81°41'45"W	33.36'
L11	S72°52'54"W	20.41'
L12	N70°58'13"W	44.49'
L13	N32°20'31"W	23.90'
L14	N5°46'51"W	27.84'
L15	N58°08'12"W	21.86'
L16	S89°28'36"W	47.13'
L17	N32°53'40"W	14.93'
L18	N31°29'25"E	42.37'
L19	N53°40'14"E	57.33'
L20	N27°42'01"E	16.65'
L21	N35°29'49"W	28.33'
L22	N62°50'54"W	28.90'
L23	N51°53'20"W	36.18'
L24	N8°37'39"W	68.91'
L25	N24°42'46"W	52.77'
L26	N8°31'01"E	39.80'
L27	N24°40'59"W	46.97'
L28	N41°29'49"E	27.96'
L29	N11°13'43"E	20.41'
L30	N27°13'36"W	48.93'
L31	N58°39'29"W	31.67'
L32	N88°32'44"W	24.49'
L33	N6°09'59"W	14.72'
L34	N30°16'41"W	37.58'
L35	N36°41'04"W	35.08'
L36	N27°24'41"W	61.35'
L37	N45°43'31"W	43.13'
L38	N37°19'53"W	44.28'
L39	N50°38'37"W	17.79'
L40	N25°32'56"E	161.86'



SURVEYOR'S CERTIFICATE

(I/WE) HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I) AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

BY: Brian McCain TN. LICENSE NO. 2256
BRIAN MCCAIN, P.L.S.

TRIPLE J PROPERTIES, LLC
LUYBEN HILLS ROAD
TAX MAP 96, PARCEL 59.00
RECORD BOOK 428, PAGE 416
(R.O.C.C., TN)



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

AREA:
1,257,353 sq.ft. or 28.86 Ac.±

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY
PINNACLE BANK - TRUSTEE PROPERTY
EAST KINGSTON SPRINGS ROAD
TAX MAP 96, PARCEL 62.00
RECORD BOOK 561, PAGE 2841 - R.O.C.C., TN.
11TH CIVIL DISTRICT
KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE
SCALE "1" = 100' DATE: 9/10/20

DRAWN BY: BAM PROJECT NO. 20-1774