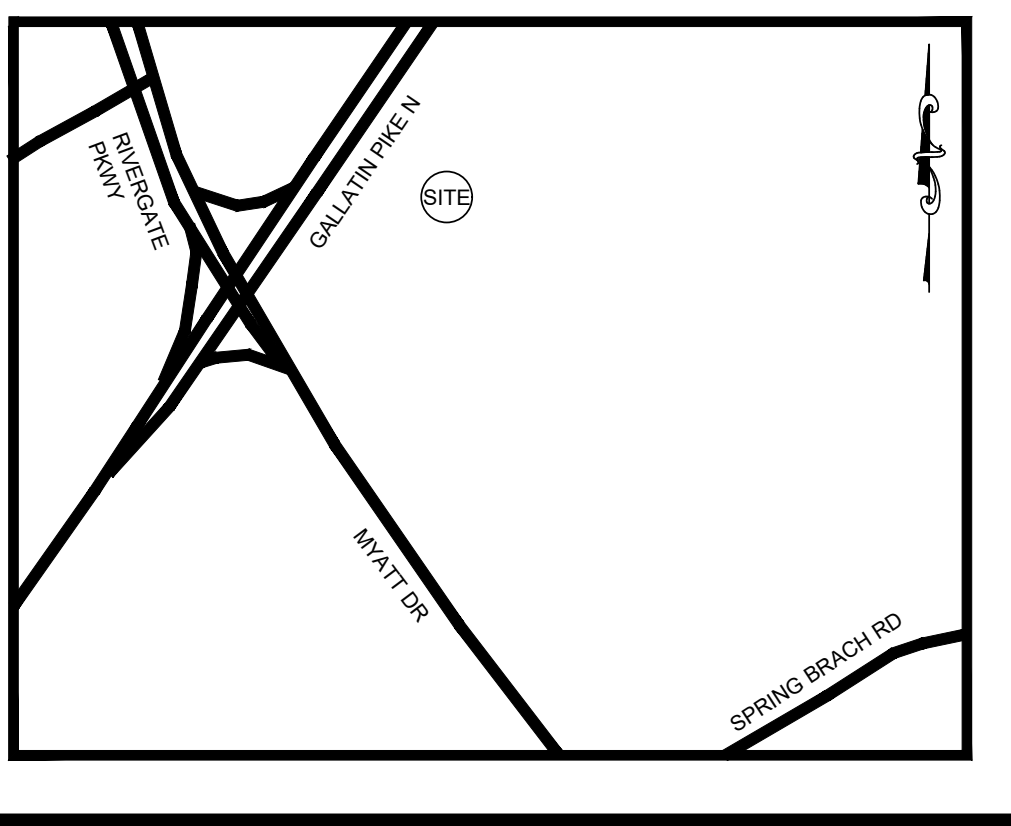


SITE MAP NTS



SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TN ONE CALL SYSTEM, INC. 1-800-351-111 OR 811).

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

LIST OF ENCROACHMENTS, POSSIBLE ENCROACHMENTS AS SHOWN IN OVERLAP AREAS.

A TITLE REPORT WAS PROVIDED TO THE SURVEYOR.

THIS SITE HAS DIRECT ACCESS TO GALLATIN PIKE, AS SHOWN HEREON.

THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME PROPERTY AS DEPICTED ON THE SURVEY, AND THERE ARE NO GAPS OR GORES OR OVERLAPS OR STRIPS BETWEEN THE SUBJECT PROPERTY AND ADJOINERS, OTHER THERE SHOWN.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.

THERE WAS NO EVIDENCE OF THIS PROPERTY BEING USE AS A LANDFILL.

THERE WAS NO EVIDENCE OF THIS PROPERTY BEING USE AS A CEMETERY.

L1 = S 46°56'45" W 30.00' (M)
L1 = S 43°00'25" W 30.00' (R)
L2 = N 44°17'45" W 16.28' (M)
L2 = N 48°14'05" W 16.28' (R)

TABLE A NOTES:

ITEM 2: 1809 GALLATIN ROAD, MADISON TN 37115, AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 201905055.

ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "2" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 47037C0137H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, IN NASHVILLE AND DAVIDSON COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ITEM 6A: NO ZONING REPORT PROVIDED.

ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NOTES CORRESPONDING TO SCHEDULE B-II:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: MAY 9, 2019 AT 12:00 A.M.
FILE NO.: 201905055

ITEMS 1-8, & 10 STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED AND ARE SUBJECT TO THESE EXCEPTIONS.

9. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 368, Register's Office for Davidson County, Tennessee. AFFECTS, AS SHOWN HEREON.

LAND DESCRIPTION

Land in Davidson County, Tennessee, described as follows: Being Lot 2 of "Revised Master Plat-Rivergate Place" as of record in Plat Book 6900, Page 368 in the Register's Office of Nashville, Davidson County, Tennessee and being bounded on the west by Gallatin Pike on the north by J.B.W. Family Partnership, Trickett Oldsmobile Company and Woods Holding Group, LLC, on the east by Woods Holding Group, LLC, on the south by Edenkalk Properties, Robert D. McClendon and Kenneth Dudgey and being more particularly described as follows:

Beginning at a point in Grizzard Branch Creek in the east right of way line of Gallatin Pike and being a corner common with Kenneth Dudgey of record in Deed Book 9986, page 310, in the Register's Office for Davidson County, Tennessee, Thence, with the east right of way line of Gallatin Pike the following bearing and distances: North 30 deg. 31' 30" East, 136.25 feet to an existing pk nail; at a corner common with J. B. W. Family Partnership of record in Deed Book 11721, page 634, in the Register's Office for Davidson County, Tennessee; Thence, with J.B.W. Family Partnership, South 48 deg. 14' 05" East, 401.75 feet to an existing iron rod; at a corner common with Trickett Oldsmobile Company, Thence, with Trickett Oldsmobile Company the following bearings and distances: South 47 deg. 59' 40" East, 124.93 feet to an existing concrete monument; North 30 deg. 15' 37" East, 100 feet to an existing iron rod; South 46 deg. 56' 15" East, 25.00 feet to an existing iron rod; North 28 deg. 43' 26" East, 105.75 feet to an existing iron at a corner common with Woods Holding Group, LLC, of record in Deed Book 11389, page 30, in the Register's Office for Davidson County, Tennessee; Thence, with Woods Holding Group, LLC the following bearings and distances: South 46 deg. 56' 15" East, 215.55 feet to an existing iron rod; South 44 deg. 20' 28" West, 197.63 feet to an existing iron rod; South 48 deg. 16' 48" East, 38.84 feet to a point in Grizzard Branch Creek, at a corner common with James R. McKinney Trusts, of record in Deed Book 4770, page 24 in the Register's Office for Davidson County, Tennessee; Thence, with James R. McKinney the following bearing and distances: North 33 deg. 43' 51" West, 199.03 feet to an existing iron rod at a corner common with Edenkalk Properties of record in Deed Book 10200, page 23 in the Register's Office for Davidson County, Tennessee; Thence, with Edenkalk Properties the following bearings and distances: North 45 deg. 00' 39" West, 127.72 feet to a point in Grizzard Branch Creek; North 47 deg. 22' 01" West, 201.20 feet to an existing iron rod; South 43 deg. 00' 25" West, 30.00 feet to a point in Grizzard Branch Creek, at a corner common with Kenneth Dudgey of record in Deed Book 9986, page 310 in the Register's Office for Davidson County, Tennessee; Thence, with Kenneth Dudgey, North 80 deg. 33' 01" West, 103.27 feet to the point of beginning.

Being the same property conveyed to Steve R. Brewster and wife, Janelle Brewster by warranty deed from Phyllis J. Williams, a widow of record in instrument No. 20111103-005880 Register's Office for Davidson County, Tennessee, dated November 1, 2011 and recorded on November 3, 2011.

LEGEND

- IRON PIN SET (IPS)
- IRON PIN FOUND, AS NOTED
- P. K. NAIL SET (PKS)
- P. K. NAIL FOUND (PKF), AS NOTED
- CONCRETE MONUMENT FOUND (CMF)
- WATER VALVE
- WATER METER
- UTILITY POLE OR LIGHT POLE (LP1)
- GUY WIRE
- ELECTRIC METER
- BOLLARD
- SIGN, AS NOTED
- ROOF DRAIN
- GAS METER
- GAS VALVE
- SEWER CLEAN OUT
- SEWER MANHOLE
- CURB INLET
- GRATE INLET
- STORM MANHOLE
- PROPERTY LINE
- EASEMENT LINE
- SETRBACK LINES
- OVERHEAD WIRE
- FENCE LINE
- GAS LINE, AS NOTED
- WATER LINE, AS NOTED
- SANITARY SEWER, AS NOTED
- STORM SEWER PIPE, AS NOTED
- LIGHT POLE



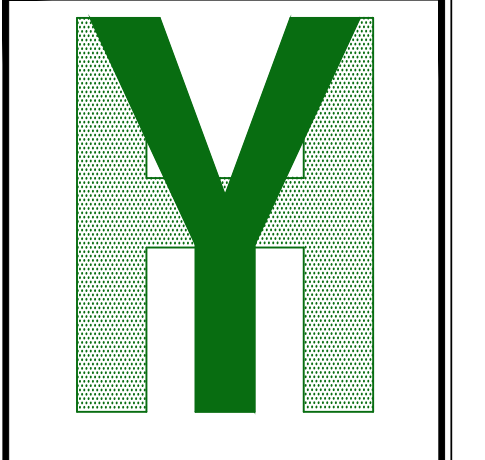
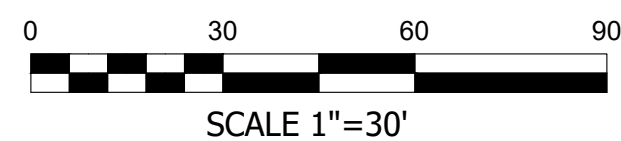
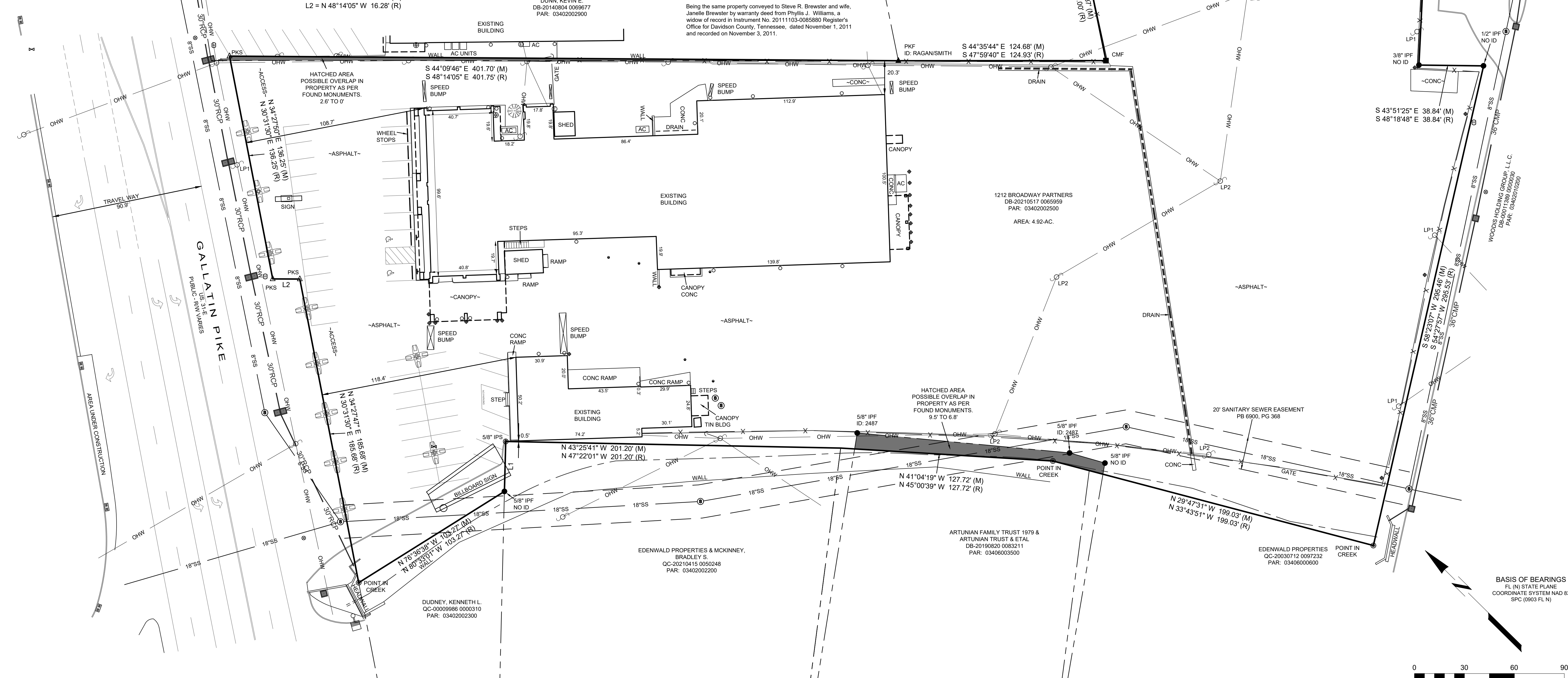
WOODS HOLDING GROUP, L.L.C.
DB-0011389 000030
PAR: 03402010200

SURVEYOR'S CERTIFICATION:

TO: FIDELITY NATIONAL 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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a-c), 8 & 9, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 23, 2021.

KENNETH A. BAU, RLS 3619 DATE



YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768
dave@younghobbs.com

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

KENNETH A. BAU, RLS 3645

No.	Date	Revision
1		
2		

CLIENT
RUSTY DUNN
212 BELCLAIRE PLACE
NASHVILLE, TN 37205

ALTA/NSPS LAND TITLE SURVEY

OWNER INFORMATION

1212 BROADWAY PARTNERS
DB-20210517 0065959
PAR: 0340202500
LOT 2, RIVERGATE PLACE, PB 6900, PAGE 368
NASHVILLE
DAVIDSON COUNTY
TENNESSEE

DRAWN BY: KAB
APPROVED BY: KAB
DATE: (FIELD) 06-23-2021
DATE: (OFFICE) 7-12-2021
YHA PRO. # 122-21