GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
2. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL QUALITY IS 0.05'.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0235F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO.'S 470205, 470425 AND 470204, PANEL NO. 0235, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT, FILE NO. 18-1170, COMMITMENT DATE: MAY 24, 2018 AT 8:00 A.M.

   SCHEDULE BII OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:

   9) RESTRICTIONS OF RECORD IN BOOK 136, PAGE 123, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, BUT OMITTING ANY RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

   AFFECTS SUBJECT PROPERTY; BUT CANNOT BE PLOTTED.

   10) SUBJECT TO PROPERTY LINE AGREEMENT OF RECORD IN BOOK V532, PAGE 243, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

   AFFECTS SUBJECT PROPERTY; SHOWN HEREON.

   11) RIGHT OF WAY EASEMENT IN FAVOR OF MTEMC OF RECORD IN BOOK 1070, PAGE 235, IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

   AFFECTS SUBJECT PROPERTY; SHOWN HEREON.

   12) RIGHT OF WAY OF ROCKY FORK ROAD.

   AFFECTS SUBJECT PROPERTY; SHOWN HEREON.

   13) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, AND ANY MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND.

   DOES NOT AFFECT SUBJECT PROPERTY.

PROPERTY DESCRIPTION - TITLE COMMITMENT

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS

NEED NEW SURVEY

BEING THE SAME PROPERTY CONVEYED TO LANNY B. MCGOWAN AND WIFE, LOIS A. MCGOWAN BY INSTALLMENT DEED FROM GEORGE M. JOHNSON, WILLIAM M. JOHNSON, AND PAUL E. JOHNSON OF RECORD IN BOOK 136, PAGE 123, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, DATED MAY 15, 1965 AND RECORDED ON MAY 17, 1965. (VALUE OR CONSIDERATION AS SHOWN IN AFOREMENTIONED DEED $3,500.00.) BEING ALSO KNOWN AS 2453 ROCKY FORK ROAD, NOLENSVILLE, TN 37135.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 29.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 058.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO LANNY B. MCGOWAN AND WIFE, LOIS A. MCGOWAN FROM GEORGE M. JOHNSON, WILLIAM M. JOHNSON AND PAUL E. JOHNSON BY INSTALLMENT DEED OF RECORD IN BOOK 136, PAGE 123, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY DESCRIPTION - AS SURVEYED

LAND LYING ON THE SOUTH SIDE OF ROCKY FORK ROAD, APPROXIMATELY 2,131.3 FEET WEST OF THE EAST RIGHT OF WAY LINE OF CARMINE STREET IN THE CITY OF NOLENSVILLE, 17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING PART OF THE SAME PROPERTY DEEDED TO LANNY B. MCGOWAN AND WIFE, LOIS A MCGOWAN BY DEED RECORDED IN BOOK 136, PAGE 123 AND FURTHER DESCRIBED BY BOUNDARY AGREEMENT RECORDED IN BOOK 532, PAGE 243, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. (R.O.W.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

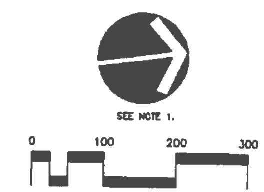
COMMENCING AT A 1/2" IRON ROD (OLD) WITH A CAP STAMPED 'RAGAN - SMITH ASSOCIATES' ON THE SOUTH RIGHT OF WAY LINE OF ROCKY FORK ROAD AND AT THE NORTH END OF THE LINE BETWEEN MCGOWAN AND EVERETT PARMAN HENRY AND PATSY G. HENRY, CO-TRUSTEES, SAID LINE DESCRIBED SAID BOUNDARY LINE AGREEMENT; THENCE, LEAVING SAID ROCKY FORK ROAD WITH SAID BOUNDARY AGREEMENT LINE, S 08' 37' 38" W, PASSING THROUGH A 3/4" IRON ROD (OLD) AT 9.31 FEET FOR A TOTAL OF 407.67 FEET TO A 1/2" IRON ROD (NEW) WITH CAP STAMPED 'RAGAN-SMITH ASSOCIATES'; THENCE, S 05' 58' 01" W, 103.28 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED 'RAGAN - SMITH ASSOCIATES' AT THE POINT OF BEGINNING;

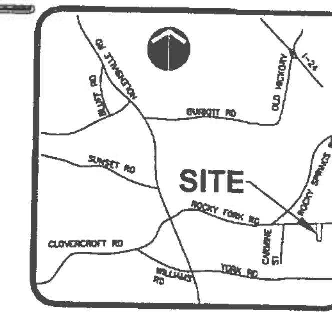
1. THENCE, SEVERING SAID MCGOWAN PROPERTY, SOUTH 82°12'08" EAST, 266.04 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED 'RAGAN - SMITH ASSOCIATES' ON THE WEST LINE OF THE PROPERTY DEEDED TO JONATHAN L. SICCARDI AND KARIN E. SICCARDI, HUSBAND AND WIFE, BY DEED RECORDED IN BOOK 8199, PAGE 460, R.O.W.C.T.;
2. THENCE, WITH THE WEST LINE OF SICCARDI, SOUTH 9°01'22" WEST, 1,742.50 FEET TO A 5/8" IRON ROD (OLD) ON THE NORTH LINE OF THE PROPERTY DEEDED TO DAVID R. EVANS AND WIFE, YAMILETH MARTINEZ - EVANS BY DEED RECORDED IN BOOK 149, PAGE 472, R.O.W.C.T.;
3. THENCE, WITH THE NORTH LINE OF THE EVANS PROPERTY, SOUTH 88°11'25" WEST, 188.25 FEET TO A 1/2" IRON ROD (OLD) ON SAID BOUNDARY AGREEMENT LINE;

THENCE, WITH SAID BOUNDARY AGREEMENT LINE THE FOLLOWING FIVE CALLS (4 THROUGH 8):

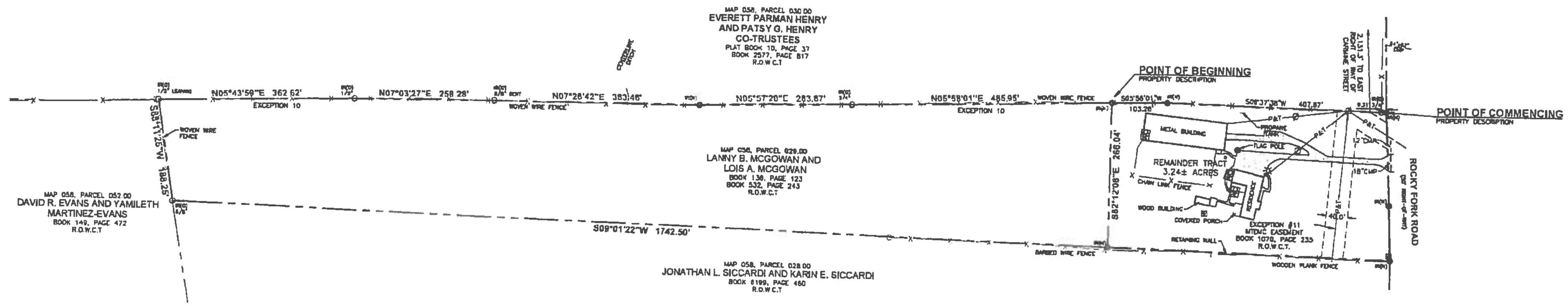
4. NORTH 05°43'58" EAST, 362.62 FEET TO A 1/2" IRON ROD (OLD);
5. NORTH 07°03'27" EAST, 258.28 FEET TO A 5/8" IRON ROD (OLD);
6. NORTH 07°28'42" EAST, 383.46 FEET TO A 1/2" IRON ROD (NEW) WITH A CAP STAMPED 'RAGAN - SMITH ASSOCIATES';
7. NORTH 05°57'20" EAST, 283.67 FEET TO A 3/4" IRON ROD (OLD);
8. NORTH 05°58'01" EAST, 485.95 FEET TO THE POINT OF BEGINNING;

CONTAINING 395,339 SQUARE FEET OR 9.08 ACRES, MORE OR LESS.





LOCATION MAP
NTS



LEGEND

IR(N)	IRON ROD (NEW) (1/2" X 18" R/BAR STAMPED "RAGAN SMITH & ASSOCIATES")
CM(N)	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
IR(O)	IRON ROD (OLD)
-P&T-	OVERHEAD POWER AND TELEPHONE LINES
CMP	CORRUGATED METAL PIPE
	LIGHT STANDARD
	BOLLARD
	UTILITY POLE
	WOOD FENCE POST
-X-X-	FENCE
	AIR-CONDITIONER
	WATER METER
	CONCRETE SURFACE
	ASPHALT SURFACE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

UTILITY NOTE

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 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 SHOWN 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 (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

811
Know what's below.
Call before you dig.

SURVEYOR'S STATEMENT

TO: 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2018

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

RAGAN-SMITH-ASSOCIATES, INC.

BY: ______________________
JOHN T. DARNALL, TN. R.L.S. NO. 1571

ADVANCE COPY FOR REVIEW PURPOSES ONLY
THIS DOCUMENT NOT TO BE USED FOR TRANSFER OF PROPERTY UNLESS SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.

TOTAL AREA = 395,339 SQUARE FEET OR 9.08 ACRES±

RAGAN·SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN 37206
CHATTANOOGA

MCGOWAN PROPERTY
FOR
CCD OLDSMITH SINGLETON LLC

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF NOLENSVILLE, TENNESSEE

JOB NO. 17144	WK. ORDER 1029
APPROVED BY	T. DARNALL
DRAWN	C. KILGORE
SCALE	1" = 100'
DATE	NOVEMBER 11, 2018
REVISIONS	

ALTA/NSPS
LAND TITLE
SURVEY

1 of 1