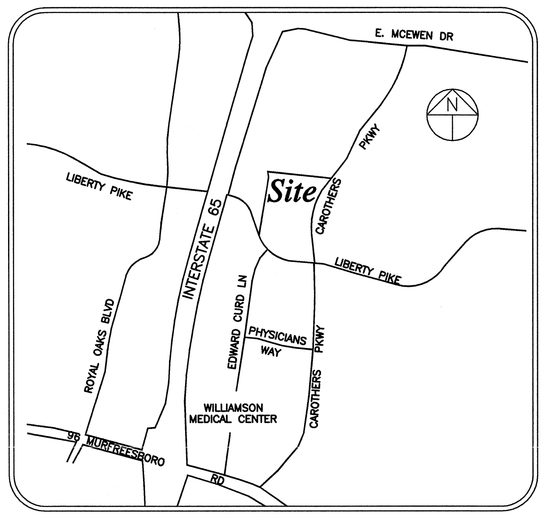
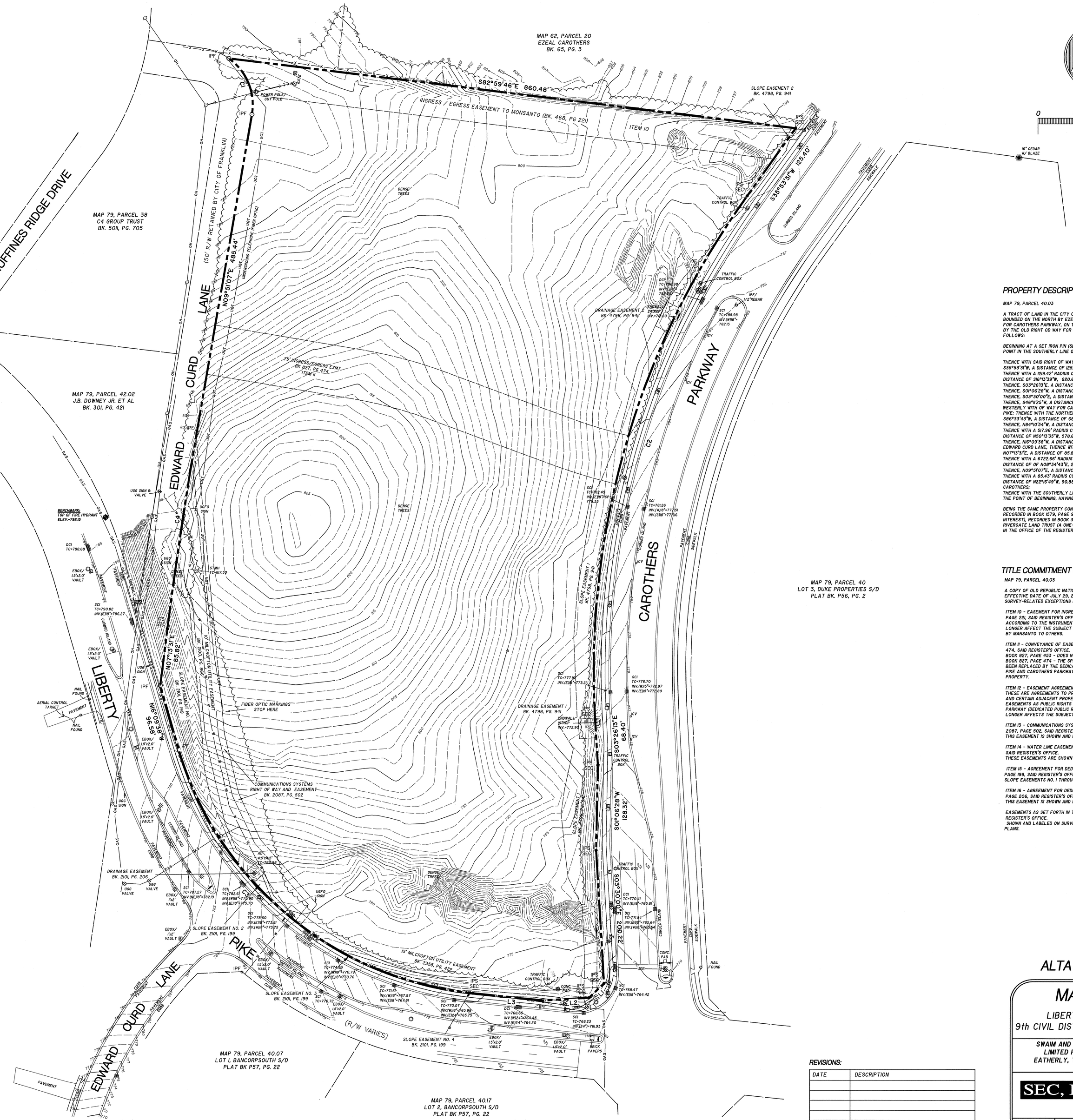


LOCATION MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L1	S46°11'25"W	31.31'
L2	S86°33'43"W	68.74'
L3	N84°10'54"W	106.77'

CURVE	RADIUS	LENGTH	CH. BRG.	CHORD		
C1	85.43'	95.82'	N22°16'49"W	90.88'		
C2	1219.42'	837.03'	S16°13'39"W	820.69'		
C3	517.96'	613.91'	N50°13'35"W	578.60'		
C4	6722.66	298.83	N08°34'43"E	298.81'		

SURVEYOR'S NOTES:

1. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, (NAD 83-96), VERTICAL DATUM NAVD88.

2. PROPERTY SHOWN IS ZONED GC- GENERAL COMMERCIAL DISTRICT, WITH A MECO-4 CHARACTER OVERLAY, CONVENTIONAL OR TRADITIONAL DEVELOPMENT STANDARD. MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT = 30 FEET.
SIDE = 15 FEET
REAR = 25 FEET

3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 40.03 ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

4. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM INFORMATION SHOWN ON FIRM MAPS FOR WILLIAMSON COUNTY, TENNESSEE, MAP NUMBER 47187C0201F, EFFECTIVE DATE 9-29-2006.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITES. ABOVE GRADE AND UNDERGROUND UTILITES SHOWN WERE TAKEN FROM TENNESSEE ONE CALL MARKINGS, 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 OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

6. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, NOR BUILDING CONSTRUCTION/ADDITIONS ON SITE . SITE IS VACANT LAND.

7. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION.

8. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEY CERTIFICATION

TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY/INSURANCE CO.; SOUTHSTAR, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 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, 5, 6, 8, 9, 10, 11(A), 13, 16, 17 AND 18 OF TABLE A THEREOF.

12-15-14
THOMAS G. ROSENTHAL, TN R.L.S. NO. 1805 DATE

DATE OF FIELD SURVEY: DECEMBER, 2014

12-15-14

PRELIMINARY
FOR REVIEW & COMMENTS

LEGEND

	EXISTING CONC. MON.		CATCH BASIN/AREA DRAIN
	EXISTING IRON PIN		# PARKING SPACES
	SET IRON PIN		HANDICAP PARKING SPACES
	UTILITY POLE w/GUY		SIGN POST
	LIGHT POLE		DECIDUOUS TREE
	FLOOD LIGHT		CONIFEROUS TREE
	SAN. SEWER MANHOLE		TREE MASS
	SAN. SEWER CLEANOUT	10"W	WATER LINE
	FIRE HYDRANT	8"SS	SANITARY SEWER LINE
	WATER METER	30"RCP	STORM SEWER LINE
	WATER VALVE	G	GAS LINE
	TELEPHONE BOX	OHE	OVERHEAD ELECTRIC
	ELECTRIC TRANSFORMER PAD	UGE	UNDERGROUND ELECTRIC
	GAS METER	UGT	UNDERGROUND TELEPHONE
	HVAC UNIT	X	FENCE (AS NOTED)

PROPERTY DESCRIPTION

MAP 79, PARCEL 40.03

A TRACT OF LAND IN THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY EZEAL CAROTHERS (BOOK 65, PAGE 3, ON THE EAST BY THE RIGHT PF WAY FOR CAROTHERS PARKWAY, ON THE SOUTH BY THE RIGHT OF WAY FOR LIBERTY PIKE AND ON THE WEST BY THE OLD RIGHT OD WAY FOR EDWARD CURD LANE. PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN (SEC) IN THE WESTERLY RIGHT OF WAY FOR CAROTHERS PARKWAY, A POINT IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;

THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
S35°53'31"W, A DISTANCE OF 125.40' TO A SET IRON PIN;
THENCE WITH A 1219.42' RADIUS CURVE TO THE LEFT, A DISTANCE OF 837.03', A CHORD BEARING AND DISTANCE OF S16°13'39"W, 820.69' TO A SET IRON PIN;
THENCE, S03°26'13"E, A DISTANCE OF 68.40' TO AN IRON PIN SET (SEC);
THENCE, S00°06'28"W, A DISTANCE OF 128.32' TO AN IRON PIN SET (SEC);
THENCE, S03°50'00"E, A DISTANCE OF 200.22' TO AN IRON PIN SET (SEC);
THENCE, S46°11'25"W, A DISTANCE OF 31.31' TO AN IRON PIN SET (SEC) AT THE INTERSECTION OF THE WESTERLY WITH OF WAY FOR CAROTHERS PARKWAY AND THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE; THENCE WITH THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE THE FOLLOWING CALLS:
S86°33'43"W, A DISTANCE OF 68.74' TO AN EXISTING IRON PIN;
THENCE, N84°10'54"W, A DISTANCE OF 106.77' TO A SET IRON PIN (SEC);
THENCE WITH A 517.96' RADIUS CURVE TO THE RIGHT A DISTANCE OF 613.91', A CHORD BEARING AND DISTANCE OF N50°13'35"W, 578.60' TO AN EXISTING IRON PIN;
THENCE, N87°09'38"W, A DISTANCE OF 96.58' TO AN EXISTING IRON PIN IN THE OLD RIGHT OF WAY FOR EDWARD CURD LANE, THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:
N07°13'31"E, A DISTANCE OF 85.82' TO A SET IRON PIN (SEC);
THENCE WITH A 6722.66' RADIUS CURVE TO THE RIGHT, A DISTANCE OF 298.83', A CHORD BEARING AND DISTANCE OF OF N08°34'43"E, 298.81' TO AN EXISTING IRON PIN;
THENCE, N09°51'07"E, A DISTANCE OF 485.44' TO AN EXISTING IRON PIN;
THENCE WITH A 85.43' RADIUS CURVE TO THE LEFT, A DISTANCE OF 95.82', A CHORD BEARING AND DISTANCE OF N22°16'49"W, 90.88' TO AN EXISTING IRON PIN IN THE SOUTHERLY LINE OF EZEAL CAROTHERS;
THENCE WITH THE SOUTHERLY LINE OF EZEAL CAROTHERS, S82°59'46"E, A DISTANCE OF 860.48' TO THE POINT OF BEGINNING, HAVING AN AREA OF 863622 SQUARE FEET OR 19.826 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO SWAIM AND SWAIN, LLC (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 1579, PAGE 988, PORTER FAMLY LIMITED PARTNERSHIP (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST (A ONE-THIRD UNDIVIDED INTEREST), RECORDED IN BOOK 6098, PAGE 749, ALL IN THE OFFICE OF THE REGISTER OF DEEDS FOR WILLIAMSON COUNTY, TENNESSEE.

TITLE COMMITMENT NOTES

MAP 79, PARCEL 40.03

A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: TL4-335, EFFECTIVE DATE OF JULY 29, 2014 AT 8:00 A.M. WAS PROVIDED TO THIS SURVEYOR FOR REVIEW. SURVEY-RELATED EXCEPTIONS LISTED IN SCHEDULE B - SECTION II ARE LISTED AS FOLLOWS:

ITEM 10 - EASEMENT FOR INGRESS AND EGRESS AS RESERVED IN THE DEED OF RECORD IN BOOK 468, PAGE 221, SAID REGISTER'S OFFICE.
ACCORDING TO THE INSTRUMENT, THIS EXCLUSIVE EASEMENT TO MONSANTO COMPANY APPEARS TO NO LONGER AFFECT THE SUBJECT PROPERTY DUE TO THE SALE OF THE PROPERTIES FORMERLY OWNED BY MANSANTO TO OTHERS.

ITEM 11 - CONVEYANCE OF EASEMENTS OF RECORD IN BOOK 827, PAGE 453, AND IN BOOK 827, PAGE 474, SAID REGISTER'S OFFICE.
BOOK 827, PAGE 453 - DOES NOT AFFECT SUBJECT PROPERTY AS DESCRIBED.
BOOK 827, PAGE 474 - THE SPECIFIC EASEMENTS SHOWN AND DESCRIBED IN THIS INSTRUMENT HAVE BEEN REPLACED BY THE DEDICATION AND ACCEPTANCE OF THE PUBLIC RIGHTS OF WAY FOR LIBERTY PIKE AND CAROTHERS PARKWAY BY THE CITY OF FRANKLIN AND SHOULD NO LONGER AFFECT SUBJECT PROPERTY.

ITEM 12 - EASEMENT AGREEMENT OF RECORD IN BOOK 1579, PAGE 992, SAID REGISTER'S OFFICE.
THESE ARE AGREEMENTS TO PROVIDE INGRESS AND EGRESS EASEMENTS TO THE SUBJECT PROPERTIES AND CERTAIN ADJACENT PROPERTIES UNTIL SUCH TIME THAT THE CITY OF FRANKLIN DEDICATES THOSE EASEMENTS AS PUBLIC RIGHTS OF WAY, WHICH ARE NOW KNOWN AS LIBERTY PIKE AND CAROTHERS PARKWAY (DEDICATED PUBLIC RIGHTS OF WAY) IT IS THE OPINION OF THIS SURVEYOR THAT THIS NO LONGER AFFECTS THE SUBJECT PROPERTY.

ITEM 13 - COMMUNICATIONS SYSTEMS RIGHT OF WAY AND EASEMENT AGREEMENT OF RECORD IN BOOK 2087, PAGE 502, SAID REGISTER'S OFFICE.
THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 14 - WATER LINE EASEMENTS OF RECORD IN BOOK 2100, PAGE 866, AND IN BOOK 2355, PAGE 422, SAID REGISTER'S OFFICE.
THESE EASEMENTS ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 15 - AGREEMENT FOR DEDICATION OF PERMANENT SLOPE EASEMENT OF RECORD IN BOOK 2101, PAGE 199, SAID REGISTER'S OFFICE.
SLOPE EASEMENTS NO. 1 THROUGH NO. 4 ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.

ITEM 16 - AGREEMENT FOR DEDICATION OF PERMANENT DRAINAGE EASEMENT OF RECORD IN BOOK 2101, PAGE 206, SAID REGISTER'S OFFICE.
THIS EASEMENT IS SHOWN AND LABELED ON SURVEY AS DESCRIBED.

EASEMENTS AS SET FORTH IN THE FINAL JUDGMENT OF RECORD IN BOOK 4798, PAGE 941, SAID REGISTER'S OFFICE.
SHOWN AND LABELED ON SURVEY AS DESCRIBED AND FROM GRAPHICAL LOCATIONS ON RIGHT OF WAY PLANS.

REVISIONS:

DATE	DESCRIPTION

ALTA / ACSM LAND TITLE SURVEY

MAP 79, PARCEL 40.03

LIBERTY PIKE AND CAROTHERS PARKWAY
9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

SWAIM AND SWAIM, LLC - BOOK 1579, PAGE 988, PORTER FAMILY LIMITED PARTNERSHIP - BOOK 3780, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST - BOOK 6098, PAGE 749, R.O.W.C., TN.

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. #	DATE:	FILE:	DRAWN BY:	SCALE:	SHEET 1
14432	12-15-2014	SOUTHSTAR CAROTHERS-ALTA	ACAD/TGR-WSB	1" = 60'	OF 1