

NOTES

- Parcel "A" is Property Map 027, parcel 30.06. Parcel "B" is Property Map 027, parcel 01.02.
- Parcel "A" contains 25,724 Sq. Ft. or 0.581 Acres, more or less. Parcel "B" contains 14,275 Sq. Ft. or 0.326 Acres, more or less.
- This Survey is based on an A.L.T.A. commitment issued by Old Republic National Title Insurance Co., File No. 12868, effective date October 12, 2016. Surveyor has relied on this search for a description of the property surveyed as well as for all easements and other matters of record depicted hereon. Surveyor has performed no independent title search in conjunction with this survey.
- Deed References: Parcel "A": N. Houston Parks, J. Steve Parks, and James E. Parks Deed Book R1756, Page 283 Register's Office Maury County, Tennessee
Parcel "B": Kruger Limited Partnership I Book R1898, Page 261 Register's Office Maury County, Tennessee
- Plat References: Parcel "A": Lot 5, Reserve Commercial Park North, Section 3 Plat Book P21, Page 22 Register's Office Maury County, Tennessee
Parcel "B": Lot 1, Barbara J. Wells Jackson Subdivision Plat Book P17, Page 221 Register's Office Maury County, Tennessee

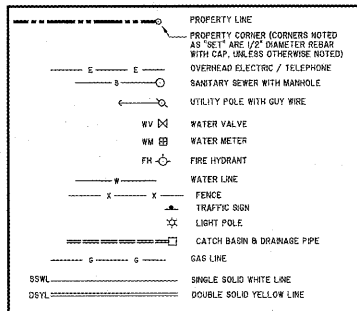
6. Locations of underground utilities are based on field locations of above-ground structures and information provided to the surveyor. Actual locations of underground structures may vary from the locations shown hereon. Additional buried utilities and/or structures may exist.

8. By graphic plotting only, property lies within Zone "X" (not a special flood hazard area) per F.E.M.A. Letter of Map Revision, Case No. 09-04-2487P, Effective Date Feb. 19, 2010. (A revision to map number 47119CD185E, effective date April 10, 2007.

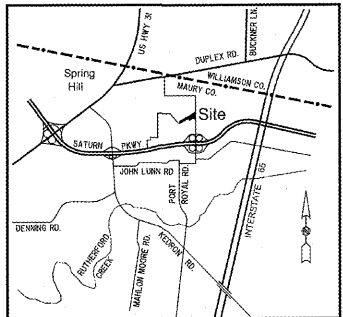
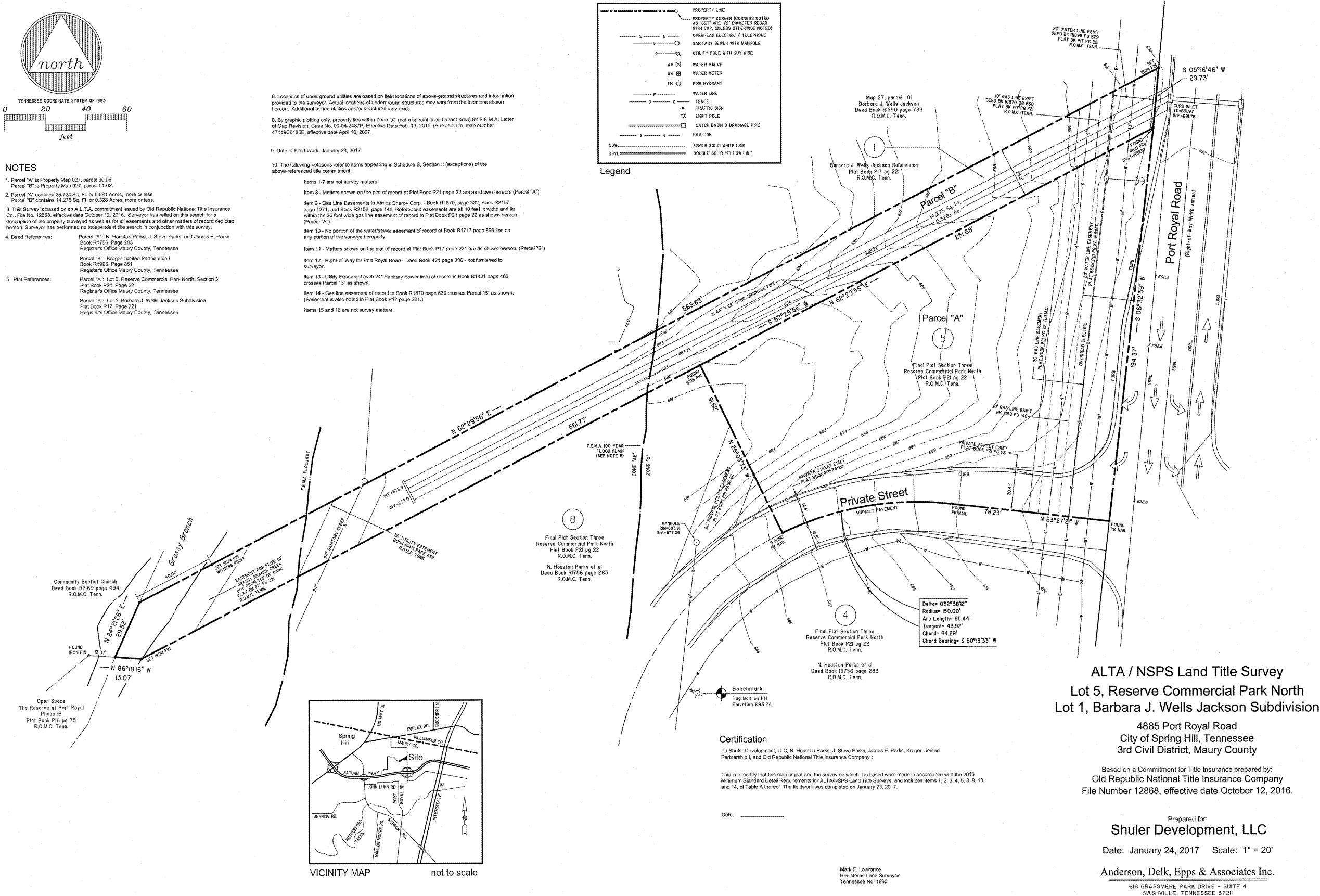
9. Date of Field Work: January 23, 2017.

10. The following notations refer to items appearing in Schedule B, Section II (exceptions) of the above-referenced title commitment.

- Items 1-7 are not survey matters
- Item 8 - Matters shown on the plat of record at Plat Book P21 page 22 are as shown hereon. (Parcel "A")
- Item 9 - Gas Line Easements to Atmos Energy Corp. - Book R1870, page 332, Book R2157 page 1271, and Book R2156, page 140. Referenced easements are all 10 feet in width and lie within the 20 foot wide gas line easement of record in Plat Book P21 page 22 as shown hereon. (Parcel "A")
- Item 10 - No portion of the water/sewer easement of record at Book R1717 page 800 lies on any portion of the surveyed property.
- Item 11 - Matters shown on the plat of record at Plat Book P17 page 221 are as shown hereon. (Parcel "B")
- Item 12 - Right-of-Way for Port Royal Road - Deed Book 421 page 306 - not furnished to surveyor.
- Item 13 - Utility Easement (with 24" Sanitary Sewer line) of record in Book R1421 page 462 crosses Parcel "B" as shown.
- Item 14 - Gas line easement of record in Book R1870 page 630 crosses Parcel "B" as shown. (Easement is also noted in Plat Book P17 page 221.)
- Items 15 and 16 are not survey matters



Legend



VICINITY MAP not to scale

Certification
To Shuler Development, LLC, N. Houston Parks, J. Steve Parks, James E. Parks, Kruger Limited Partnership I, and Old Republic 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, and includes Items 1, 2, 3, 4, 5, 8, 9, 13, and 14, of Table A thereof. The fieldwork was completed on January 23, 2017.

Date: _____

Mark E. Lawrence
Registered Land Surveyor
Tennessee No. 1690

ALTA / NSPS Land Title Survey
Lot 5, Reserve Commercial Park North
Lot 1, Barbara J. Wells Jackson Subdivision

4885 Port Royal Road
City of Spring Hill, Tennessee
3rd Civil District, Maury County

Based on a Commitment for Title Insurance prepared by:
Old Republic National Title Insurance Company
File Number 12868, effective date October 12, 2016.

Prepared for:
Shuler Development, LLC

Date: January 24, 2017 Scale: 1" = 20'

Anderson, Delk, Epps & Associates Inc.

618 GRASSMERE PARK DRIVE - SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809

16-120

Existing Conditions
NOT TO SCALE

24-HR CONTACT
ALLEN CURTIS
770-303-8200

SITE BENCHMARK NOTE:
CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.



LEAD
lead engineering and development
374 Hockaday Rd., Suite 105
McDonough, GA 30252
p 678.432.5720
f 678.432.5453

Existing Conditions Plan
Prepared For:

**DUNKIN'
DONUTS**

Developer:
**SHULER
DEVELOPMENT, LLC.**
6400 POWERS FERRY RD
SUITE 350
ATLANTA, GA 30339
770-303-8200

DATE	RELEASE DESCRIPTION
08-18-17	RECEIVED PER STAFF COMMENTS (08-16-17)
07-08-17	REVISED PER WORK DESIGN COMMENTS (06-28-17)
07-07-17	REVISED PER CITY COMMENT
07-11-17	REVISED PER PLANNING COMMISSION COMMENTS

DATE: JUNE 11, 2017
THIRD CIVIL DISTRICT
A: Map 027, 30.06
B: Map 027, 01.02
CITY: SPRING HILL
COUNTY: MAURY
STATE: TENNESSEE
JOB NUMBER:
2016.095

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2 OF 14 SHEETS
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