



TBM EL. = 848.05 FT.
 ARROW ON FIRE HYDRANT, APPROXIMATELY 50' NORTH OF THE CENTERLINE OF U.S. HIGHWAY 43 (N. MILITARY ST.) AND APPROXIMATELY 90' SOUTHWEST OF THE EXISTING ENTRANCE TO THE SUBJECT PROPERTY.
 VERTICAL DATUM: NAVD. 88 USING OPUS GEOID 12B ON OCTOBER 23, 2017.

SEWER:
 CITY OF LORETTO, TN
 LORETTO CITY HALL
 415 NORTH MILITARY STREET
 LORETTO, TN 38469
 CONTACT: RONNIE DIAL
 PHONE: (931) 231-0847

WATER:
 CITY OF LORETTO, TN
 LORETTO CITY HALL
 415 NORTH MILITARY STREET
 LORETTO, TN 38469
 CONTACT: RONNIE DIAL
 PHONE: (931) 231-0847

GAS:
 CITY OF LORETTO, TN
 LORETTO CITY HALL
 415 NORTH MILITARY STREET
 LORETTO, TN 38469
 CONTACT: RONNIE DIAL
 PHONE: (931) 231-0847

PHONE:
 LORETTO TELEPHONE COMPANY, INC.
 138 SOUTH MAIN STREET
 P.O. BOX 26
 LORETTO, TN 38469
 CONTACT: CUSTOMER SERVICE
 PHONE: (931) 653-4551

ELECTRIC:
 LAWRENCEBURG UTILITY SYSTEMS
 P.O. BOX 649
 1907 NORTH LOCUST AVE.
 LAWRENCEBURG, TN 38454-0649
 CONTACT: STEVE INMAN
 PHONE: (931) 762-7161 EXT. 4656
 DIRECT LINE: (931) 766-4656

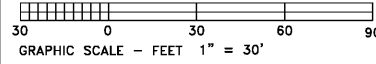
PLANNING AND DEVELOPMENT:
 CITY OF LORETTO, TENNESSEE
 415 NORTH MILITARY STREET
 LORETTO, TN 38469
 CONTACT: KEITH SMITH (CITY ADMINISTRATOR)
 PHONE: (931) 853-6797

ZONING:
 C-2 - HIGHWAY COMMERCIAL DISTRICT

BUILDING SETBACKS:
 FRONT YARD: 50 FT.
 SIDE YARD: NONE WHEN ADJACENT TO A RESIDENTIAL DISTRICT.
 REAR YARD: 20 FT. PROVIDING THAT WHEN THE COMMERCIAL LOT ADJOINS A RESIDENTIAL DISTRICT THE MINIMUM DEPTH SHALL BE 25 FT.

RAILROAD NOTES:
 A REVIEW OF THE CURRENT RAILROAD INFORMATION AND RAILROAD MAPS ADJACENT TO THE SUBJECT PROPERTY SUGGEST THE RAILROAD IS UNDER THE CURRENT OWNERSHIP OF PATRIOT RAIL COMPANY, LLC (CUSTOMER SERVICE: 1-855-955-7245) (WWW.PATRIORAIL.COM) AND BEING OPERATED AS THE TENNESSEE SOUTHERN RAILROAD (TSRR).
 THE LOCATION OF THE EXISTING PROPERTY CORNERS ON THE WEST PROPERTY LINE SUGGEST A RAILROAD RIGHT OF WAY OF 50' FROM CENTER OF TRACK. THE SUBJECT DEED STATES THAT THE WEST PROPERTY LINE IS COINCIDENT WITH THE EASTERN RIGHT OF WAY LINE OF CSX RAILROAD. THE RIGHT OF WAY WIDTH IN THIS LOCATION IS SHOWN AS 100' FROM CENTER OF TRACK ON THE RIGHT OF WAY AND TRACK MAP OF THE LOUISVILLE AND NASHVILLE RAILROAD COMPANY, SHEET NO. 25 OF 42 OF NASHVILLE FLORENCE AND SHEFFIELD DIVISION, FROM SURVEY STATION 2490+32.5 TO SURVEY STATION 2594+92.5, DATED JUNE 30, 1917.
 AS SHOWN ON THE TENNESSEE STATE COMPTROLLER OF THE TREASURY WEBSITE (WWW.COMPTROLLER.TN.GOV/SAP/RRMAPS.ASP#LAWRENCE) THIS RIGHT OF WAY IS SHOWN AS A 100' CHARTER RAILROAD RIGHT OF WAY ON THE FINAL PLAT OF WALMART EXPRESS #2413-000 AS RECORDED IN PLAT CABINET 'C', PAGE 131 OF THE OFFICE OF THE LAWRENCE COUNTY, TENNESSEE REGISTER OF DEEDS. THERE IS NO MENTION OF THE

- VICINITY MAP**
- LEGEND**
- PROPERTY BOUNDARY LINE
 - RIGHT-OF-WAY
 - CENTERLINE OF ROAD
 - EASEMENT
 - MINIMUM BLDG. SETBACK LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - CHE --- EXISTING OVERHEAD UTILITIES
 - OU --- WATER MAIN
 - W --- SANITARY SEWER
 - SAN --- EXISTING GAS LINE
 - GAS --- EXISTING UNDERGROUND ELECTRIC LINE
 - E --- EXISTING UNDERGROUND TELE LINE
 - UGT --- EXISTING STORM SEWER PIPE
 - X --- EXISTING FENCE
 - EXISTING PROPERTY CORNER (FOUND)
 - FIRE HYDRANT
 - POWER POLE - LIGHT POLE
 - LIGHT POLE
 - + 100.0 EP --- EXISTING SPOT ELEV. EDGE OF PAVEMENT
 - + 100.0 TW --- EXISTING SPOT ELEV. TOP OF WALK
 - + 100.0 BFC --- EXISTING SPOT ELEV. BOTTOM FACE OF CURB
 - + 100.0 TC --- EXISTING SPOT ELEVATION AT TOP OF CURB
 - + 100.0 --- EXISTING SPOT ELEVATION
 - EXISTING CONTOUR LINE
 - GUY WIRE
 - WOOD LINE
 - GAS VALVE
 - GAS METER
 - ELECTRIC METER
 - WATER METER
 - WATER VALVE
 - DOWNSPOUT
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - TITLE COMMITMENT EXCEPTION NO.



FLOOD NOTE:
 THE PROPERTY AS SURVEYED HEREON IS LOCATED IN UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. PER F.E.M.A. FIRM MAP # 47099C033C, PANEL 335 OF 426 OF LAWRENCE COUNTY, TENNESSEE AND INCORPORATED AREAS.

ROADWAY NOTES:
 AS PER NEAL PRIEST, RIGHT OF WAY MANAGER, FOR TDOT REGION 3, 6901 CENTENNIAL BOULEVARD, NASHVILLE, TN 37243 (615) 350-4200. THERE ARE NO CURRENT PLANS FOR ANY HIGHWAY PROJECTS OR RIGHT-OF-WAY REVISIONS ON U.S. HIGHWAY 43 ADJACENT TO THE SUBJECT PROPERTY. REFERENCE IS MADE TO TDOT PROJECT NH-9(31) FOR ROADWAY PLANS.

UTILITY NOTE:
 THE LOCATION OF UTILITIES SHOWN ARE FROM OBSERVED EVIDENCE MARKINGS FROM UTILITY LOCATE CREWS. THE LOCATION OF ON-SITE SEWER SERVICE LINE AND WATER SERVICE LINE WERE NOT ABLE TO BE DETERMINED.

UTILITY LOCATE 10/16/2017 TICKET #172693406 DATE: 10-16-17
 NO EASEMENT OF RECORD WAS PROVIDED FOR ANY UTILITIES, PHONE, CABLE OR ANY DRAINAGE STRUCTURES EXCEPT AS SHOWN.

AREA SUMMARY:
 TOTAL AREA SURVEYED = 2.953 ACRES (128,656 SQ. FT.)

DEED REFERENCE-OWNERS:
 EDWARD R. TIETGENS
 707 BRASS LANTERN PIKE
 BRENTWOOD, TN 37027

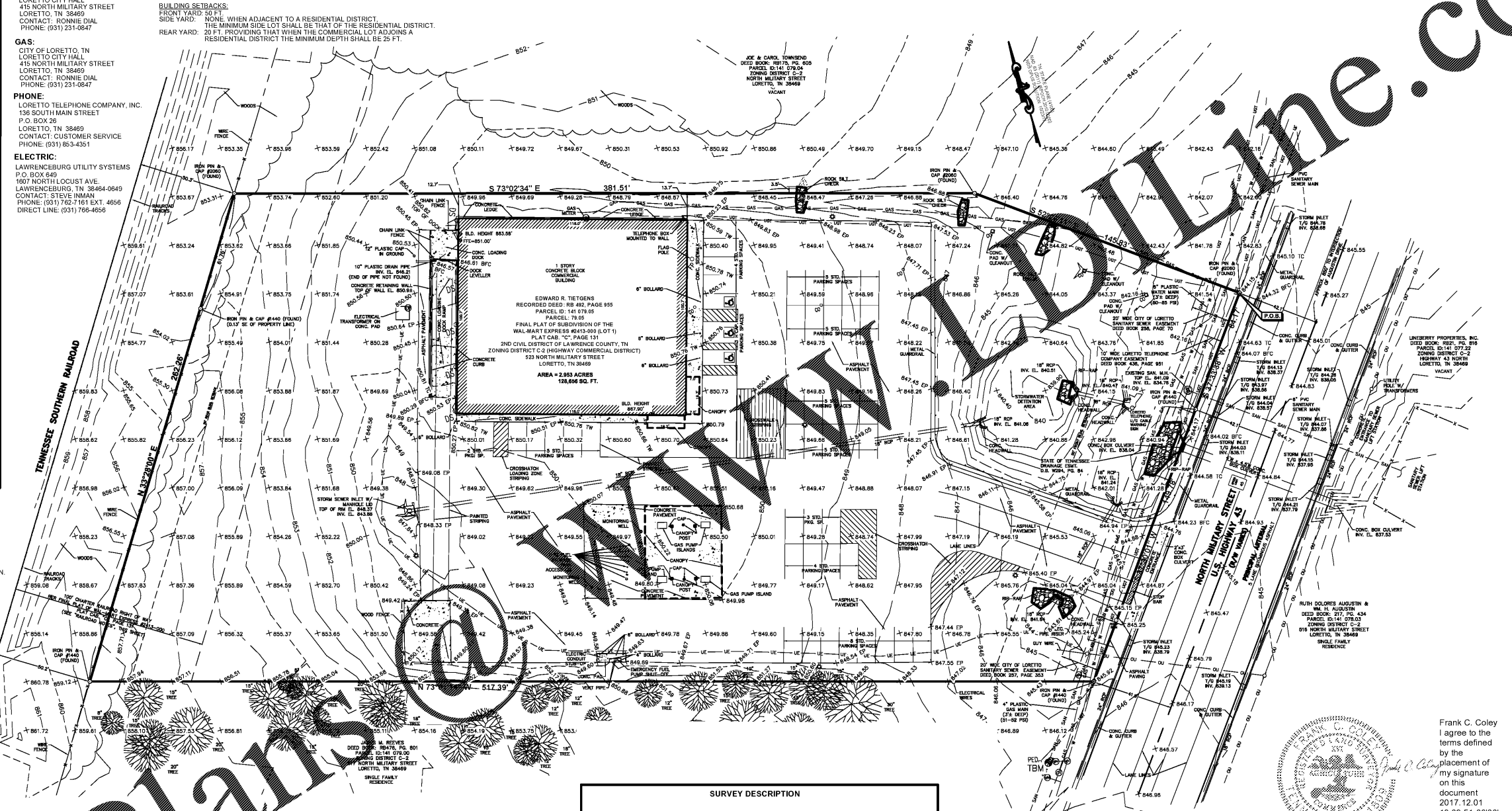
PROPERTY ADDRESS:
 523 NORTH MILITARY STREET
 LORETTO, TN 38469

CLIENT:
 O'REILLY AUTOMOTIVE STORES, INC.
 233 SOUTH PATTERSON
 SPRINGFIELD, MO 65802
 (417) 520-4882
 CONTACT: SYLVIA BERNARD

SURVEYOR:
 FRANK C. COLEY RLS #1809
 1215 DUGUID DRIVE
 MURRAY, KENTUCKY 42071
 (270) 753-7307
 BFW ENGINEERING & TESTING, INC.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE MAP DEPICTED ON THIS PLAN WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION AND CONTROL OF GPS POSITIONING. THE POSITIONING INFORMATION SUBJECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE POSITIVE POSITIONAL ACCURACY OF THE SURVEY AS SHOWN HEREON MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS OF THE SURVEY OF TENNESSEE FOR CATEGORY 1 SURVEY.

SURVEY NOTE:
 THIS SURVEY WAS COMPLETED USING A SPECTRA SP100 DUAL FREQUENCY GPS RECEIVER, A STATIC OBSERVATION WITH AN OPUS SOLUTION WAS MADE FOR HORIZONTAL AND VERTICAL CONTROL, FOLLOWED UP BY AN ITRK SURVEY OF THE SITE. HORIZONTAL DATUM IS TENNESSEE STATE PLANE (NAD 83) COORDINATES: NAD_83UTM18Q1E (PROJ. 2018.10000) ZONE 18Q1E.



POTENTIAL ENCROACHMENT:
 EXISTING ROCK SILT CHECK POINT ENCROACH ADJOINING PROPERTY BY 3.5'

TITLE DESCRIPTION:
 Situated, being and being in the 2nd Civil District of Lawrence County, Tennessee, within the City of Loretto, being Lot 1 according to a plat entitled, 'Final Plat Walmart Express #2413-000, U.S. Highway 43, 2nd Civil District, Lawrence County, City of Loretto, Tennessee', by Site Incorporated, dated and certified May 15, 2014, and recorded in C&C, Page 131, and being more particularly bounded and described as follows to wit:

Beginning at an iron pin set on the western right of way of U.S. Highway 43, a common corner with the remaining lands of Joe Townsend, said iron pin being located 537'20'43" W 821.76 feet from the intersection of the western right of way of U.S. Highway 43 and southern right of way line of Augustin Drive, thence leaving the remaining lands of Joe Townsend and with the western right of way line of U.S. Highway 43 the following two calls: 1) S37°20'43" W, a distance of 64.30 feet to an iron rod found; 2) S37°17'07" W, a distance of 149.77 feet to an iron rod found, a common corner with J.C. Peters, Sr., thence leaving the western right of way of U.S. Highway 43 and with the line of Peters, Sr., N72°15'58" W, a distance of 517.37 feet to an iron rod found on the eastern right of way line of CSX Railroad, thence leaving the line of Peters, Sr. and with the line eastern right of way line of CSX Railroad, N33°14'28" E, a distance of 282.29 feet to a common corner with the remaining lands of Joe Townsend, thence leaving the southern right of way line of CSX Railroad and with the line of Joe Townsend the following two calls: 1) S27°19'04" E, a distance of 381.53 feet to an iron rod set; 2) S52°41'12" E, a distance of 145.82 feet to the point of beginning, containing 128,676 square feet and 2.95 acres, according to the survey by Daniel P. Humphreys, R.L.S. Number 2060, of Site Inc., 10215 Technology Drive, Suite 304, Knoxville, TN 37932. All bearings are referenced thereon to Grid North of the State of Tennessee Lambert Grid System.

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARDS REQUIREMENTS FOR ALL SURVEYING AND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NCEM. ALL FIELD WORK WAS COMPLETED ON OCTOBER 23, 2017.

FRANK C. COLEY RLS #1809 DATE: 10/23/2017

SURVEY DESCRIPTION

A 2.953 acre (128,656 sq. ft.) tract of land as surveyed by the firm of Bacon Farmer Workman Engineering and Testing, Inc. of Murray, Kentucky in October of 2017 located on the northwest side of North Military Street (U.S. Highway 43) in the City of Loretto, Tennessee, and being known as Lot 1 of the Walmart Express #2413-000 Final Plat as recorded in Plat Cabinet "C", Page 131 and being in Civil District #2 of Lawrence County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin with cap #2060 (found) on the northwest right of way of North Military Street, said iron pin being approximately 850 feet southwest of the intersection of Augustin Drive and North Military Street, and approximately 42.1 feet northeast of the centerline of North Military Street, said iron pin being the northeast corner of the herein described tract of land;

THENCE S 37°33'38" W a distance of 64.17' along the northwest right of way of North Military Street to an iron pin with cap #1440 (found);

THENCE continuing along the northwest right of way of North Military Street 537'37'01" W a distance of 149.78' to an iron pin with cap #1400 (found), said iron pin being the southeast corner of the herein described tract of land;

THENCE leaving the northwest right of way of North Military Street, and with the south property line of the herein described tract of land N 73°01'14" W a distance of 517.39' to an iron pin with cap #1440 (found) at the southwest corner of the herein described tract of land, said iron pin being on the southeast right of way of the CSX Railroad;

THENCE along the said railroad right of way N 33°28'00" E a distance of 262.26' to an iron pin with cap #2060 (found) at the northwest corner of the herein described tract of land;

THENCE leaving the said railroad right of way and along the north property line of the herein described tract of land S 73°02'34" E a distance of 381.51' to an iron pin with cap #2060 (found);

THENCE continuing along the said north property line S 52°26'11" E a distance of 145.83' to the point of beginning.

Frank C. Coley
 I agree to the terms defined by the placement of my signature on this document
 2017.12.01
 13:09:51-06'00"



CHICAGO TITLE INSURANCE COMPANY
 SCHEDULE B - SECTION B EXCEPTIONS
 File No. 1717799CIN Effective Date: October 30, 2017 at 8:00 AM
 523 N Military Avenue
 Loretto, Tennessee 38464

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of the estate or interest or mortgage thereon covered by this Commitment. ALL ENCUMBRANCES SHOWN
2. Rights or claims of parties in possession not shown by the public records. ALL ENCUMBRANCES SHOWN
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. ALL ENCUMBRANCES SHOWN
4. Easements, or claims of easements, not shown by the public records. ALL ENCUMBRANCES SHOWN
5. Subject to all matters shown on the plat of record in Plat Cabinet C, Page 131, Register's Office for Lawrence County, Tennessee. 8/25/18 2:59:52 PM PROPERTY AND SURVEY RECORDS
6. Easements of record in Deed Book 175, Page 605, Register's Office for Lawrence County, Tennessee. 8/25/18 2:59:52 PM PROPERTY AND SURVEY RECORDS
7. Deed for Sever Line Easement of record in Deed Book 237, Page 353, Register's Office for Lawrence County, Tennessee. 8/25/18 2:59:52 PM PROPERTY AND SURVEY RECORDS
8. Deed for Sever Line Easement of record in Deed Book 258, Page 70, Register's Office for Lawrence County, Tennessee. 8/25/18 2:59:52 PM PROPERTY AND SURVEY RECORDS
9. Easements of record in Deed Book 294, Page 84, Register's Office for Lawrence County, Tennessee. 8/25/18 2:59:52 PM PROPERTY AND SURVEY RECORDS
10. Utility Easement Agreement of record in Deed Book 456, Page 551, Register's Office for Lawrence County, Tennessee. 8/25/18 2:59:52 PM PROPERTY AND SURVEY RECORDS
11. Charter Right-of-Way of the CSX Railroad to the Northwest of Subject Property. 8/25/18 2:59:52 PM PROPERTY AND SURVEY RECORDS (SEE "BACKSLASH NOTES" THIS SHEET)

PROJECT NO.: 17424 DATE: 12/01/17
 DRAWN BY: CG./D.C. CONTOURS BY D.C.
 REVISION DATES:
 NOTES:

BACON FARMER WORKMAN
 ENGINEERING & TESTING, INC.
 605 SOUTH PATTERSON STREET - 200 SOUTH MAIN STREET
 SPRINGFIELD, MO 65802 - MURRAY, KY 42071
 PHONE: (417) 520-4882 - PHONE: (270) 753-7307
 FAX: (417) 520-4883 - FAX: (270) 753-7307
 www.baconfarmer.com

BFW

ALTA/ACSM LAND TITLE SURVEY

EDWARD R. TIETGENS PROPERTY
 523 NORTH MILITARY STREET
 CITY OF LORETTO, LAWRENCE COUNTY, TN.
 FOR: O'REILLY AUTOMOTIVE STORES, INC.

SHEET SV1