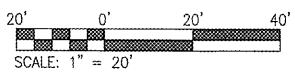
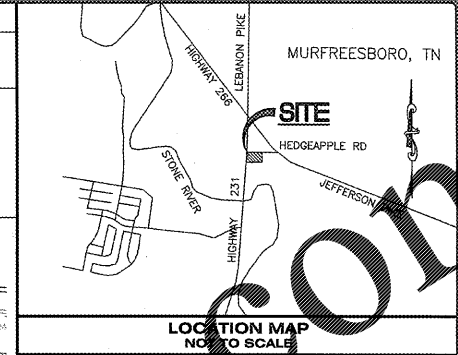


ALTA/NSPS LAND TITLE SURVEY
 BEING ALL OF LOT 3 OF THE RESUBDIVISION OF LOT 2 AND LOT 4 OF
FJB LIMITED PARTNERSHIP
 CITY OF MURFREESBORO, 15TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE



LEGEND

	BENCHMARK		ENCROACHMENT
	FOUND IRON ROD		TITLE EXCEPTIONS
	WATER MANHOLE		WATER LINE (UNDERGROUND)
	FIRE HYDRANT		OVERHEAD UTILITY
	ELECTRIC METER		GAS LINE (UNDERGROUND)
	ELECTRIC BOX		STORM LINE
	ELECTRIC TRANSFORMER		FENCE LINE
	GAS METER		
	GAS VALVE		
	DRAINAGE PIPE		
	SIGN		
	MAILBOX		



- GENERAL NOTES:**
- ALL BEARINGS AND DISTANCES ARE RECORDED (R) AND SURVEYED (S), UNLESS OTHERWISE NOTED.
 - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MINIMUM STANDARDS FOR THE STATE OF TENNESSEE FOR PROPERTY BOUNDARY SURVEYS.
 - BASES OF BEARING: RECORD AND SURVEY BEARING, PER PLAT AS RECORDED IN PLAT BOOK XX PAGE XXX OF THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, SOUTH MARGIN OF HEDGEAPPLE ROAD DRIVE, BEING SOUTH 84°26'42\"
 - TOTAL AREA OF BOUNDARY = 63,361 SQUARE FEET OR 1.454 ACRES.
 - AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN OTHER AREAS ZONE \"X\", AREAS DESIGNATED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND OTHER FLOOD AREAS ZONE \"X\", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND ARE PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR RUTHERFORD COUNTY, TENNESSEE, MAP NUMBER 471490203AH, PANEL 134 OF 457, MAP REVISED JANUARY 5, 2015.
 - UTILITIES SHOWN ARE FROM AVAILABLE RECORDS, MAPS AND VISIBLE ABOVE GROUND FIELD LOCATIONS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES EITHER IN-SERVICE, ABANDONED, OR DISCONTINUED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, THE SURVEYORS HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY UTILITIES LOCATIONS IN THE FIELD.
 - BENCHMARK INFORMATION: BENCHMARK ELEVATION=537.54 (NAVD DATUM) (FIRE HYDRANT (NAVD DATUM)) AS NOTED ON RECORDED PLAT
 - SITE BENCHMARK #1 - ELEVATION 530.72 (NAVD DATUM) SQUARE CUT AT NORTHEAST CORNER OF CONCRETE PAD LOCATED 72 FEET EAST OF THE CENTERLINE OF LEBANON PIKE AND 227 FEET SOUTH OF THE CENTERLINE OF HEDGEAPPLE ROAD
 - SITE BENCHMARK #2 - ELEVATION 531.74 (NAVD DATUM) SQUARE CUT AT NORTHEAST CORNER OF THE CENTERLINE OF LEBANON PIKE AND 12.5 FEET SOUTH OF THE CENTERLINE OF HEDGEAPPLE ROAD
 - NO LOCATION OF WETLANDS AS DESIGNATED BY APPROPRIATE AUTHORITIES.
 - THE SITE CURRENTLY DOES NOT HAVE A SOIL SURVEY AVAILABLE TO THE SITE, PER THE PLAT AN AREA IS DESIGNATED AS A SOIL SITE EASEMENT FOR LOT 3. THE AREA HAS BEEN SHOWN HEREON AND INCLUDED IN THE LIMITS OF THE TOPOGRAPHIC SURVEY.
 - POTENTIAL ENCROACHMENT OF BEST PROPERTY LINE AS SURVEYED IN ACCORDANCE WITH THE SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 41, PAGE 223 WITHIN EXISTING RIGHT OF WAY OF U.S. HIGHWAY 231. THE LOCATION SHOWN HEREON IS BASED UPON HIGHWAY PLANS PROVIDED BY THE STATE ALONG WITH THE LOCATION OF EXISTING MONUMENTATION. HOWEVER, THE MONUMENTATION FOUND CONFLICTS WITH THE HIGHWAY PLANS AND THE RECORDED PLAT SHOWN HEREON AN ACTUAL SURVEY OF THE STATE RIGHT OF WAY ADJACENT TO THE HIGHWAY IS RECOMMENDED, INCLUDING ADDITIONAL RESEARCH AND FIELD WORK RELATED TO THE LOCATION OF THE HIGHWAY RIGHT OF WAY.
 - PER DOUG DEMOSI, COUNTY PLANNING DIRECTOR, THE COUNTY'S LONG-RANGE TRANSPORTATION PLAN (LRTP) DOES SHOW A FUTURE WIDENING OF LEBANON PIKE/US 231 (A STATE ROAD) TO A 5-LANE CROSS-SECTION. HOWEVER, THE STATE OF TENNESSEE HAS NO IMMEDIATE PLANS FOR THIS IMPROVEMENT. THE COUNTY'S LRTP DOES NOT SHOW ANY IMPROVEMENTS ON HEDGEAPPLE LANE.

- TITLE COMMENT:**
- CHICAGO TITLE INSURANCE COMPANY
 12101 N. WILSON AVENUE, SUITE 200
 CHICAGO, ILLINOIS 60638
 SCHEDULE \"A\" SECTION OF COVERAGE
- ITEM 1: THROUGH STANDARD AND SPECIAL EXCEPTIONS THAT AFFECT THE SURVEYED TRACT, NOT OF A SURVEYOR OR PROFESSIONAL NATURE
- ITEM 2: EASEMENT FOR CONSTRUCTION SLOPES OF RECORD IN RECORD BOOK 186, PAGE 569, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE (AFFECTED PARENT TRACT, EASEMENTS TERMINATED UPON COMPLETION OF THE CONSTRUCTION PROJECT)
- ITEM 13: CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY UTILITY EASEMENT OF RECORD IN RECORD BOOK 210, PAGE 2022 REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (30 FOOT EASEMENT CENTERED ON WATERLINE, AFFECTS SUBJECT TRACT, UNABLE TO PLOT PER DESCRIPTION)
- ITEM 14: CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY UTILITY EASEMENT OF RECORD IN RECORD BOOK 210, PAGE 2022 REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (30 FOOT EASEMENT CENTERED ON WATERLINE, AFFECTS SUBJECT TRACT, UNABLE TO PLOT PER DESCRIPTION)
- ITEM 15: CONDITIONAL USE PERMIT OF RECORD IN RECORD BOOK 325, PAGE 1084, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (AFFECTS SUBJECT TRACT, NOT OF A PLOTTABLE NATURE)
- ITEM 16: CONDITIONAL USE PERMIT OF RECORD IN RECORD BOOK 576, PAGE 1557, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (AFFECTS SUBJECT TRACT, NOT OF A PLOTTABLE NATURE)
- ITEM 17: CONDITIONAL USE PERMIT OF RECORD IN RECORD BOOK 1003, PAGE 3782, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (AFFECTS SUBJECT TRACT, NOT OF A PLOTTABLE NATURE)
- ITEM 18: CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY UTILITY EASEMENT OF RECORD IN RECORD BOOK 1292, PAGE 3315 REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (30 FOOT EASEMENT CENTERED ON WATERLINE, AFFECTS SUBJECT TRACT, UNABLE TO PLOT PER DESCRIPTION)
- ITEM 19: SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 41, PAGE 223, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE. (AFFECTS)

LEGAL DESCRIPTION PER TITLE

LEGAL DESCRIPTION TO BE FINALIZED UPON RECEIPT OF A SURVEY SETTING OUT THE 1.525 ACRE, MORE OR LESS, PARCEL TO BE CONVEYED.

SAID 1.525 ACRE PARCEL BEING A PORTION OF THE SAME PROPERTY DESCRIBED ON EXHIBIT \"A\" ATTACHED HERETO AND MADE A PART HEREOF.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FJB LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP BY WARRANTY DEED OF RECORD IN RECORD BOOK 806, PAGE 1036, IN REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

EXHIBIT \"A\"

STARTING AT A POINT OF INTERSECTION OF THE EAST MARGIN OF U.S. HIGHWAY 231 AND THE CENTERLINE OF HEDGEAPPLE ROAD IN THE WALTER HILL COMMUNITY, AND BEING FURTHER IDENTIFIED AS BEING ABOUT SEVEN MILES NORTH OF MURFREESBORO, TENNESSEE; THENCE WITH THE CENTER LINE OF HEDGEAPPLE ROAD S 87 DEG. E. 520.5 FEET TO A POINT; THENCE WITH JOHN ALFORD'S WEST LINE PASSING A MARKER IN THE SOUTH MARGIN OF HEDGEAPPLE ROAD S 4 DEG. W. 175 FEET TO A CONCRETE MARKER; THENCE WITH JOHN ALFORD'S SOUTH LINE S 89 DEG. 30' E. 197.5 FEET TO A CONCRETE MARKER; THENCE WITH E. HALL'S SOUTH LINE S 79 DEG. 30' E. 211 FEET TO A CORNER POST; THENCE WITH MRS. NICKEN'S SOUTH LINE S 69 DEG. E. 152 FEET TO A POINT IN THE FENCE LINE DESIGNATED BY A RED STEEL POST; THENCE WITH CLIFFORD BENSON'S WEST LINE S 34 DEG. W. 587 FEET TO A CONCRETE MARKER; THENCE WITH KENNETH GUNNELL'S NORTH LINE AND A ROW OF CONCRETE MARKERS, N 79 DEG. 45' W. 716.5 FEET TO A CONCRETE MARKER IN THE EAST MARGIN OF U.S. HIGHWAY 231; THENCE WITH THE EAST MARGIN OF HIGHWAY 231 DUE NORTH 672.5 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.19 (THIRTEEN AND 19/100) ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING OUT-CONVEYANCE TO THE STATE OF TENNESSEE, AS SHOWN OF RECORD IN RECORD BOOK 166, PAGE 599, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, BEING FURTHER DESCRIBED AS FOLLOWS; TO-WIT:

BEGINNING AT THE POINT OF INTERSECTION OF THE EXISTING EAST MARGIN OF SR 10 AND THE NORTH BOUNDARY OF THE FJB LIMITED PARTNERSHIP PROPERTY, SAID POINT OF INTERSECTION BEING 32.07' RIGHT OF SR 10 PROPOSED CENTERLINE STATION 128+71.80; THENCE WITH SAID EXISTING MARGIN NORTHERLY 460', MORE OR LESS TO A POINT, SAID POINT BEING 30.45' RIGHT OF SR 10 PROPOSED CENTERLINE STATION 133+30.00; THENCE WITH PROPOSED NORTH MARGIN OF SAID ROAD S 87 DEG. 03' 22\"

SURVEY DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 3 OF THE FINAL PLAT OF THE RESUBDIVISION OF LOT 2 AND LOT 4 OF FJB LIMITED PARTNERSHIP AS RECORDED IN PLAT BOOK 41, PAGE 223 OF THE REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MAG NAIL AT THE INTERSECTION OF THE ORIGINAL SOUTH MARGIN OF HEDGEAPPLE ROAD (30 FOOT WIDE) WITH THE EAST MARGIN OF U.S. HIGHWAY 231, A.K.A. STATE ROUTE 10 AND LEBANON PIKE (VARIABLE WIDTH) ROAD;

THENCE ALONG SAID EAST MARGIN, SOUTH 03 DEGREES 17 MINUTES 53 SECONDS WEST, A DISTANCE OF 10.13 FEET TO A FOUND MAG NAIL ON A LINE 10 FEET SOUTH OF AND PARALLEL TO THE ORIGINAL SOUTH MARGIN OF HEDGEAPPLE ROAD BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, SOUTH 84 DEGREES 25 MINUTES 42 SECONDS EAST, A DISTANCE OF 342.11 TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED H-S ENGR. ON THE WEST LINE OF LOT 2 OF THE AFORESAID RESUBDIVISION OF LOT 2 AND LOT 4 OF FJB LIMITED PARTNERSHIP;

THENCE ALONG SAID WEST LINE, SOUTH 02 DEGREES 08 MINUTES 04 SECONDS EAST, A DISTANCE OF 174.97 FEET TO A FOUND IRON ROD WITH PLASTIC CAP STAMPED H-S ENGR. ON THE NORTH LINE OF LOT 2 OF THE AFORESAID RESUBDIVISION OF LOT 2 AND LOT 4 OF FJB LIMITED PARTNERSHIP;

THENCE ALONG SAID NORTH LINE, NORTH 86 DEGREES 46 MINUTES 03 SECONDS WEST, A DISTANCE OF 337.01 FEET TO A FOUND IRON ROD WITH PLASTIC CAP STAMPED TRISTAR RLS 1773 ON THE EAST MARGIN OF THE AFORESAID U.S. HIGHWAY 231;

THENCE ALONG SAID EAST MARGIN, THE FOLLOWING COURSES AND DISTANCES: NORTH 86 DEGREES 15 MINUTES 47 SECONDS WEST, DISTANCE OF 21.40 FEET TO A FOUND 3/8\"

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 63,361 SQUARE FEET OR 1.454 ACRES IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS OF RECORD, IF ANY.

ZONING NOTES:

THE SITE IS CURRENTLY ZONED CS COMMERCIAL SERVICES DISTRICT PER COUNTY ZONING MAP OF RUTHERFORD COUNTY, TENNESSEE.

MINIMUM LOT AREA 20,000 SQUARE FEET
 MINIMUM FRONT YARD 40 FEET
 MAXIMUM LOT COVERAGE 60%
 PARKING - 1 SPACE PER 250 SQUARE FOOT GROSS FLOOR AREA

MINIMUM LOT WIDTH 100 FEET
 MAXIMUM HEIGHT 35 FEET
 MAXIMUM FLOOR RATIO 0.50

CONTACTS:

COUNTY OF RUTHERFORD HIGHWAY DEPARTMENT
 GREG BROOKS, ROAD SUPERINTENDENT
 PHONE: 615-898-7856

COUNTY OF RUTHERFORD PLANNING DEPARTMENT
 DOUG DEMOSI ACP, PLANNING DIRECTOR (APPOINTED)
 E-mail: DDEMOSI@RUTHERFORDCOUNTYTN.GOV
 PHONE: 615-898-7730

COUNTY OF RUTHERFORD ENGINEERING DEPARTMENT
 MIKE HUGHES, P.E. COUNTY ENGINEER
 E-mail: MHUGHES@RUTHERFORDCOUNTYTN.GOV
 PHONE: 615-898-7732

WATER PROVIDER
 CONSOLIDATED UTILITY DISTRICT
 ALAN STUEKME, ENGINEERING DEPARTMENT
 709 NEW SALEM HWY
 MURFREESBORO, TN 37129
 E-MAIL: ALSTUEKME@CUORC.COM

ELECTRIC DISTRIBUTION
 MIDDLE TENNESSEE ELECTRIC
 MEMBERSHIP COOP
 555 NEW SALEM HIGHWAY
 MURFREESBORO, TN 37129
 877-777-9020

SURVEYOR'S CERTIFICATION

TO: O'REILLY AUTOMOTIVE STORES, INC.
 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, 5, 6(A), 6(B), 7(A), 7(C), 8, 9, 10(A), 11, 13, 14, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/05/18.

COLE AND ASSOCIATES, INC.
 PROJECT NO. 18-0050

TERRY D. WESTERMAN, RLS
 REGISTERED LAND SURVEYOR
 STATE OF TENNESSEE NO. 1946
 twesterman@coletf.com
 DATE OF PLAT OR MAP: June 13, 2018

TERESA D. WESTERMAN
 REGISTERED LAND SURVEYOR
 STATE OF TENNESSEE NO. 1946
 twesterman@coletf.com

COLE

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
 401 S. 18th Street
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 314.986.5647 fax
 www.coleinc.com

CONTACTS:

ST. LOUIS
 401 S. 18th Street
 Suite 200
 St. Louis, MO 63103
 314.986.5647 fax
 www.coleinc.com

DEVELOPER/OWNER:
 O'REILLY AUTOMOTIVE STORES, INC.
 233 S. PATTERSON
 SPRINGFIELD, MO 65802
 (417) 862-2674

**BEING LOT 3 OF
 FINAL PLAT RESUBDIVISION OF LOT 2
 AND LOT 4 FJB LIMITED PARTNERSHIP
 RUTHERFORD COUNTY, TENNESSEE**

5830 LEBANON PIKE
 MURFREESBORO, TENNESSEE 37129

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: TOW
 CHECKED BY: TOW/TAR
 DRAWING SCALE: 1\"

DATE: 04/02/2018
 Job Number: 18-0050
 Sheet Number: SV1

RECEIVED BY LEGAL
 JUN 14 2018

USER: Terry Westerman, TAB: ALTA
 DATE: June 13, 2018, 4:05:42 PM
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