

# ALTA/NSPS LAND TITLE SURVEY

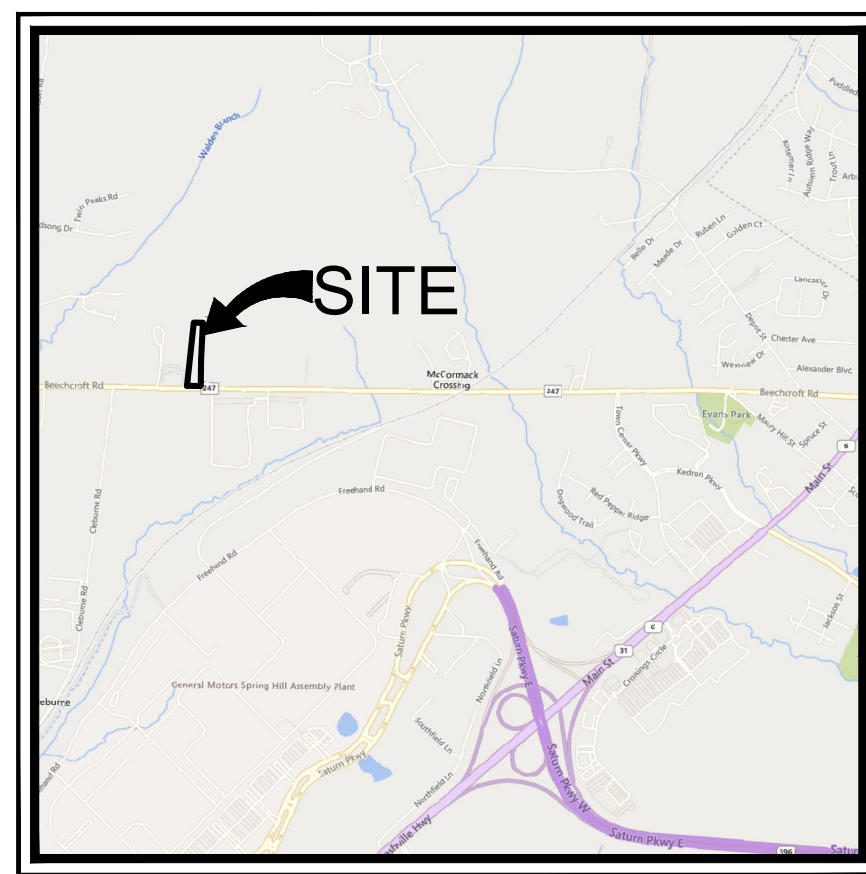
CHICAGO TITLE INSURANCE COMPANY  
ISSUING AGENT: MID-STATE TITLE & ESCROW

128 HOLIDAY COURT, SUITE 125  
FRANKLIN, TN 37067

COMMITMENT NUMBER: 2024-0961  
COMMITMENT DATE: JULY 24, 2024;

ADDRESS FOR PROPERTY:  
720 BEEHCROFT RD.  
SPRING HILL, TN 37174

TAX MAP 060-024, PARCEL 013.05  
MAURY COUNTY, TENNESSEE



VICINITY MAP  
NOT TO SCALE

## ALTA/NSPS 2021 CERTIFICATION

To: Narendra B. Patel; Chicago Title Insurance Company; Mid-State Title & Escrow, Inc.; & Hillside Homes Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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), 7(a), 7(b.1), 8, 9, 11(a), 13, 14, 16, 17, 18, and 19, of Table A thereof. The fieldwork was completed on July 19, 2024.

Date of Plat or Map: 07/30/24  
By: Loren Michael Ward  
Registered Professional  
Land Surveyor No. 3031

To the best of my knowledge and belief the within plat also represents a survey made under my supervision in accordance with T.C.A Section 0820-3.

The property described and shown hereon is the same property described in the Commitment by Chicago American Title Insurance Company, having a File Number of 2024-0961; Commitment Dated: July 24, 2024

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without prior written consent of this surveyor. This surveyor also expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification. Please be advised that no providers of any third party reports shall be included in the Surveyor's Certification.

## GENERAL NOTES

- The subject property has direct pedestrian and vehicular access to Beechcroft Road, a publically dedicated right-of-way.
- No cemeteries or burial grounds were observed in the course of conducting this survey.

## SCHEDULE B-II EXCEPTIONS

COMMITMENT NUMBER: 2024-0961  
COMMITMENT DATE: JULY 24, 2024;  
MID-STATE TITLE & ESCROW  
CHICAGO TITLE INSURANCE COMPANY  
SCHEDULE B - SECTION II  
EXCEPTIONS FROM COVERAGE

- 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 record the estate or interest or mortgage thereon covered by this Commitment.  
- Not a survey item.
- Any Owner's Policy issued pursuant hereto will contain under Schedule B the Standard Exceptions listed below. Any loan policy issued pursuant hereto will contain Standard Exceptions (1), (4) and (5) unless a satisfactory survey and inspection of the premises is made.  
(1) Rights of claims and parties in possession not shown by the public records;  
- Not a survey item.  
(2) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records;  
- Not a survey item.  
(3) Taxes or special assessments which are not shown as existing liens by the public records;  
- Not a survey item.  
(4) Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.  
- Any evidence of encroachments, encumbrances, violations, variations or adverse circumstances discovered in the course of conducting this survey is shown hereon.  
(5) Easements, or claims of easements, not shown by the public records.  
- Any evidence of an easement discovered in the course of conducting this survey is shown hereon.

- If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq.  
- Not a survey item.
- Taxes for the year 2024, a lien not yet due and payable.  
- Not a survey item.
- Subject to all matters shown on the Plan of record in Plat Book P16, Page 159 and Plat Book P22, Page 101, Register's Office for Maury County, Tennessee.  
- All items shown in Plat Book P16, Page 159, R.O.M.C., TN are shown hereon.
- Easement for certain roadway and/or utility easement of record in Book 1155, Page 814, Register's Office for Maury County, Tennessee.  
- The agreement mentioned above pertains to the 30 foot utility easement that runs congruent with the west line of the subject property as shown hereon.
- Easement to the City of Columbia dba Columbia Power System of record in Book 1359, Page 213, Register's Office for Maury County, Tennessee.  
- The electric easement described, above being 10 feet in width (5 foot on either side of the line), allows for the maintenance, inspection, & repair of the electric line and is shown hereon.
- Subject to Memorandum of Option Agreement of record in Book 1360, Page 180 and Book 1368, Page 295, Register's Office of Maury County, Tennessee.  
- The agreement mentioned above pertains to the lease agreement for the cell tower that lies north of the subject property, and the Access/Utility Easement that borders the east line of the subject property as shown hereon.
- Subject to Affidavit of Facts relating to title of record in Book R1884, Page 1232, Register's Office of Maury County, Tennessee.  
- The affidavit mentioned above was recorded to clarify the record chain of leasehold ownership pertaining to the cell tower lying north of the subject tract on Parcel 013.00 and the 60' x 1520.29' Ingress/Egress Easement of record in Plat Book 16, Page 162, R.O.C.C., TN.
- Order of Condemnation and Appropriation of record in Book R2427, Page 852, Register's Office for Maury County, Tennessee.  
- The order mentioned above was filed for the acquisition of additional right-of-way for use in the Tennessee Department of Transportation's Project 60LPLM-S2-021, the purpose of said project was to widen the right-of-way of Beechcroft Rd. (State Route 247) and also created a permanent drainage easement on the subject property. A temporary slope easement was also granted over the subject property, however said easement was terminated upon completion of said project as shown hereon.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.  
- The total area of the property as determined by the field measurements taken by this surveyor are shown hereon.

## RECORD LAND DESCRIPTION

PER FIRST CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 2024-0961  
COMMITMENT DATE: JULY 24, 2024

A tract or parcel of real estate situated in the Third (3rd) Civil District of Maury County, Tennessee, and being a 4.14 acre tract being described on the Plan of Billy Glynn Rummage, of record in Plat Book P16, Page 159 and Plat Book P22, Page 101, Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hillside Homes, Inc., a Tennessee Corporation by Warranty Deed from Chapter 2 Development, Inc., a Tennessee Corporation, of record in Book R2565, Page 752, Register's Office for Maury County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019.

## GPS NOTES:

- Class of survey: IV
- Type of GPS field procedure: RTK
- Dates of survey: 17 July 2024
- Datum/Epoch: NAD83 (2011), Epoch 2010
- Published/Fixed-control use: TDOT CORS  
Station TN-37  
N: 464,281.69  
E: 1643349.76  
Z: 728.11'
- Geoid model: Geoid 18
- Combined grid factor(s): 0.99992599
- Units: US Survey Feet

## AS-SURVEYED LAND DESCRIPTION

A tract of land situated in the Third (3rd) Civil District of Maury County, Tennessee of record on Record Book 1899, Page 1499, in the Register's Office for Maury County, Tennessee, and is more particularly described as follows:

**Beginning** at a 1/2-inch rebar with yellow cap marked "GAM RLS #563" in the northerly right-of-way of Beechcroft Road (State Route 247) thence leaving said right-of-way with a wooden fence North 06 degrees 12 minutes 26 seconds East for a distance of 1001.52 feet to a 5/8-inch rebar with yellow cap marked "RLS #596" at a fence corner; thence continuing with said fence line South 89 degrees 06 minutes 00 seconds East for a distance of 143.61 feet to a 5/8-inch rebar with a yellow illegible cap to a fence corner in the westerly margin of a gravel driveway; thence leaving said fence line and continuing along margin of said gravel drive South 02 degrees 52 degrees 32 seconds West for a distance of 584.69 feet to a 5/8-inch rebar with no cap at a t-post; thence continuing with the westerly margin of said gravel drive South 00 degrees 42 minutes 25 seconds West for a distance of 412.84 feet to a 1/2-inch rebar with a yellow cap marked "GAM RLS #563" in the northerly right-of-way of Beechcroft Road; thence continuing along northerly right-of-way of said road North 89 degrees 06 minutes 50 seconds West for a distance of 217.48 feet to the **Point of Beginning** of the tract described herein, having an area of 175,471.1± square feet or 4.03± acres, more or less.

This description was prepared by Loren Michael Ward, a Registered Land Surveyor in the State of Tennessee, License Number 3031, on July 31, 2024 and is based on information taken from an ALTA/NSPS Land Title Survey performed by the same surveyor and dated August 01, 2024.

## ALTA TABLE A ITEMS:

- Monuments:** The monuments that were found or set in the course of conducting this survey are as depicted and described hereon.
- Address:** The ALTA Owner's Policy from which this survey is based on (File No.: 2024-0961) list the subject property's address as:  
720 Beechcroft Rd.  
Spring Hill, Tennessee 37174
- Flood Zone:** The subject property has been designated "Zone X (Unshaded)", an area determined to be outside the floodway by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 47119C0065E with an effective date of 04/16/2007 and a Community Number of 470278 for the City of Spring Hill, and Community Number of 470123 for Maury County, Tennessee.
- Acreage:** The subject property contains 175,471.1± sq.ft. or 4.03± acres
- Topographic:** The contours shown hereon are at a 1 foot interval and were derived from RTK (Real-Time Kinematic) surveying techniques using Trimble R12i Dual Frequency Receivers in conjunction with a digital elevation model taken from the State of Tennessee's LIDAR program.
- Zoning:** a.) The subject property lies within the Rural Residential District (A-2) zoning district. In addition to the base designation of A-2, the subject property falls within the Urban Growth Boundary (UGB).  
Setbacks taken from the Maury County, TN Zoning Resolution; Article 5, Section 5.042: Rural Residential District  
Maximum Building Height: 35' or 3 stories  
Principal Building setbacks: Front - 40'  
Side - 20' (1-story)  
5' for each additional story  
Rear - 30'
- Buildings:** There were no buildings observed in the course of conducting the field work for this survey.
- Substantial Features:** All substantial features observed in the course of conducting this survey are shown hereon.
- Utilities:** a.) The underground utilities shown hereon were taken from visible appurtenances at the site, public records and/or maps prepared by others. Special attention has been taken to indicate the approximate nature of the utilities, shown hereon. 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 are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown must 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 three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and to avoid any possible hazard or conflict. (Tennessee One Call: 1-800-351-1111).
- Adjoining Property Owners:** Are shown per current tax records on the City of Spring Hill's GIS website.
- Current Construction:** At the time of survey, there was no evidence observed of any earthwork or building construction on the subject property.
- Right-Of-Way:** There was evidence of changes to the right-of-way discovered in the course of conducting this survey, said changes of record in TDOT Project No. 60LPLM-S3 021 R.O.W./STP-M-247(17).

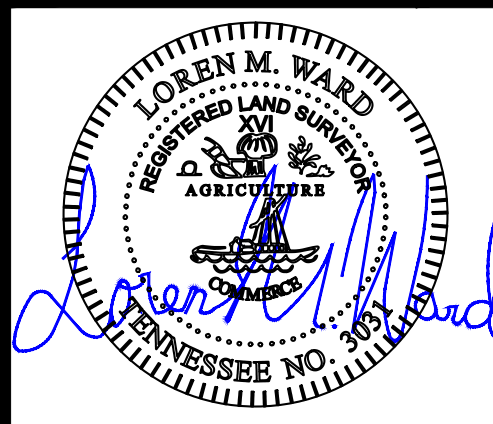
ALTA/NSPS LAND TITLE SURVEY

720 BEEHCROFT ROAD  
MAURY COUNTY  
SPRING HILL, TENNESSEE 37174

DATE: 08/01/2024

## REVISIONS

DATE	COMMENT
08/07/24	Added trees & water line size.

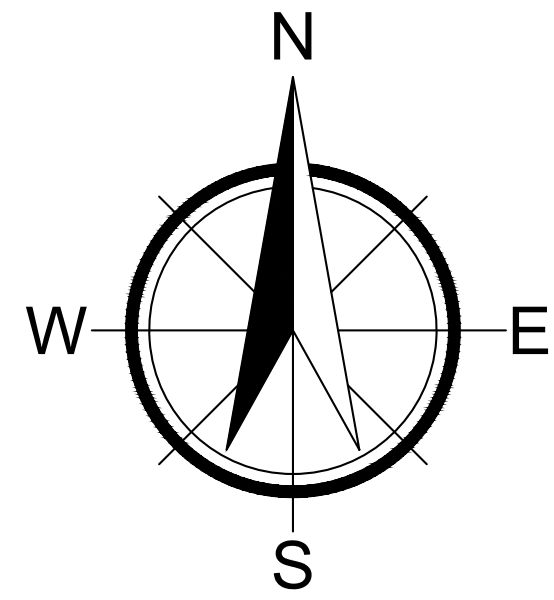


FINAL SURVEY

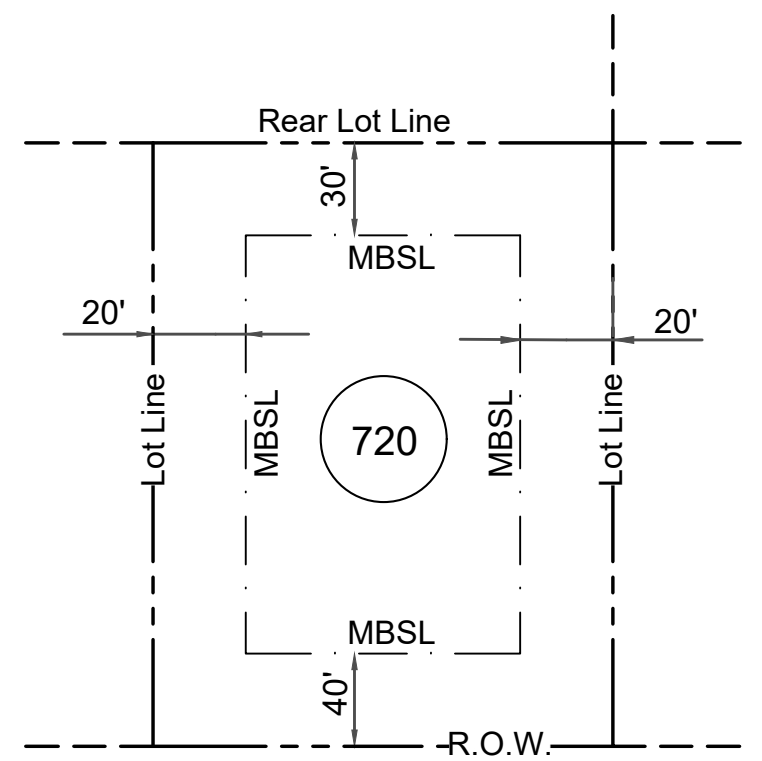
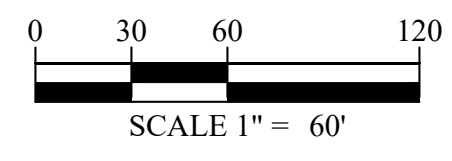
DRAWN BY: LMW

PROJECT #:  
24-008

SHEET 1 OF 2



Tennessee State Plane  
Coordinate System  
Zone 5301, FIPS Zone 4100  
Horizontal Datum: NAD83  
Vertical Datum: NAVD88

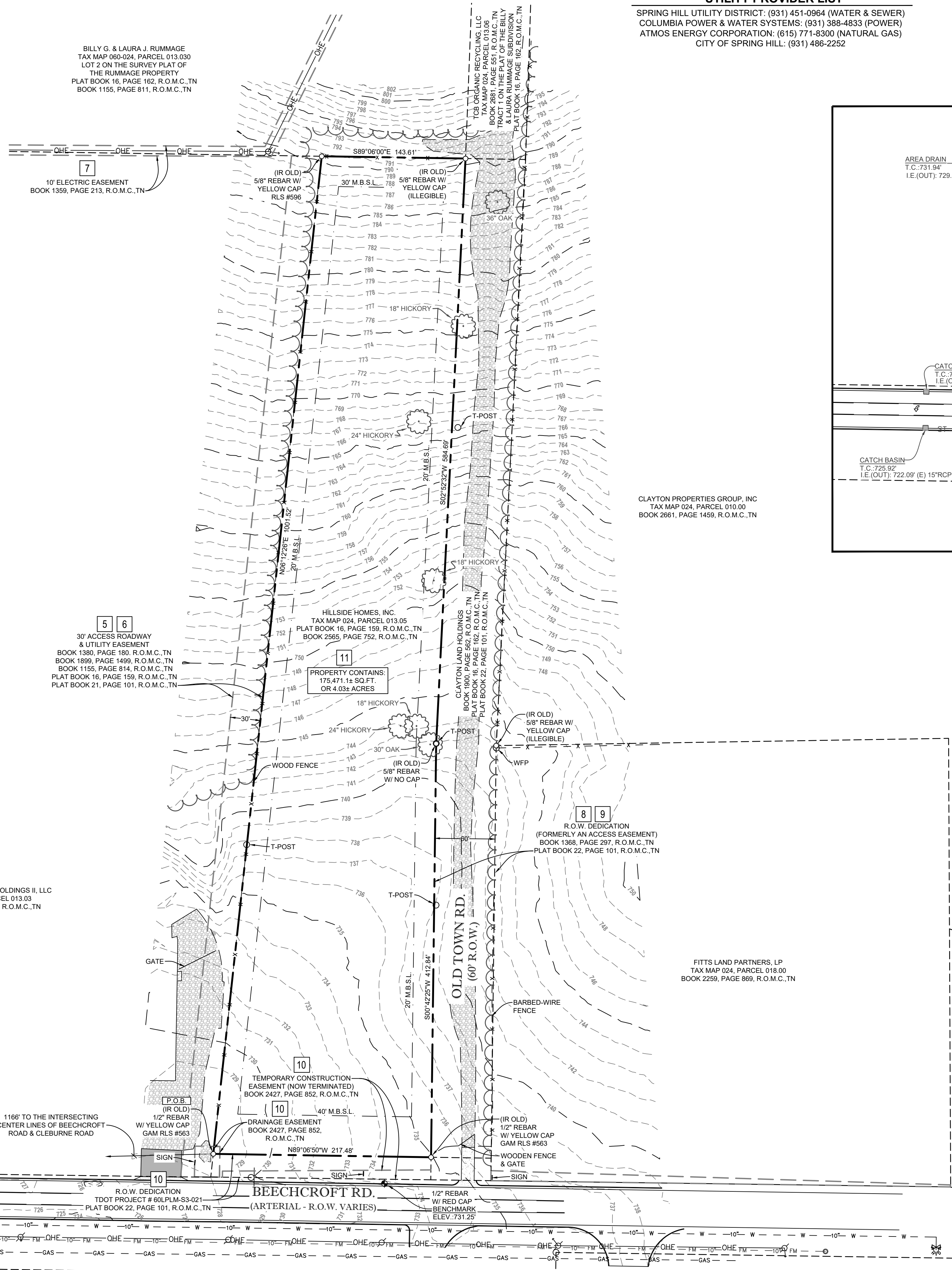
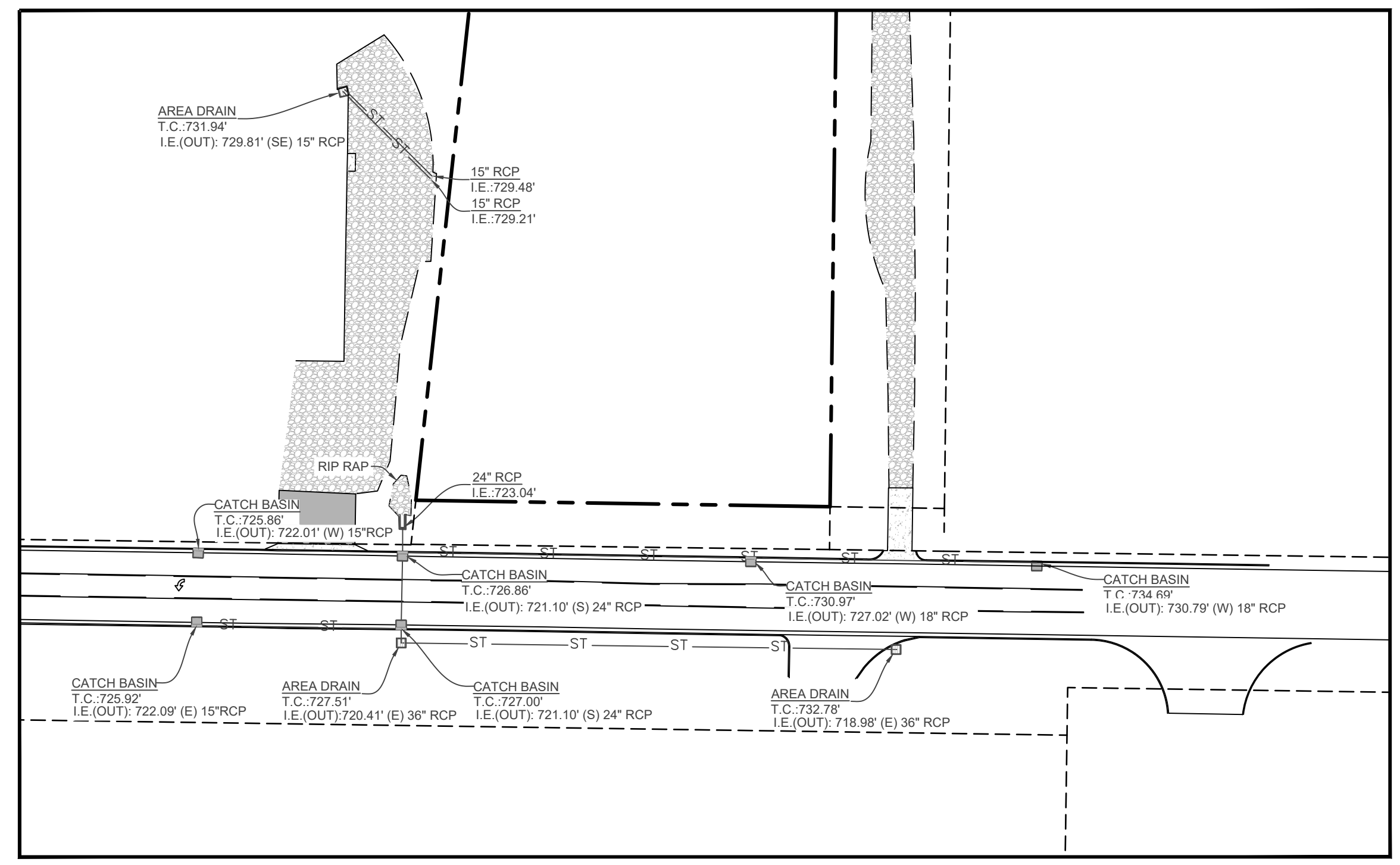


Minimum Building Setback  
Detail for A-2 (Rural Residential) Zoning  
NOT TO SCALE

**UTILITY PROVIDER LIST**

SPRING HILL UTILITY DISTRICT: (931) 451-0964 (WATER & SEWER)  
COLUMBIA POWER & WATER SYSTEMS: (931) 388-4833 (POWER)  
ATMOS ENERGY CORPORATION: (615) 771-8300 (NATURAL GAS)  
CITY OF SPRING HILL: (931) 486-2252

# STORMWATER SYSTEM DETAIL



BILLY G. & LAURA J. RUMMAGE  
TAX MAP 060-024, PARCEL 013.030  
LOT 2 ON THE SURVEY PLAT OF  
THE RUMMAGE PROPERTY  
PLAT BOOK 16, PAGE 162, R.O.M.C., TN  
BOOK 1155, PAGE 811, R.O.M.C., TN

10' ELECTRIC EASEMENT  
BOOK 1359, PAGE 213, R.O.M.C., TN

CLAYTON PROPERTIES GROUP, INC.  
TAX MAP 024, PARCEL 010.00  
BOOK 2661, PAGE 1459, R.O.M.C., TN

CLAYTON PROPERTIES GROUP, INC.  
TAX MAP 024, PARCEL 010.00  
BOOK 2661, PAGE 1459, R.O.M.C., TN

30' ACCESS ROADWAY  
& UTILITY EASEMENT  
BOOK 1380, PAGE 180, R.O.M.C., TN  
BOOK 1889, PAGE 1499, R.O.M.C., TN  
BOOK 1155, PAGE 814, R.O.M.C., TN  
PLAT BOOK 16, PAGE 159, R.O.M.C., TN  
PLAT BOOK 21, PAGE 101, R.O.M.C., TN

HILLSIDE HOMES, INC.  
TAX MAP 024, PARCEL 013.05  
PLAT BOOK 16, PAGE 159, R.O.M.C., TN  
BOOK 2565, PAGE 752, R.O.M.C., TN

PROPERTY CONTAINS:  
175,471 ± SQ. FT.  
OR 4.03± ACRES

CLAYTON LAND HOLDINGS  
BOOK 1500, PAGE 592, R.O.M.C., TN  
PLAT BOOK 22, PAGE 101, R.O.M.C., TN

R.O.W. DEDICATION  
(FORMERLY AN ACCESS EASEMENT)  
BOOK 1388, PAGE 297, R.O.M.C., TN  
PLAT BOOK 22, PAGE 101, R.O.M.C., TN

FITTS LAND PARTNERS, LP  
TAX MAP 024, PARCEL 018.00  
BOOK 2259, PAGE 869, R.O.M.C., TN

PIONEER REAL ESTATE HOLDINGS II, LLC  
TAX MAP 024, PARCEL 013.03  
BOOK 2950, PAGE 413, R.O.M.C., TN

TEMPORARY CONSTRUCTION  
EASEMENT (NOW TERMINATED)  
BOOK 2427, PAGE 852, R.O.M.C., TN

1166' TO THE INTERSECTING  
CENTER LINES OF BEECHCROFT  
ROAD & CLEBURNE ROAD

DRAINAGE EASEMENT  
BOOK 2427, PAGE 852,  
R.O.M.C., TN

R.O.W. DEDICATION  
TOOT PROJECT # 60PLM-S3-021  
PLAT BOOK 22, PAGE 101, R.O.M.C., TN

**EASEMENTS**

5. Subject to all matters shown on the Plan of record in Plat Book P16, Page 159 and Plat Book P22, Page 101, Register's Office for Maury County, Tennessee.  
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- The total area of the property as determined by the field measurements taken by this surveyor are shown hereon.

**LEGEND**

AREA DRAIN	□	IRON ROD OLD (IR OLD)	○
EXISTING LIGHT POLE	⊕	IRON PIPE OLD (IP OLD)	○
EXISTING MANHOLE	⊙	1/2" REBAR SET (IR NEW)	○
UTILITY POLE	⊕	CAPPED SEXTON RLS#2400	●
FIRE HYDRANT	⊕	FINISHED FLOOR ELEVATION	FFE
VALVE	⊕	BACKFLOW PREVENTER	BFPV
GAS METER	⊕	REGISTER'S OFFICE OF MAURY COUNTY	R.O.M.C., TN
CATCH BASIN	⊕	MAURY COUNTY WOOD FENCE POST	WFP
WATER METER	⊕	AIR CONDITIONING UNIT	AC
CLEAN OUT	⊕	PUBLIC UTILITY & DRAINAGE EASEMENT	P.U.D.E.
HANDICAP PARKING	⊕	MINIMUM BUILDING SETBACK LINE	M.B.S.L.
PULL BOX	⊕	POINT OF BEGINNING	P.O.B.
SIGN	⊕		
GUY WIRE	⊕		
MAG NAIL	⊕		
BOLLARD	⊕		
SUBJECT PROPERTY LINE	---		
RIGHT-OF-WAY/ADJOINER	---		
EXISTING EASEMENT	---		
M.B.S.L. - SETBACK LINE	---		
FENCE LINE	---		
FORCE MAIN SEWER LINE	---		
STORM LINE	---		
WATER LINE	---		
FIBER OPTIC LINE	---		
GAS LINE	---		
OVERHEAD ELECTRIC	---		
TREE LINE	---		

ALTA/NSPS LAND TITLE SURVEY

720 BEECHCROFT ROAD  
MAURY COUNTY  
SPRING HILL, TENNESSEE 37174

DATE: 08/01/2024

**REVISIONS**

DATE	COMMENT
08/07/24	Added trees, water line size, & force main size.



FINAL SURVEY

DRAWN BY: LMW

PROJECT #:  
24-008

SHEET 2 OF 2