

SOURCE BENCHMARK
"OPUS" - ONLINE POSITIONING
USER SERVICE
NAVD 88 - TRIMBLE R10
SITE BENCHMARK
TOP BOLT OF FIRE HYDRANT
ELEV=988.77

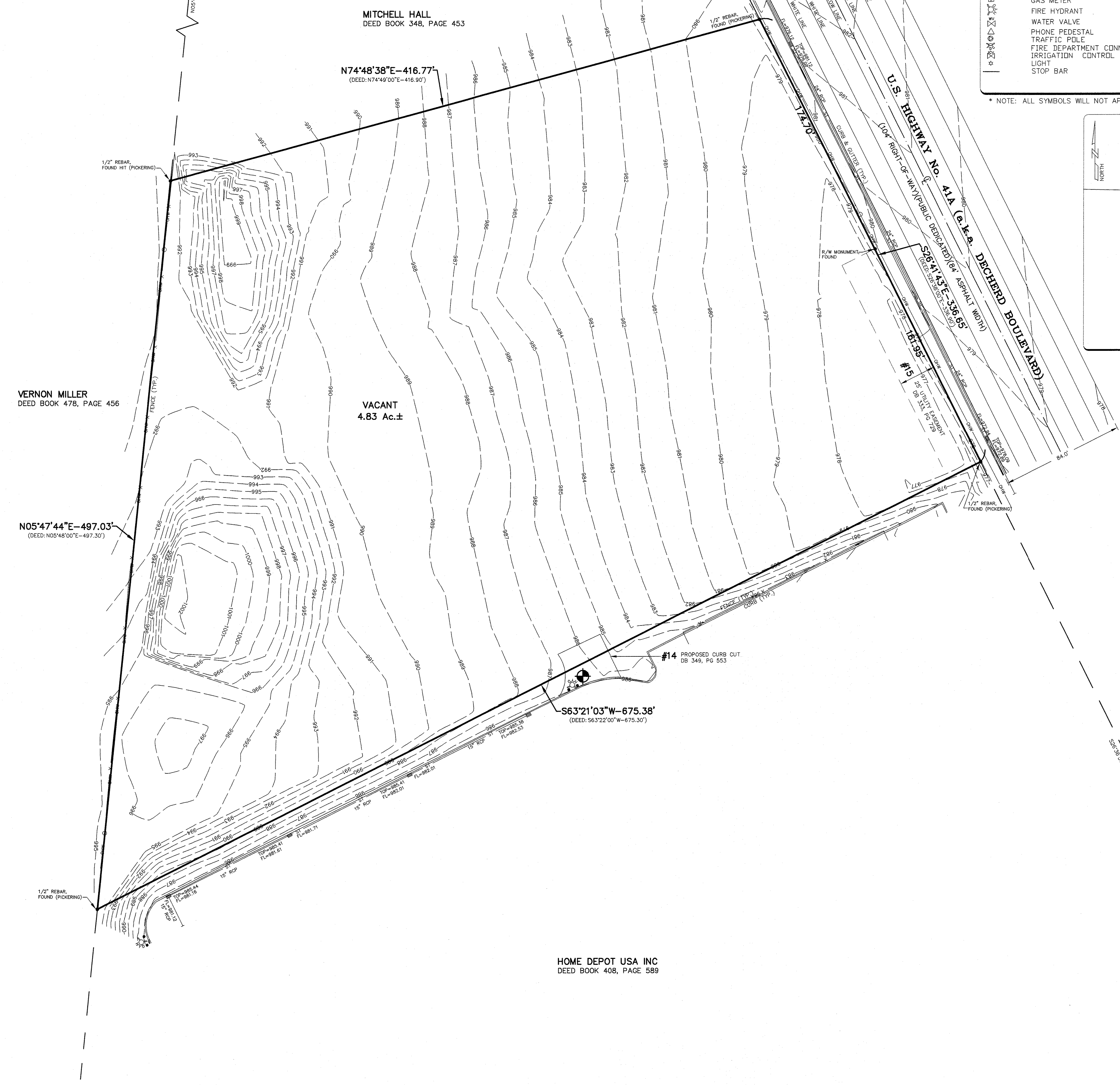
NOTE: CONTOUR INFORMATION
DERIVED FROM RANDOM SHOTS.
CONTOUR INTERVAL ONE (1) FOOT.

LEGEND OF SYMBOLS			
CL/CLR	CENTERLINE ROAD	TB	TOP BANK
TC	TOP CURB	TS	TOE SLOPE
BC	BOTTOM CURB	BD	BOTTOM DITCH
A	ASPHALT	BLD	BUILDING
G	GROUND/SHOT	FFE	FINISH FLOOR ELEVATION
EG/EOP	EDGE GRAVEL	EW	EDGE WATER
EP/EOP	EDGE PAVEMENT	NS	NAIL SET
CC	CORNER (TOP)	OW	OVERHEAD WIRE
TYP	TYPICAL	W	WATER LINE
CO	CLEANOUT	ST	STORM SEWER LINE
SCB	SCB MANHOLE	SS	SANITARY SEWER LINE
SM	SANITARY/STORM MANHOLE	G	GAS LINE
WM	WATER METER	UG	UNDERGROUND ELECTRIC
PP	POWER POLE	CDM	COMMUNICATION
LP	LIGHT POLE	BLD	BUILDING LINE
CP	CATCH BASIN	HDPE	HIGH DENSITY POLYETHYLENE
GV	GAS VALVE	CONC	CONCRETE
GM	GAS METER	EW	EDGE WATER
FH	FIRE HYDRANT	PIV	POST INDICATOR VALVE
WV	WATER VALVE	EB	ELECTRIC BOX
PP	PHONE PEDESTAL	GT	GREASE TRAP
FP	FIRE DEPARTMENT CONNECTION	TRB	TRAFFIC BOX
IR	IRRIGATION CONTROL VALVE	PM	POWER METER
L	LIGHT	SS/ST	UNABLE TO DETERMINE TERMINUS
SB	STOP BAR		

* NOTE: ALL SYMBOLS WILL NOT APPLY TO YOUR SURVEY.



LOCATION MAP
N.T.S.



SURVEYOR'S STATEMENT
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND IN ACCORDANCE WITH RULE 0820-03.11 (GNSS). THIS SURVEY WAS CONDUCTED USING A CARLSON BRX7, MODELS: D213864401159 & D2137624905176, DUAL FREQUENCY, RTK GNSS BASE AND ROVER. THE BOUNDARY SURVEY IS A (CATEGORY IV). THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE DOES NOT EXCEED THE POSITIONAL ACCURACY OF HORIZONTAL 0.035' OR VERTICAL 0.07' TRIMBLE R10 DUAL FREQUENCY RECEIVER ONLINE POSITIONING USER SERVICE "OPUS" DATE OF 11-14-2024.
SCALE COMBINED FACTOR : 1.00000429
NAD 83 (2011), GEOID18, EPOCH 2010
EACH CONTROL POINT OCCUPIED FOR 120 MINUTES.
OVERALL RMS: 0.005 (96%)
THIS PLAT REPRESENTS A TOPOGRAPHICAL SURVEY OF THE PARCEL SHOWN. DECLARATION IS MADE TO THE ORIGINAL OWNER AND OTHER INTERESTED PARTIES AS STATED ON THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ANY LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES /STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. THIS SURVEY MEETS OR EXCEEDS "MINIMUM STANDARDS FOR TOPOGRAPHICAL SURVEYS."

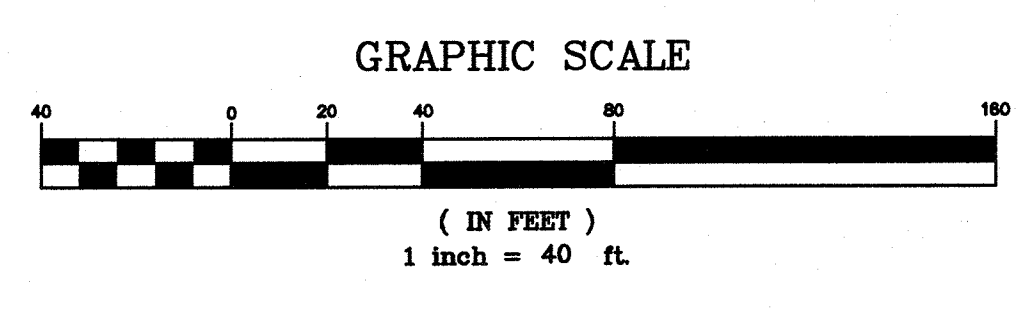
SURVEYOR'S CERTIFICATE

TO: EQUITAS MANAGEMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY; CUMBERLAND TITLE & GUARANTY COMPANY, LLC; FIDELITY 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 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, 8, 9, 13, AND 16-18 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON 11-14-2024
DATE OF PLAT OR MAP: 11-19-2024

SIGNED NAME _____
PRINT NAME DAVID L. HOPKINS, JR.
REGISTRATION NO. 120
DWG. NO.: 2024-301-3

- FIDELITY NATIONAL TITLE INSURANCE COMPANY; FILE No.: 24-2023, DATE: NOVEMBER 6, 2024
SCHEDULE B, PART II - EXCEPTIONS
13. SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS SET OUT IN RESTRICTIVE AND PROTECTIVE COVENANTS OF RECORD IN BOOK D358, PAGE 392, IN THE REGISTER'S OFFICE OF FRANKLIN COUNTY, TENNESSEE. "NOT A SURVEY MATTER."
 14. SUBJECT TO TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS SET OUT IN RESTRICTIVE AND EASEMENT AGREEMENT OF RECORD IN BOOK D349, PAGE 553, IN THE REGISTER'S OFFICE OF FRANKLIN COUNTY, TENNESSEE. "AS SHOWN"
 15. SUBJECT TO EASEMENT GRANTED TO WINCHESTER UTILITIES OF RECORD IN BOOK D333, PAGE 729, IN THE REGISTER'S OFFICE OF FRANKLIN COUNTY, TENNESSEE. "AS SHOWN"
- NOTES:
1. ALL UTILITIES SHOWN ARE FROM ABOVE GROUND STRUCTURES ONLY. NO EXCAVATION WAS DONE. PLEASE CONTACT LOCAL UTILITY COMPANIES FOR MORE ACCURATE DATA.
 2. NO ZONING INFORMATION PROVIDED TO SURVEYOR.
 3. FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE No.: 24-2023; DATE: NOVEMBER 6, 2024.
 4. TOTAL PARKING: REGULAR: 0, HANDICAPPED: 0
 5. BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL No. 47051C0151E, DATED 08/04/2008.
 6. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 7. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 8. NO OBSERVED MARKERS FOR DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
 9. SUBJECT PROPERTY HAS ACCESS TO U.S. HIGHWAY No. 41A (a.k.a. DECHERD BOULEVARD).
 10. ALL CORNERS ARE 1/2" REBAR W/CAP AND/OR MAG NAILS W/WASHER UNLESS NOTED OTHERWISE.
 11. ALWAYS CONSULT WITH BUILDING AUTHORITIES/ZONING OFFICIALS PRIOR TO CONSTRUCTION. SETBACKS ARE SUBJECT TO CHANGE.

DESCRIPTION FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY; FILE No.: 24-2023, DATE: NOVEMBER 6, 2024
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRANKLIN, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:
LAND IN FRANKLIN COUNTY, TENNESSEE BEING DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN IN THE SOUTHWEST MARGIN OF US HIGHWAY 41A, SAID POINT OF BEGINNING LYING AT THE SOUTHEAST CORNER OF THE HALL AND STEVENS PROPERTY (DEED BOOK 348, PAGE 453, ROFCOT); THENCE ALONG THE SOUTHWEST MARGIN OF US HIGHWAY 41A SOUTH 26 DEGREES 38 MINUTES EAST 336.9 FEET TO AN IRON PIN; THENCE ALONG A DIVIDING LINE AND REMAINING LANDS OF WARREN ET AL SOUTH 63 DEGREES 22 MINUTES WEST 675.3 FEET TO AN IRON PIN; THENCE ALONG THE EAST LINE OF ABBOTT (DEED BOOK 122, PAGE 95 AND DEED BOOK 93, PAGE 530, ROFCOT) NORTH 05 DEGREES 48 MINUTES EAST 497.3 FEET TO AN IRON PIN; THENCE ALONG THE SOUTH LINE OF HALL AND STEVENS NORTH 74 DEGREES 49 MINUTES EAST 416.9 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.83 ACRES, ACCORDING TO A SURVEY BY THOMAS M. ORE, RLS NO. 1610, JANUARY 4, 2007.
REFERENCE IS MADE FOR PRIOR TITLE TO QUITCLAIM DEED RECORDED IN BOOK D469, PAGE 144, IN THE REGISTER'S OFFICE OF FRANKLIN COUNTY, TENNESSEE.



NOTE: THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER OWNER OR LENDER, ATTORNEY, ENGINEER, ARCHITECT AND MAY NOT BE COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT TO THE SURVEYOR.

EQUITAS MANAGEMENT GROUP LLC

ALTA/NSPS LAND TITLE SURVEY

OF THE PROPERTY DESCRIBED IN DEED BOOK 469, PAGE 144, R.O.F.C., FRANKLIN COUNTY, TENNESSEE



HOPKINS SURVEYING GROUP

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DRAWN BY: HL	SHEET NO: 1 OF 1	DWG. No: 2024-301-3
SCALE: 1"= 40'	DATE: 11-19-2024	REF. DWG:
PROPERTY ADDRESS: DECHERD BOULEVARD		TAX MAP No: 055-024.09