

SURVEYOR'S STATEMENT

TO:
 B.A. PROPERTIES, LLC
 AUTOMOTIVE MANAGEMENT SERVICES, INC.
 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(C), 8, 9, 10(A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 13, 2014.

2. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED IN THE STANDARDS OF PRACTICE, CHAPTER 0820-3 AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

WHITTENBURG LAND SURVEYING, LLC

BY: _____ RLS TENN. NO. _____
 SURVEYOR
 DATE: _____
 DATE OF LAST REVISION: _____

PROPERTY DESCRIPTION

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1ST CIVIL DISTRICT OF PUTNAM COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1
 BEGINNING AT A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE WESTERN RIGHT-OF-WAY OF SOUTH WILLOW AVENUE (80' RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF TRACT 2 (DESCRIBED BELOW), BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1954.86', HAVING AN ARC LENGTH OF 195.40', AND HAVING A CHORD BEARING AND DISTANCE OF S 39°06'23" W, 195.32';

THENCE, LEAVING THE SOUTHERN LINE OF SAID TRACT 2 AND WITH THE WESTERN RIGHT-OF-WAY OF SAID SOUTH WILLOW AVENUE FOR THE FOLLOWING TWO (2) CALLS: 1) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 195.40' TO A 1/2" REBAR (OLD), SAID REBAR BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 3500', HAVING AN ARC LENGTH OF 64.73', AND HAVING A CHORD BEARING AND DISTANCE OF S 65°57'41" W, 61.06'; AND 2) ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 64.73' TO A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE NORTHERN RIGHT-OF-WAY OF HUMBLE DRIVE (40' RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, LEAVING THE WESTERN RIGHT-OF-WAY OF SAID SOUTH WILLOW AVENUE AND WITH THE NORTHERN RIGHT-OF-WAY OF SAID HUMBLE DRIVE, N 80°19'18" W, 427.25' TO A RAILROAD SPIKE (OLD), SAID RAILROAD SPIKE BEING THE SOUTHWEST CORNER OF GARY JONES (RB 357/P-523), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, LEAVING THE NORTHERN RIGHT-OF-WAY OF SAID HUMBLE DRIVE AND WITH THE EASTERN LINE OF SAID JONES, N 09°40'45" E, 206.65' TO A 5/8" REBAR (OLD), SAID REBAR BEING THE SOUTHWEST CORNER OF KEVIN & CANDY MACK (DB-409/P-119), BEING THE SOUTHWEST CORNER OF SAID TRACT 2, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, LEAVING THE EASTERN LINE OF SAID MACK AND WITH THE SOUTHERN LINE OF SAID TRACT 2, S 80°41'34" E, 561.92' TO THE POINT OF BEGINNING, CONTAINING 2.44 ACRES BY SURVEY. ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT PERSONAL SUPERVISION OF TAYLOR L. DILLEHAY, R.L.S. # 2597, WHITTENBURG LAND SURVEYING, LLC, 214 EAST STEVENS STREET, COOKEVILLE, TENNESSEE ON OCTOBER 13, 2014.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO B.A. PROPERTIES, LLC IN RECORD BOOK 665 PAGE 431 OF THE PUTNAM COUNTY REGISTER'S OFFICE, COOKEVILLE, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.

TRACT 2
 BEGINNING AT A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE WESTERN RIGHT-OF-WAY OF SAID SOUTH WILLOW AVENUE, BEING THE NORTHEAST CORNER OF TRACT 1 (DESCRIBED ABOVE), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, LEAVING THE WESTERN RIGHT-OF-WAY OF SAID SOUTH WILLOW AVENUE AND WITH THE NORTHERN LINE OF SAID TRACT 1, N 80°41'34" W, 561.92' TO A 5/8" REBAR (OLD), SAID REBAR BEING THE NORTHWEST CORNER OF SAID TRACT 1, BEING THE SOUTHWEST CORNER OF SAID MACK, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

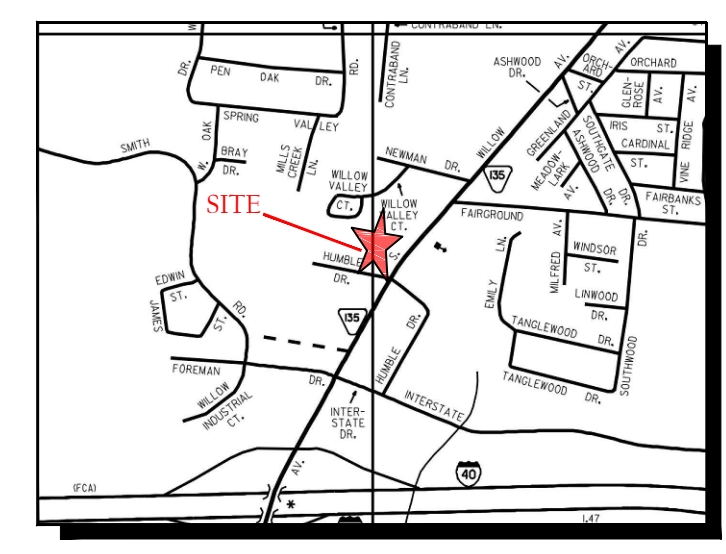
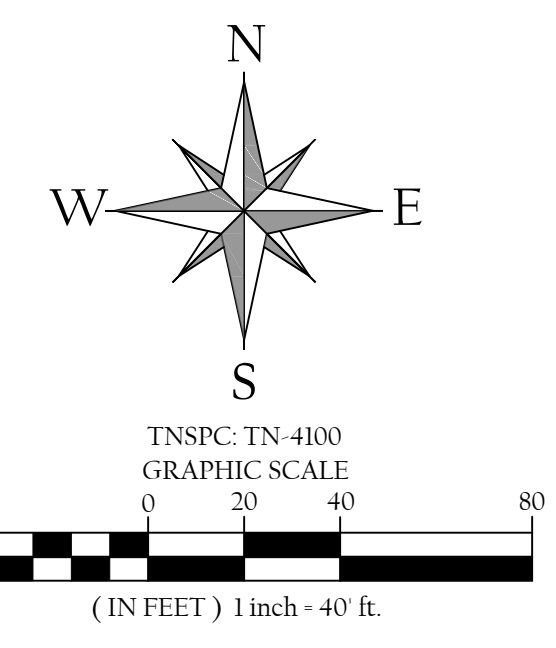
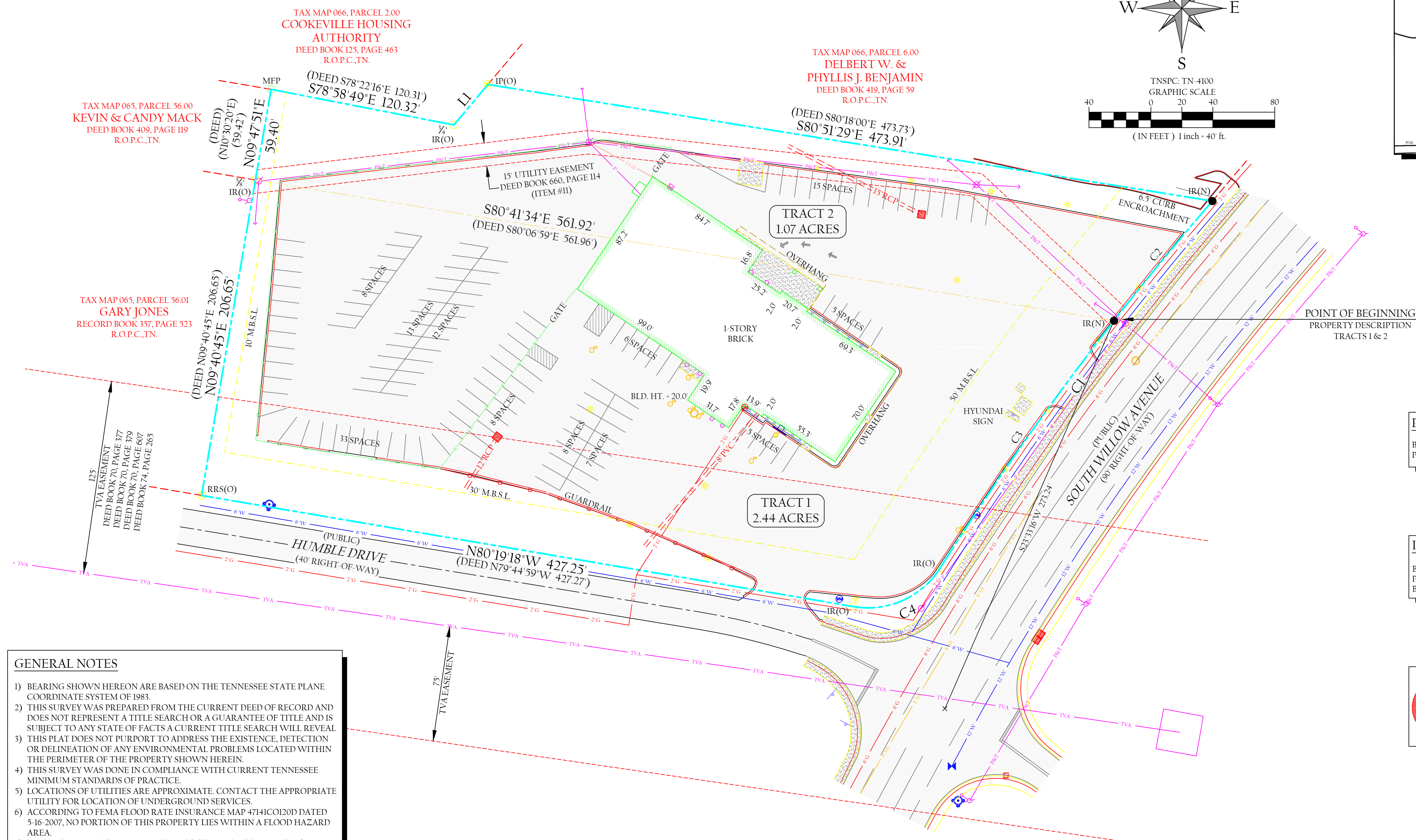
THENCE, LEAVING THE NORTHERN LINE OF SAID TRACT 1 AND WITH THE EASTERN LINE OF SAID MACK, N 09°47'51" E, 59.40' TO A METAL FENCE POST, SAID METAL FENCE POST BEING LOCATED IN THE SOUTHERN LINE OF THE COOKEVILLE HOUSING AUTHORITY (DB 125/P-463), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, LEAVING THE EASTERN LINE OF SAID MACK AND WITH THE SOUTHERN LINE OF SAID COOKEVILLE HOUSING AUTHORITY FOR THE FOLLOWING TWO (2) CALLS: 1) S 78°58'49" E, 120.32' TO A 3/4" REBAR (OLD), AND 2) N 40°01'40" E, 34.15' 1/2" IRON PIPE (OLD), SAID IRON PIPE BEING THE SOUTHWEST CORNER OF DELBERT W. & PHYLLIS J. BENJAMIN (DB 419/P-59).

THENCE, LEAVING THE WESTERN LINE OF SAID COOKEVILLE HOUSING AUTHORITY AND WITH THE SOUTHERN LINE OF SAID BENJAMIN, S 80°51'29" E, 473.91' TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE WESTERN RIGHT-OF-WAY OF SAID SOUTH WILLOW AVENUE, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1954.86', HAVING AN ARC LENGTH OF 195.40', AND HAVING A CHORD BEARING AND DISTANCE OF S 39°06'23" W, 195.32';

THENCE, LEAVING THE SOUTHERN LINE OF SAID BENJAMIN AND WITH THE WESTERN RIGHT-OF-WAY OF SAID SOUTH WILLOW AVENUE, ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 195.40' TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES BY SURVEY. ACTUAL FIELD SURVEY PERFORMED UNDER THE DIRECT PERSONAL SUPERVISION OF TAYLOR L. DILLEHAY, R.L.S. # 2597, WHITTENBURG LAND SURVEYING, LLC, 214 EAST STEVENS STREET, COOKEVILLE, TENNESSEE ON OCTOBER 13, 2014.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO B.A. PROPERTIES, LLC IN RECORD BOOK 665 PAGE 431 OF THE PUTNAM COUNTY REGISTER'S OFFICE, COOKEVILLE, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.



GENERAL NOTES

- BEARING SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983.
- THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4714C0120D DATED 5-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
- THIS PROPERTY IS CURRENTLY ZONE CG (GENERAL COMMERCIAL). MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT - 50'
 REAR - 10'
 SIDE - NONE, 30' ON CORNER LOTS
- THIS PROPERTY HAS ACCESS TO SOUTH WILLOW AVENUE AND HUMBLE DRIVE.
- IT APPEARS THAT A PORTION OF THE SUBJECT PROPERTY IS AFFECTED BY TVA EASEMENTS.
- THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1412609CTN, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2014 AT 8:00 A.M.

SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:

ITEM #11. GRANT OF OVERHEAD TRANSMISSION LINE EASEMENT OF RECORD IN DEED BOOK 655, PAGE 343, AS CORRECTED IN BOOK 660, PAGE 114, REGISTER'S OFFICE FOR PUTNAM COUNTY, TENNESSEE.

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

ITEM #13. TVA EASEMENTS OF RECORD IN DEED BOOK 70, PAGE 377; DEED BOOK 70, PAGE 390; DEED BOOK 70, PAGE 607; AND DEED BOOK 70, PAGE 265, REGISTER'S OFFICE FOR PUTNAM COUNTY, TENNESSEE.

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

ITEM #14. SURVEY PROJECT NUMBER: 14-400 PREPARED BY TAYLOR DILLEHAY, TN RLS #2597 OF WHITTENBURG LAND SURVEYING, LLC AND DATED OCTOBER 15, 2014 LAST REVISED NOVEMBER 13, 2014 INDICATES THE FOLLOWING:
 (A) 6.5' CURB ENCROACHMENT IN NORTHEASTERLY CORNER
 (B) GAS LINE CROSSING IN SOUTHERLY LINE
 (C) MINIMUM BUILDING SETBACK LINE ARE AS FOLLOWS:
 FRONT - 50', REAR - 10' AND SIDE CORNER - 30'

AFFECTS SUBJECT PROPERTY, SHOWN HEREON

LEGEND

- IR(O) 1/2" IRON REBAR (OLD)
- IR(N) 1/2" IRON REBAR (NEW)
- IRP(O) 1/2" IRON PIPE (OLD)
- RRS(O) RAILROAD SPIKE
- MFP METAL FENCE POST
- SMH SEWER MANHOLE
- WM WATER METER
- G GAS METER
- V WATER VALVE
- F FIRE HYDRANT
- T TREE
- L LAMP POLE
- U UTILITY POLE
- TVA TVA LINE
- G GAS LINE
- W WATER LINE
- F FENCE LINE
- T TELEPHONE LINE
- P POWER LINE
- M MINIMUM BUILDING SETBACK LINE
- R REGISTER'S OFFICE PUTNAM COUNTY, TN
- CONCRETE AREA
- ASPHALT SURFACE

LINE TABLE

LINE	BEARING	DISTANCE
LI	N40°01'40"E	34.15'
DEED	N40°43'59"E	34.10'

LOT AREA TABLE

TRACT 1 AREA =	106,107 SQ. FT. OR 2.44 ACRES
TRACT 2 AREA =	46,638 SQ. FT. OR 1.07 ACRES
TOTAL AREA =	152,745 SQ. FT. OR 3.51 ACRES

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1954.86'	295.45'	295.17'	S36°34'22"W	8°39'34"
C2	1954.86'	100.05'	100.04'	S39°26'10"W	2°55'57"
DEED	1954.86'	100.04'	100.03'	S39°58'41"W	
C3	1954.86'	195.40'	195.32'	S35°06'23"W	5°43'37"
DEED	1954.86'	195.34'	195.26'	S35°40'35"W	
C4	55.00'	64.73'	61.06'	S65°57'41"W	67°26'12"
DEED	55.00'	64.73'	61.06'	S66°31'55"W	

PARCEL REFERENCE
 BEING ALL OF PARCEL 5.00 AS SHOWN ON PUTNAM COUNTY TAX MAP 066.

DEED REFERENCE
 BEING THE SAME PROPERTY CONVEYED TO B.A. PROPERTIES, LLC, OF RECORD IN RECORD BOOK 665 PAGE 431, R.O.P.C., TN.

IF YOU DIG IN TENNESSEE... CALL US FIRST!
 1-800-351-1111
 1-615-866-1987
 TENNESSEE ONE CALL
 IT'S THE LAW

ALTA/ACSM LAND TITLE SURVEY
B.A. PROPERTIES, LLC
 931 SOUTH WILLOW AVENUE
 1st CIVIL DISTRICT, PUTNAM COUNTY
 COOKEVILLE, TENNESSEE

SCALE: 1"=40' TAX MAP 066, PARCEL 5.00
 ACREAGE: AS SHOWN OR TLD OR REV
 PROJECT NUMBER: 14-400 DATE: 10-15-2014 SHEET 1 of 1

WHITTENBURG LAND SURVEYING
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