

**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:

BEGINNING AT A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE SOUTHERN RIGHT-OF-WAY OF INTERSTATE DRIVE (80' RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF JOYCE B. WRIGHT (DB 332/P 497), AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHERN RIGHT-OF-WAY OF SAID INTERSTATE DRIVE AND WITH THE WESTERN LINE OF SAID WRIGHT, S 05°22'06" E, 374.92 TO A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE NORTHERN RIGHT-OF-WAY OF SOUTH WALNUT AVENUE (50' RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE WESTERN LINE OF SAID WRIGHT AND WITH THE NORTHERN RIGHT-OF-WAY OF SAID SOUTH WALNUT STREET, N 87°08'42" W, 232.70 TO A 1/2" REBAR (OLD), SAID REBAR BEING THE SOUTHWEST CORNER OF RUBY TUESDAY, INC. (RB 311/P 82), AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE WESTERN LINE OF SAID WRIGHT AND WITH THE NORTHERN RIGHT-OF-WAY OF SAID SOUTH WALNUT STREET, N 04°12'07" W, 261.50 TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING THE SOUTHWEST CORNER OF (N)SITE COOKEVILLE, LLC (RB 434/P 539);

THENCE, LEAVING THE EASTERN LINE OF SAID RUBY TUESDAY, INC. AND WITH THE LAND OF SAID (N)SITE COOKEVILLE, LLC FOR THE FOLLOWING TWO (2) CALLS: 1) N 84°34'59" E, 60.01 TO A SURVEY SPIKE (NEW) SET THIS SURVEY, AND 2) N 04°12'07" W, 80.02 TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE SOUTHERN RIGHT-OF-WAY OF SAID INTERSTATE DRIVE, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EASTERN LINE OF SAID (N)SITE COOKEVILLE, LLC AND WITH THE SOUTHERN RIGHT-OF-WAY OF SAID INTERSTATE DRIVE, N 84°34'59" E, 163.34 TO THE POINT OF BEGINNING, CONTAINING 1.76 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 MAY 6, 2015.

BEING THE SAME PROPERTY AS CONVEYED TO GMRI, INC. IN RECORD BOOK 434 PAGE 539, AND BEING LOT 2E ON THE PLAT ENTITLED "JOYCE WRIGHT DIVISION, PHASE IV" IN PLAT CABINET "E" SLIDE 175A OF THE PUTNAM COUNTY REGISTER'S OFFICE, COOKEVILLE, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.



**LEGEND**

● (R/O)	IRON REBAR (OLD)
○ (R/O)	1/2" IRON REBAR (NEW)
○	BOLLARD
⊙	SEWER MANHOLE
⊙	SEWER CLEAN-OUT
⊙	WATER METER
⊙	GAS METER
⊙	WATER VALVE
⊙	CATCH BASIN
⊙	AREA DRAIN
⊙	FIRE HYDRANT
⊙	LAMP POLE
⊙	UTILITY POLE
— P —	POWER LINE
— F —	FENCE LINE
— T —	TELEPHONE LINE
— W —	WATER LINE
— S —	SEWER LINE
— G —	GAS LINE
— M.B.S.L.	MINIMUM BUILDING SETBACK LINE
— R.O.P.C., TN.	REGISTER'S OFFICE PUTNAM COUNTY, TN.
■	CONCRETE AREA
■	ASPHALT SURFACE

**GENERAL NOTES**

- 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 SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
  - 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 47141C0120D DATED 5-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
  - THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 151344CTN, WITH AN EFFECTIVE DATE OF APRIL 29, 2015 AT 8:00 A.M.
- SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:
- ITEM #9 - SUBJECT TO ALL MATTERS SHOWN ON THE PLANS OF RECORD IN PLAT CABINET B, SLIDE 166, PLAT CABINET C, SLIDE 143, PLAT CABINET D, SLIDE 115A, PLAT CABINET E, SLIDE 548, PLAT CABINET E, SLIDE 129B, PLAT CABINET E, SLIDE 154B, AND PLAT CABINET E, SLIDE 175A, REGISTER OFFICE FOR PUTNAM COUNTY, TENNESSEE.
- AFFECTS SUBJECT PROPERTY, SHOWN HEREON
- ITEM #10 - EASEMENT AGREEMENT OF RECORD IN RECORD BOOK 434, PAGE 542, SAID REGISTER'S OFFICE.
- AFFECTS SUBJECT PROPERTY, SHOWN HEREON

**SURVEYOR'S STATEMENT**

TO:

TERRY ROAD COMMONS, LLC.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
FIRST NATIONAL BANK OF TENNESSEE

THIS IS TO CERTIFY THAT:

- 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(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 13, 14, 16, 17, 18, AND 20(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 6, 2015.
- 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.

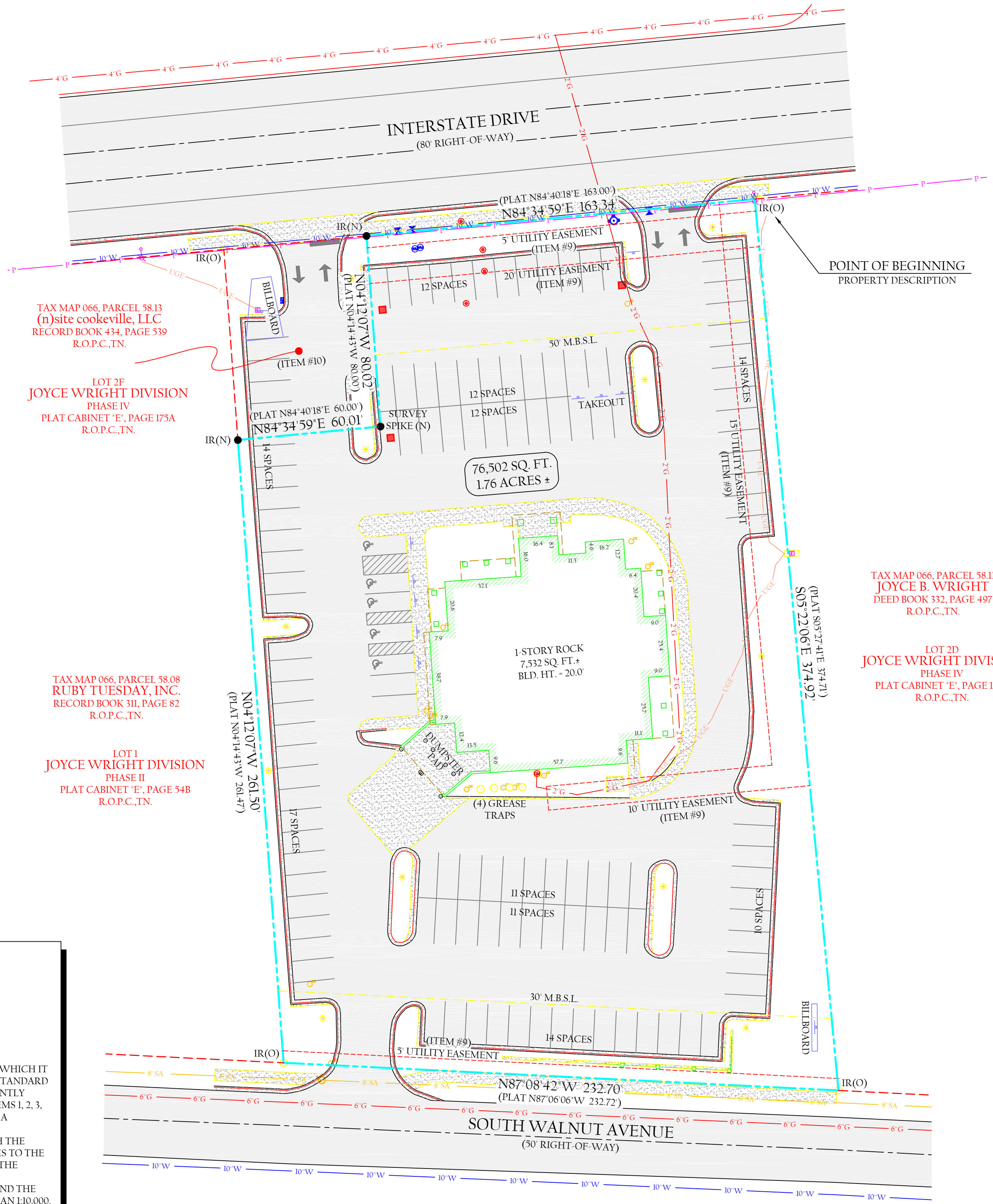
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

WHITTENBURG LAND SURVEYING, LLC.

BY: \_\_\_\_\_ RLS TENN. NO. \_\_\_\_\_  
SURVEYOR

DATE: \_\_\_\_\_

DATE OF LAST REVISION: \_\_\_\_\_



TAX MAP 066, PARCEL 58.13 (n) site cookeville, LLC RECORD BOOK 434, PAGE 539 R.O.P.C., TN.

LOT 2E JOYCE WRIGHT DIVISION PHASE IV PLAT CABINET "E", PAGE 175A R.O.P.C., TN.

TAX MAP 066, PARCEL 58.08 RUBY TUESDAY, INC. RECORD BOOK 311, PAGE 82 R.O.P.C., TN.

LOT 1 JOYCE WRIGHT DIVISION PHASE II PLAT CABINET "E", PAGE 54B R.O.P.C., TN.

TAX MAP 066, PARCEL 58.11 JOYCE B. WRIGHT DEED BOOK 332, PAGE 497 R.O.P.C., TN.

LOT 2D JOYCE WRIGHT DIVISION PHASE IV PLAT CABINET "E", PAGE 129B R.O.P.C., TN.

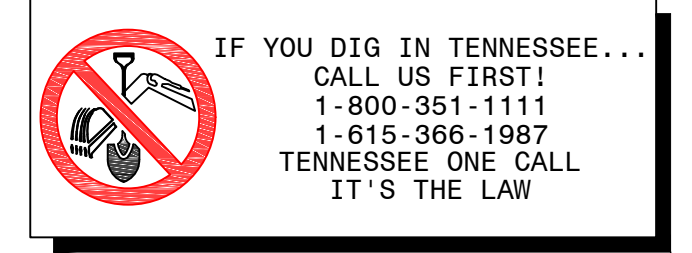
TOTAL AREA = 76,502 SQ.FT. OR 1.76 ACRES±

**PARCEL REFERENCE**  
BEING ALL OF PARCEL 58.12, AS SHOWN ON PUTNAM COUNTY TAX MAP 066.

**DEED REFERENCE**  
BEING THE SAME PROPERTY CONVEYED TO GMRI, INC. OF RECORD IN RECORD BOOK 434, PAGE 539, R.O.P.C., TN.

**PLAT REFERENCE**  
BEING LOT 2E, OF A PLAT ENTITLED "JOYCE WRIGHT DIVISION, PHASE IV", OF RECORD IN PLAT CABINET "E", SLIDE 175A, R.O.P.C., TN.

**ZONED CG**  
GENERAL COMMERCIAL DISTRICT  
SETBACKS:  
FRONT - 50'  
REAR - 30'  
SIDE - NONE  
MAXIMUM LOT COVERAGE: 75%



**ALTA/ACSM LAND TITLE SURVEY**

**GMRI, INC. PROPERTY**

1300 INTERSTATE DRIVE  
1st CIVIL DISTRICT, PUTNAM COUNTY  
COOKEVILLE, TENNESSEE

SCALE: 1"=30'  
ACREAGE: 1.76±  
PROJECT NUMBER: 15-186

TAX MAP 066, PARCEL 58.12  
TLD: GRK  
DATE: 05-11-2015  
SHEET 1 of 1

**WHITTENBURG LAND SURVEYING**

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