

PROPERTY DESCRIPTION

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 3RD CIVIL DISTRICT OF CLAY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF BROWN STREET (34' RIGHT-OF-WAY), BEING THE SOUTHWEST CORNER OF DEBRA DODD ENTERPRISES (DB.81/P.16), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET AND WITH THE SOUTHERN LINE OF SAID DEBRA DODD ENTERPRISES, S 87°25'27" E, 149.93' TO A 1/2" REBAR (OLD), SAID REBAR BEING THE SOUTHWEST CORNER OF AMOS & ESSIE THOMPSON (DB.45/P.546);

THENCE, LEAVING THE EASTERN LINE OF SAID DEBRA DODD ENTERPRISES AND WITH THE SOUTHERN LINE OF SAID THOMPSON, S 87°19'12" E, 54.96' TO A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE NORTHERN LINE OF JAMES ROBERT BURNETT (DB.75/P.413), AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE SOUTHERN LINE OF SAID THOMPSON AND WITH THE WESTERN LINE OF SAID BURNETT, S 02°37'20" W, 100.03' TO A 1/2" REBAR (OLD), SAID REBAR BEING LOCATED IN THE NORTHERN LINE OF BILLY C. PIERCE (DB.94/P.424);

THENCE, LEAVING THE WESTERN LINE OF SAID BURNETTE AND WITH THE NORTHERN AND WESTERN LINE OF SAID PIERCE FOR THE FOLLOWING TWO (2) CALLS: 1) N 87°10'38" W, 54.29' TO A 1/2" REBAR (OLD); AND 2) S 03°12'03" W, 100.17' TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING THE NORTHEAST CORNER OF ANDREW & JOYCE DAVIS (DB.49/P.447), AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE WESTERN LINE OF SAID PIERCE AND WITH THE NORTHERN LINE OF SAID DAVIS, N 87°23'19" W, 150.00' TO A 1/2" REBAR (NEW) SET THIS SURVEY, SAID REBAR BEING LOCATED IN THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE NORTHERN LINE OF SAID DAVIS AND WITH THE EASTERN RIGHT-OF-WAY OF SAID BROWN STREET FOR THE FOLLOWING TWO (2) CALLS: 1) N 02°49'12" E, 127.50' TO A 1/2" REBAR (OLD); AND 2) N 02°36'08" E, 72.47' TO THE POINT OF BEGINNING, CONTAINING 35,517 SQUARE FEET OR 0.82 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 JANUARY 4, 2016.

BEING THE SAME PROPERTY AS CONVEYED TO 3D BOOTHANDLE, LLC IN DEED BOOK 103 PAGE 352, AND BEING THE SAME PROPERTIES CONVEYED TO 3D DEVELOPMENT PARTNERS, LLC IN DEED BOOK 103 PAGE 354, AND BEING LOT 1 ON THE PLAT ENTITLED "FAMILY DOLLAR - CELINA, TN, SUBDIVISION" IN PLAT BOOK P1 PAGE 298 OF THE CLAY COUNTY REGISTER'S OFFICE, CELINA, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.

GENERAL NOTES

- 1) BEARING SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
- 2) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED FROM SURFACE MODELING TECHNIQUES.
- 3) 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.
- 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 5) LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- 6) ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 4707C0092E DATED SEPTEMBER 29, 2010 NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
- 7) ACCORDING TO THE MUNICIPAL ZONING ORDINANCE OF CELINA, TENNESSEE, THIS PROPERTY IS CURRENTLY ZONED C-1 CENTRAL (COMMERCIAL BUSINESS DISTRICT). MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:

MINIMUM BUILDING SETBACKS

FRONT - NONE
 SIDE - NONE
 REAR - NONE
 *ON LOTS ADJACENT TO A RESIDENTIAL DISTRICT, ALL BUILDINGS OR STRUCTURES SHALL BE LOCATED SO AS TO CONFORM WITH THE SIDE AND/OR REAR YARD REQUIREMENTS OF THE ADJACENT RESIDENTIAL DISTRICT.
 *A VARIANCE HAS BEEN GRANTED BY THE CITY OF CELINA BOARD OF ZONING AND APPEALS WAIVING THE REQUIRED REAR SETBACK FOR THE LOT SHOWN HEREON.

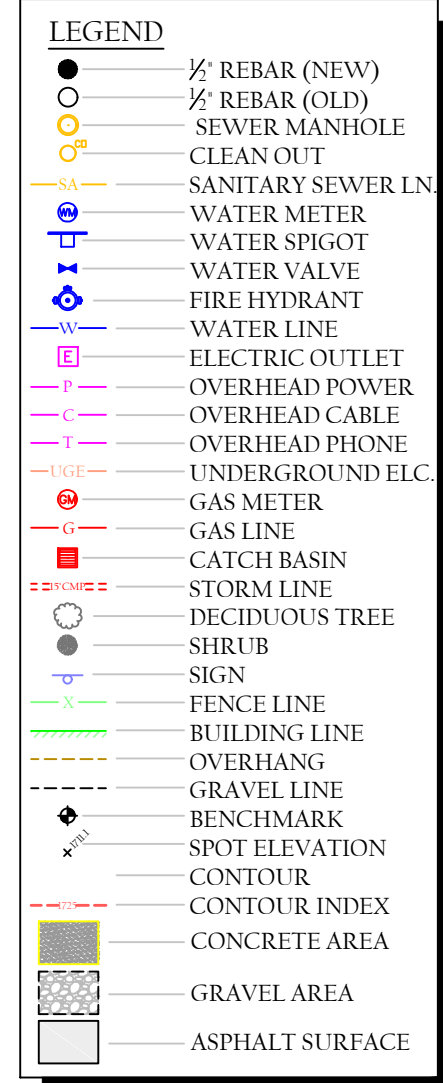
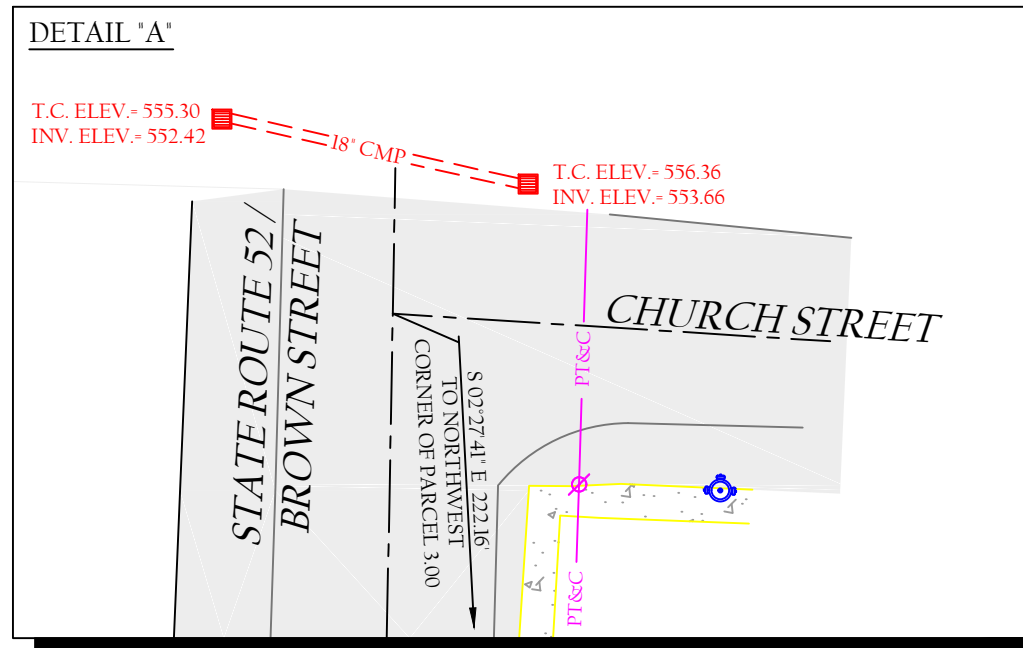
MAXIMUM BUILDING AREA - NONE

MAXIMUM BUILDING HEIGHT
 A BUILDING HEIGHT OF FIFTY (50) FEET OR FOUR (4) STORIES MAY BE PERMITTED IF AUTOMATIC SPRINKLER SYSTEMS AND DRY STAND PIPES WITH EXTERNAL FIRE DEPARTMENT CONNECTIONS ARE PROVIDED. NO OTHER STRUCTURE SHALL EXCEED THIRTY-FIVE (35) FEET OR THREE (3) STORIES IN BUILDING HEIGHT.

PARKING REQUIREMENTS
 ONE (1) SPACE PER TWO HUNDRED AND FIFTY (250) SQUARE FEET OF GROSS FLOOR AREA, ONE (1) SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT, PLUS ONE (1) SPACE PER VEHICLE USED IN THE OPERATION.

- 8) THERE ARE NO ENCROACHMENTS ON SUBJECT PROPERTIES.
- 9) THIS SURVEYOR HAS BEEN PROVIDED WITH A COPY OF FIDELITY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. F317572, WITH AN EFFECTIVE DATE OF DECEMBER 23, 2015 AT 8:00 A.M.

SCHEDULE B - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED NO SURVEY RELATED EXCEPTIONS.



SURVEYOR'S STATEMENT

TO:
 3D BOOTHANDLE, LLC, a Georgia Limited Liability Company
 RENASANT BANK
 FIRST AMERICAN TITLE INSURANCE COMPANY

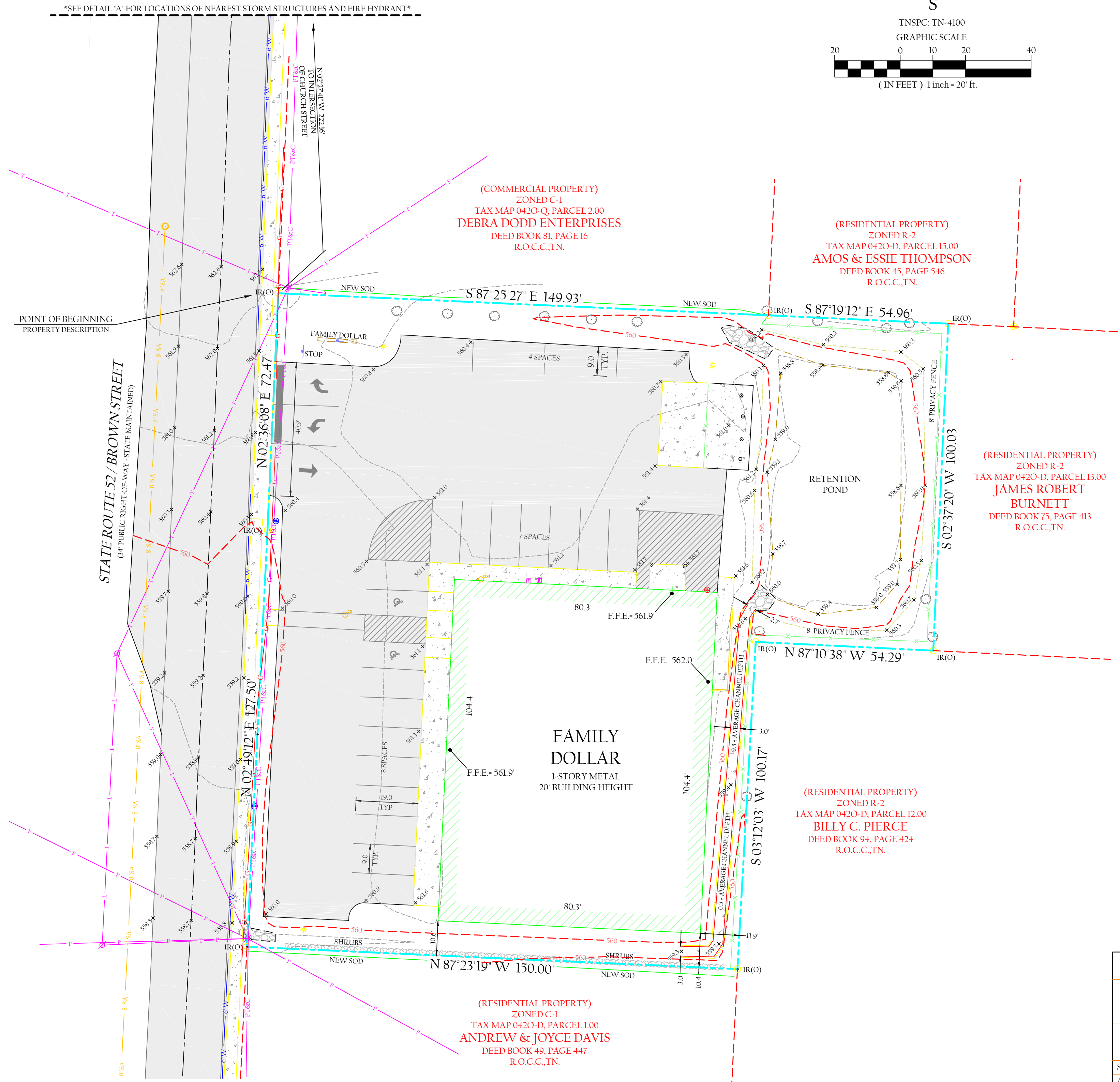
THIS IS TO CERTIFY THAT:

1. 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 1-5, 6(B), 8, 9, 11(B), 13, 14, 16, 19, 20(A), 20(B) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 4, 2016.
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.

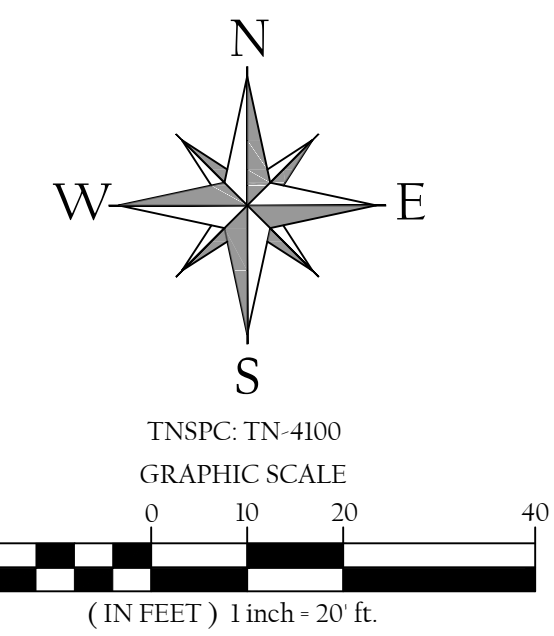
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

WHITTENBURG LAND SURVEYING, LLC.

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



TOTAL AREA = 35,517 SQ. FT. OR 0.82 ACRES±



PARCEL REFERENCE
 BEING ALL OF PARCELS 3.00, 4.00 & 5.00 AS SHOWN ON CLAY COUNTY TAX MAP 0420, GROUP Q.

DEED REFERENCE
 PARCEL 3.00
 BEING THE SAME PROPERTY CONVEYED TO 3D BOOTHANDLE, LLC, OF RECORD IN DEED BOOK 103 PAGE 352, R.O.C.C., TN.
 PARCEL 4.00
 BEING THE SAME PROPERTY CONVEYED TO 3D BOOTHANDLE, LLC, OF RECORD IN DEED BOOK 105 PAGE 154, R.O.C.C., TN.
 PARCEL 5.00
 BEING THE SAME PROPERTY CONVEYED TO 3D BOOTHANDLE, LLC, OF RECORD IN DEED BOOK 105 PAGE 154, R.O.C.C., TN.

PLAT REFERENCE
 BEING ALL OF LOT 1 ON THE PLAT ENTITLED "FAMILY DOLLAR - CELINA, TN, SUBDIVISION" IN PLAT BOOK P1 PAGE 298, R.O.C.C., TN.

ALTA/ACSM LAND TITLE SURVEY

3D BOOTHANDLE, LLC PROPERTIES

417 BROWN STREET
 3rd CIVIL DISTRICT, CLAY COUNTY
 CELINA, TENNESSEE

SCALE: 1"=20'
 TAX MAP 0420-Q, PARCELS 3.00, 4.00 & 5.00

ACREAGE: 0.82±
 PROJECT NUMBER: 15-556
 DATE: 01-08-2016
 SHEET 1 of 1

WHITTENBURG LAND SURVEYING

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