

**PROPERTY DESCRIPTIONS**

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

BEING LOT 1 ON THE PLAT ENTITLED "THE CROSSINGS" OF RECORD IN BOOK PL10, PAGE 401 OF THE CUMBERLAND COUNTY REGISTER'S OFFICE, CROSSVILLE, TENNESSEE, CONTAINING 18,783 SQUARE FEET OR 0.43 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 JULY 5, 2016.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO BARUH INVESTMENT COMPANY IN DEED BOOK 1352 PAGE 6 OF THE CUMBERLAND COUNTY REGISTER'S OFFICE, CROSSVILLE, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.

**LOT 2**  
 BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 1ST CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 2 ON THE PLAT ENTITLED "THE CROSSINGS" OF RECORD IN BOOK PL10, PAGE 401 OF THE CUMBERLAND COUNTY REGISTER'S OFFICE, CROSSVILLE, TENNESSEE, CONTAINING 6.26 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 JULY 5, 2016.

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO BARUH INVESTMENT COMPANY IN DEED BOOK 1352 PAGE 6 OF THE CUMBERLAND COUNTY REGISTER'S OFFICE, CROSSVILLE, TENNESSEE, WHICH IS THE PREVIOUS AND LAST CONVEYANCE.

**GENERAL NOTES**

- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY AND ARE NOT DETECTABLE BY AN INSPECTION OF THE 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 47035C0306D DATED 11-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
- THIS PROPERTY IS CURRENTLY NOT ZONED. MINIMUM BUILDING SETBACKS SHOWN HEREON WERE TAKEN FROM THE PLAT ENTITLED "THE CROSSINGS", OF RECORD IN BOOK PL10, PAGE 401, R.O.C.C., TN, ARE AS FOLLOWS:  
 FRONT - 50'  
 SIDE - 10'  
 REAR - 10'
- THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF OLD REPUBLIC TITLE COMMITMENT NO. 162360, WITH AN EFFECTIVE DATE OF JULY 20, 2016 AT 8:00 A.M.

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

ITEM #8 - SUBJECT TO AN UNRECORDED EASEMENT TO THE CITY OF CROSSVILLE FOR A WATER LINE, AS SET OUT IN DEED TO WOODMERE PROPERTIES IV, INC., DATED MAY 3, 1988, OF RECORD IN DEED BOOK 356, PAGE 91, IN THE CUMBERLAND COUNTY REGISTER'S OFFICE.  
 MAY AFFECT SUBJECT PROPERTY, CANNOT BE PLOTTED

ITEM #9 - COVENANTS AND RESTRICTIONS RECORDED IN DEED BOOK 493, PAGE 121, IN THE OFFICE OF THE CUMBERLAND COUNTY REGISTER'S OFFICE.  
 AFFECTS SUBJECT PROPERTY, CANNOT BE PLOTTED

ITEM #10 - COVENANTS AND CONDITIONS CONTAINED IN "ACCESS EASEMENT" DATED AUGUST 24, 1995, OF RECORD IN DEED BOOK 493, PAGE 183, IN THE OFFICE OF THE CUMBERLAND COUNTY REGISTER'S OFFICE.  
 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON

ITEM #11 - RECIPROCAL EASEMENT AGREEMENT DECLARED BY COMMONWEALTH CROSSVILLE PARTNERS DATED AUGUST 24, 2000, AND RECORDED IN BOOK 1060, PAGE 575, IN THE OFFICE OF THE CUMBERLAND COUNTY REGISTER'S OFFICE.  
 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON

ITEM #17 - SUBJECT TO AN UNRECORDED EASEMENT FOR NATURAL GAS PIPELINE TO MIDDLE TENNESSEE NATURAL GAS UTILITY DISTRICT AND TO AN UNRECORDED EASEMENT TO THE CITY OF CROSSVILLE FOR A WATER LINE, AS SET OUT ON DEED TO WOODMERE PROPERTIES IV, INC., DATED MAY 3, 1988, OF RECORD IN DEED BOOK 356, PAGE 91, IN THE OFFICE OF THE CUMBERLAND COUNTY REGISTER'S OFFICE.  
 MAY AFFECT SUBJECT PROPERTY, CANNOT BE PLOTTED

ITEM #18 - SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF RECORD IN BOOK PL10, PAGE 401 IN THE OFFICE OF THE CUMBERLAND COUNTY REGISTER'S OFFICE.  
 AFFECTS SUBJECT PROPERTY AS SHOWN HEREON



**PARCEL REFERENCE**

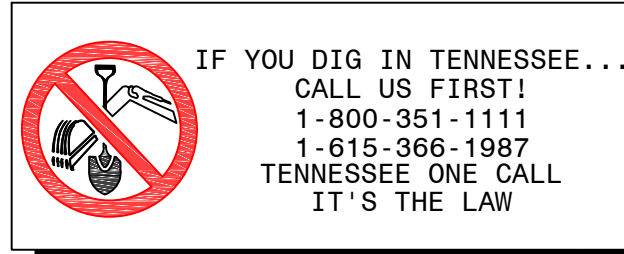
BEING ALL OF PARCELS 50.01 & 50.18, AS SHOWN ON CUMBERLAND COUNTY TAX MAP 087.

**DEED REFERENCE**

BEING THE SAME PROPERTIES CONVEYED TO BARUH INVESTMENT COMPANY, OF RECORD IN DEED BOOK 1352, PAGE 6, R.O.C.C., TN.

**PLAT REFERENCE**

BEING LOTS 1 & 2, OF A PLAT ENTITLED "THE CROSSINGS", OF RECORD IN BOOK PL10, PAGE 401, R.O.C.C., TN.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 37° 23' 27" E	11.92
DEED	S 37° 36' 41" E	11.92
L2	N 02° 23' 20" W	9.56
DEED	N 03° 10' 27" W	9.47

**SURVEYOR'S STATEMENT**

TO:  
 BARUH INVESTMENT COMPANY  
 BANK OF TENNESSEE  
 OLD REPUBLIC TITLE

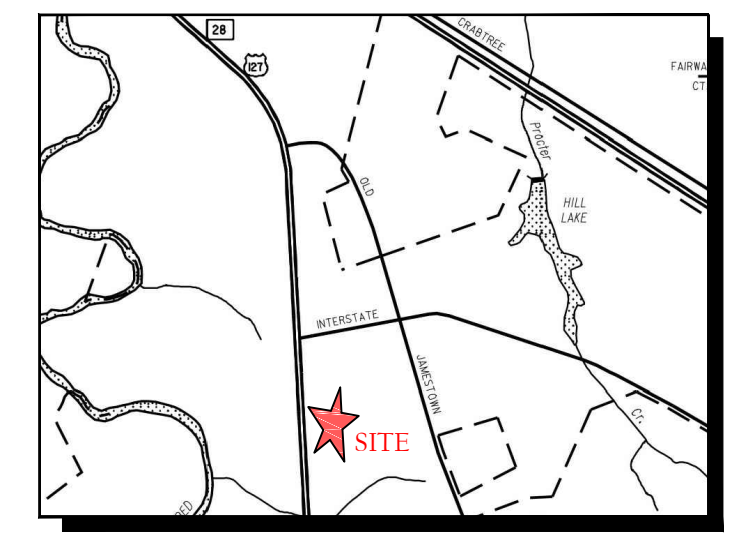
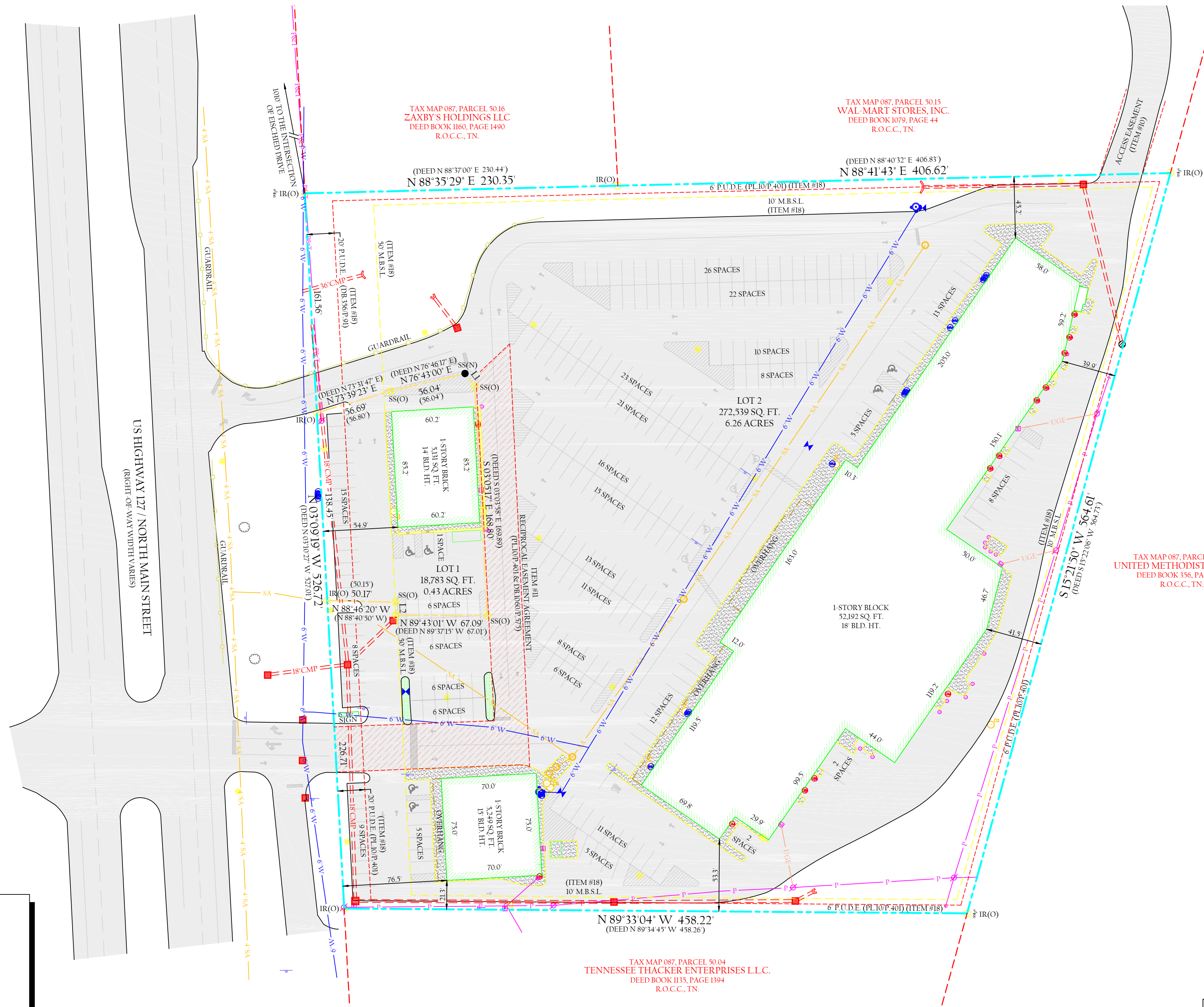
THIS IS TO CERTIFY THAT:

- THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11, 13, 14, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 6, 2016.
- 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.

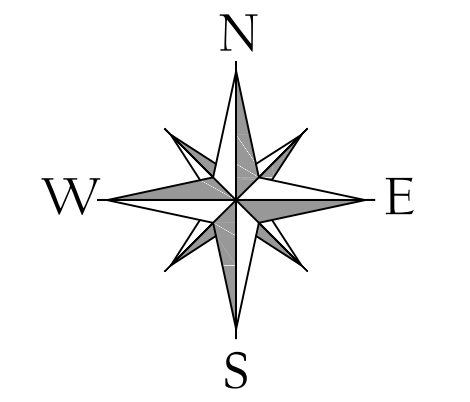
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

WHITTENBURG LAND SURVEYING, LLC

BY: \_\_\_\_\_ RLS TENN. NO. \_\_\_\_\_  
 SURVEYOR  
 DATE: \_\_\_\_\_  
 DATE OF LAST REVISION: \_\_\_\_\_



VICINITY MAP (NOT TO SCALE)



TSNSP: TN-4100  
 GRAPHIC SCALE  
 0 25 50 100  
 (IN FEET) 1 inch = 50 ft.

**LEGEND**

- IR(O) IRON REBAR (OLD)
- SS(O) SURVEY SPIKE (OLD)
- IR(N) 1/2" IRON REBAR (NEW)
- SS(N) SURVEY SPIKE (NEW)
- SM(S) SEWER MANHOLE
- WM(S) WATER METER
- GM(S) GAS METER
- WV(S) WATER VALVE
- FH(S) FIRE HYDRANT
- T(S) TREE
- LP(S) LAMP POLE
- UP(S) UTILITY POLE
- PL(S) POWER LINE
- FL(S) FENCE LINE
- TL(S) TELEPHONE LINE
- WL(S) WATER LINE
- SL(S) SEWER LINE
- GL(S) GAS LINE
- UGL(S) UNDERGROUND ELECTRIC LN
- CMP(S) CORRUGATED METAL PIPE
- MBSL(S) MINIMUM BUILDING SETBACK LINE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.C.C., TN. REGISTER'S OFFICE CUMBERLAND COUNTY, TN.
- CONCRETE AREA
- ASPHALT SURFACE
- RECIPROCAL EASEMENT
- CROSS HATCHING (PAINTED PARKING LINES)

LOT 1 AREA = 18,783 SQ. FT. OR 0.43 ACRES+  
 LOT 2 AREA = 272,539 SQ. FT. OR 6.26 ACRES+  
 TOTAL AREA = 291,322 SQ.FT. OR 6.69 ACRES

**ALTA/NSPS LAND TITLE SURVEY**  
**BARUH INVESTMENT CO. PROPERTY**

NORTH MAIN STREET  
 1st CIVIL DISTRICT, CUMBERLAND COUNTY  
 CROSSVILLE, TENNESSEE

SCALE: 1"=50'  
 ACREAGE: 6.69+  
 PROJECT NUMBER: 16-248  
 DATE: 07-22-2016  
 SHEET 1 of 1

TAX MAP 087, PARCELS 50.01 & 50.18  
 PR TLD GK RV

**WHITTENBURG LAND SURVEYING**

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