

**GENERAL NOTES**

- 1) 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
- 2) THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- 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 47141C0140D DATED 5-16-2007, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.
- 7) PARKING SPACES WITHIN THE SURVEYED BOUNDARY:  
15 REGULAR SPACES + 2 HANDICAP SPACES = 17 TOTAL SPACES  
PARKING SPACES AVAILABLE PER ITEM #13 BELOW:  
67 REGULAR SPACES + 4 HANDICAP SPACES = 71 TOTAL SPACES
- 8) THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 16-0878, WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2016 AT 8:00 A.M.

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

ITEM #10 - RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF DOLLAR TREE SITE, AS RECORDED IN PLAT BOOK G, PAGE 191A, IN THE REGISTER'S OFFICE OF PUTNAM COUNTY, TENNESSEE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).  
*AFFECTS SUBJECT PROPERTY, SHOWN HEREON*

ITEM #11 - EASEMENT RECORDED IN RECORD BOOK 870, PAGE 580, IN THE REGISTER'S OFFICE OF PUTNAM COUNTY, TENNESSEE.  
*AFFECTS SUBJECT PROPERTY, CANNOT BE PLOTTED*

ITEM #13 - RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN RECORD BOOK 850, PAGE 647, IN THE REGISTER'S OFFICE OF PUTNAM COUNTY, TENNESSEE.  
*AFFECTS SUBJECT PROPERTY, SHOWN HEREON*

**RECORD PROPERTY DESCRIPTION**

LOT 2, AS DEPICTED ON THE PLAT OF RECORD IN BOOK G, PAGE 191A, IN THE REGISTER'S OFFICE FOR PUTNAM COUNTY, TN.  
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO M & S ALGOOD, LLC BY DEED OF RECORD IN BOOK 850, PAGE 643 IN SAID REGISTER'S OFFICE.

**SURVEYOR'S STATEMENT**

TO:

981 HIGH HOUSE LLC  
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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 7(A), 8, 9, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 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 I 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 110,000.

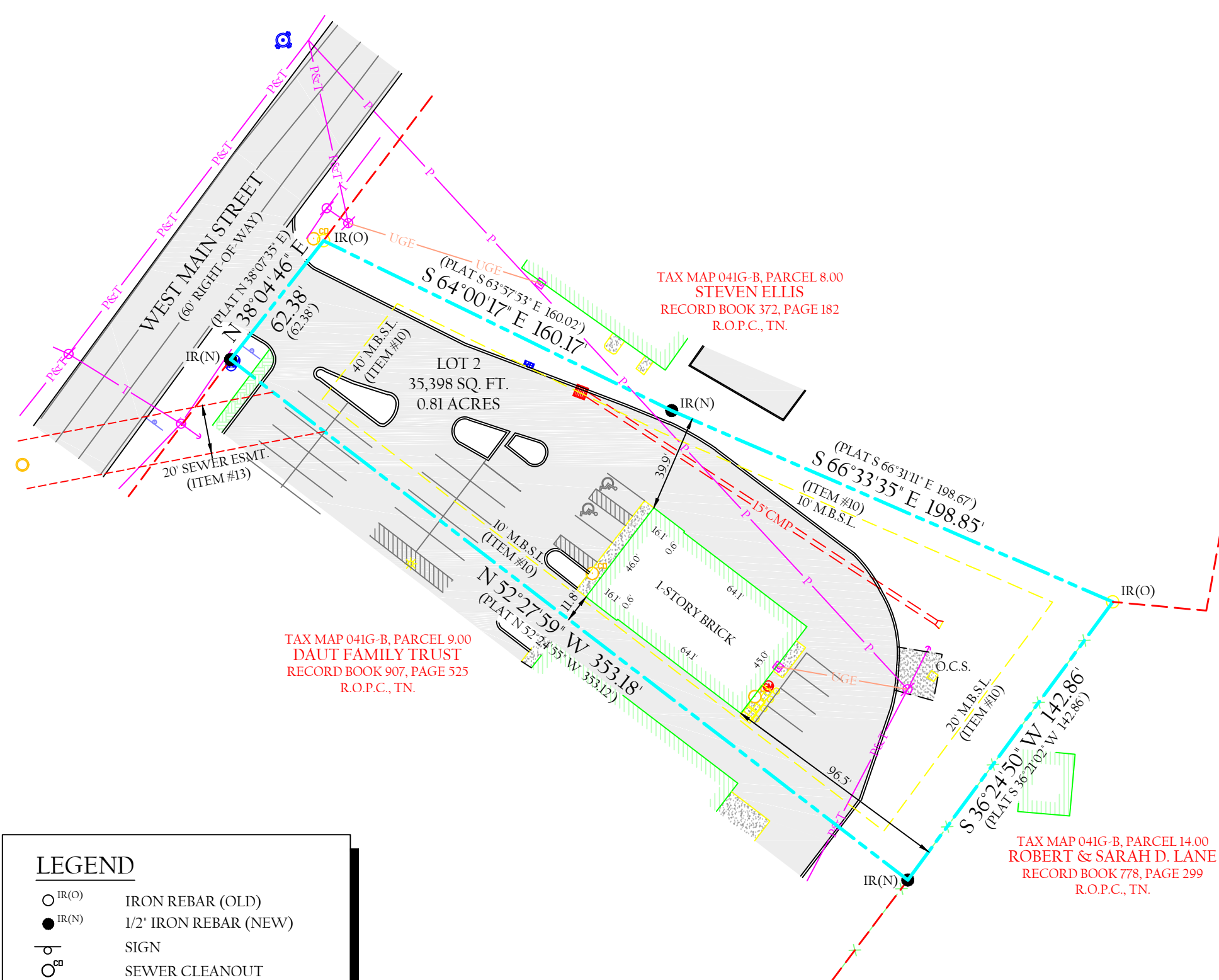
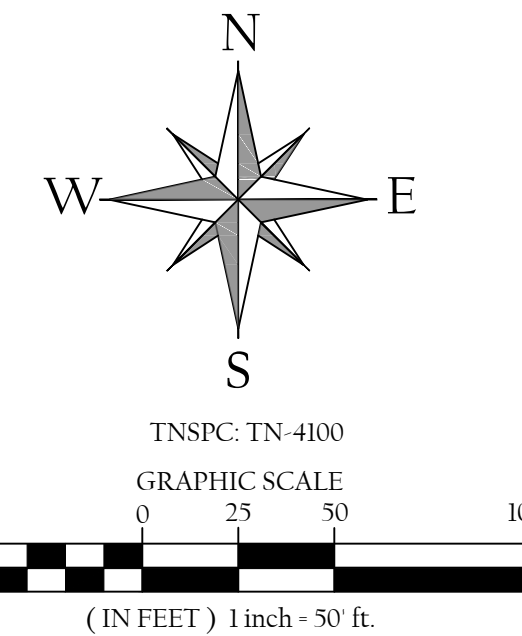
THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THIS CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

WHITTENBURG LAND SURVEYING, LLC.

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

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

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

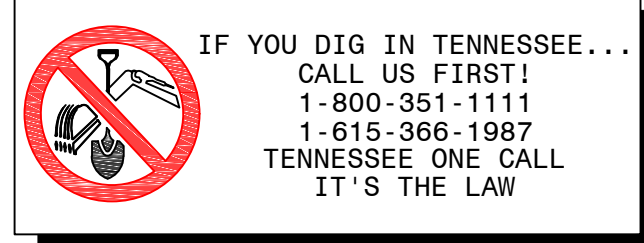


**PARCEL REFERENCE**  
BEING ALL OF PARCEL 9.01, AS SHOWN ON PUTNAM COUNTY TAX MAP 041G, GROUP B.

**DEED REFERENCE**  
BEING THE SAME PROPERTY CONVEYED TO FB TWO PARTNERS, OF RECORD IN RECORD BOOK 850, PAGE 665, R.O.P.C., TN.

**PLAT REFERENCE**  
BEING LOT 2, OF A PLAT ENTITLED 'DOLLAR TREE SITE', OF RECORD IN PLAT CABINET 'G', SLIDE 191A, R.O.P.C., TN.

**ZONED C-A**  
GENERAL COMMERCIAL DISTRICT  
MINIMUM BUILDING SETBACKS  
FRONT - 40'  
REAR - 20'  
SIDE - 10'



**LEGEND**

○ IR(O)	IRON REBAR (OLD)
● IR(N)	1/2" IRON REBAR (NEW)
⊥	SIGN
⊕	SEWER CLEANOUT
⊙	SEWER MANHOLE
⊗	WATER METER
⊖	GAS METER
⊕	WATER VALVE
⊗	FIRE HYDRANT
⊖	LAMP POLE
⊕	UTILITY POLE
—P—	POWER LINE
—X—	FENCE LINE
—T—	TELEPHONE LINE
—W—	WATER LINE
—SA—	SEWER LINE
—UGE—	GAS LINE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
R.O.P.C., TN.	REGISTER'S OFFICE PUTNAM COUNTY, TN.
[Pattern]	LANDSCAPE AREA
[Pattern]	CONCRETE AREA
[Pattern]	ASPHALT SURFACE

**TOTAL AREA = 35,398 SQ.FT. OR 0.81 ACRES±**

**ALTA/NSPS LAND TITLE SURVEY**  
**FB TWO PARTNERS PROPERTY**  
554 WEST MAIN STREET  
19th CIVIL DISTRICT, PUTNAM COUNTY  
ALGOOD, TENNESSEE

SCALE: 1"=50'	TAX MAP 041G-B, PARCEL 9.01
ACREAGE: 0.81±	DR TLD CLK REV
PROJECT NUMBER: 16-390	DATE: 09-30-2016 SHEET 1 of 1

**WHITTENBURG LAND SURVEYING**  
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Ph2: 931.526.9000  
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