

UNDERGROUND UTILITIES NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND VISIBLE STRUCTURES, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATION SHOWN, AND THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR INDIVIDUAL DIGGING AND/OR RELYING UPON THE LOCATIONS OF UNDERGROUND/ABOVE GROUND UTILITIES SHOWN ON THIS SURVEY, TO FIELD VERIFY THE LOCATIONS OF ALL UTILITIES SHOWN HEREON WITH THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. IN THE STATE OF TENNESSEE, STATE LAW REQUIRES ANYONE ABOUT TO ENGAGE IN EITHER DIGGING, EXCAVATION, MOVING OF EARTH, DEMOLITION OR ANY TYPE OF ACTIVITY THAT DISTURBS THE EARTH AND THEREFORE POSSIBLY INVOLVING A DANGER TO DAMAGING UNDERGROUND UTILITY LINES, TO NOTIFY TENNESSEE 811, OF THEIR INTENT TO DIG.

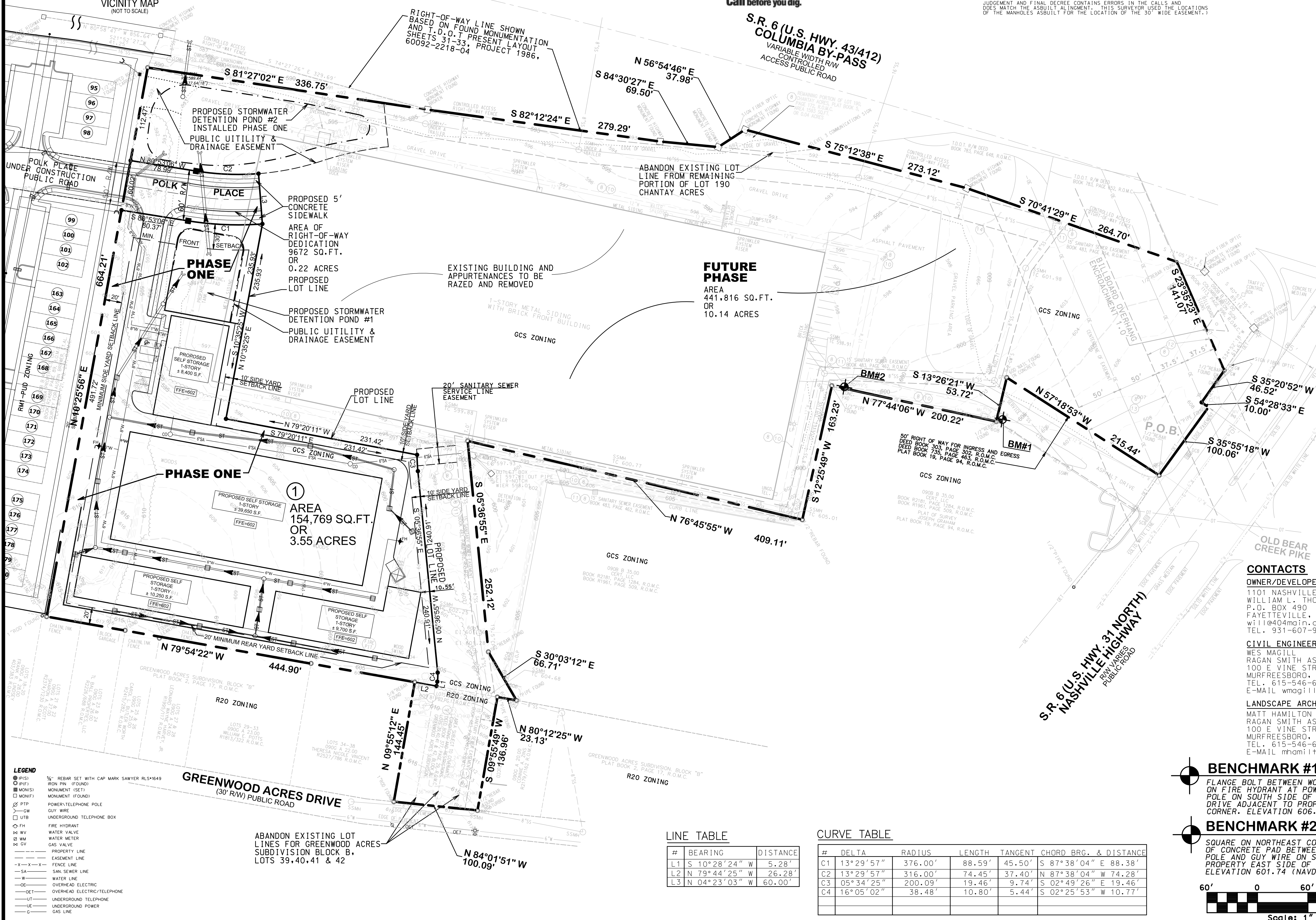
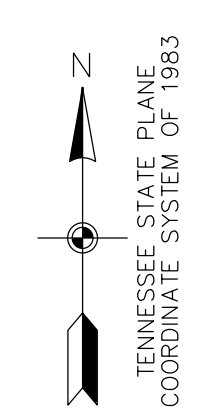


FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE #12809-20, COMMITMENT DATE OF DECEMBER 10, 2020 AT 8:00 WAS FURNISHED TO THIS SURVEYOR.

SCHEDULE B - SECTION II EXCEPTIONS
TITLE COMMITMENT #12809-20

SURVEYOR'S COMMENTS SHOWN AS:

- SUBJECT TO ANY AND ALL MATTERS SHOWN BY MAPS OF RECORD IN PLAT BOOK P12, PAGE 301, PLAT BOOK 2, PAGE 17 AND PLAT BOOK 5, PAGE 172, R.O.M.C. (PLOTTED AND SHOWN).
- COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT OF RECORD IN BOOK 377, PAGE 29, R.O.M.C. SAID RESTRICTIONS ONLY AFFECT THAT PORTION OF THE SUBJECT PROPERTY WHICH WAS PREVIOUSLY DESIGNATED AS LOTS 39, 40, 41 & 42 OF BLOCK B, GREENWOOD ACRES SUBDIVISION, AFFECTED AREA OF SUBJECT PROPERTY PLOTTED AND SHOWN.
- EASEMENT IN FAVOR OF CITY OF COLUMBIA FOR PURPOSE OF WATER LINE OF RECORD IN BOOK 463, PAGE 421, R.O.M.C. (PLOTTED AND SHOWN).
- EASEMENTS IN FAVOR OF CITY OF COLUMBIA FOR THE PURPOSE OF SEWER LINES OF RECORD IN BOOK 463, PAGE 454 AND BOOK 483, PAGE 462, R.O.M.C. (PLOTTED AND SHOWN).
- EASEMENT IN FAVOR OF U.S.A. FOR THE PURPOSE OF ELECTRIC TRANSMISSION LINES OF RECORD IN BOOK 201, PAGE 77, R.O.M.C. (PLOTTED AND SHOWN).
- EASEMENT IN FAVOR OF TENNESSEE ELECTRIC POWER CO. FOR THE PURPOSE OF POWER LINES OF RECORD IN BOOK 201, PAGE 415, R.O.M.C. (NOW 174, PLOTTED AND SHOWN).
- SEWER LINE AND CONSTRUCTION EASEMENT TAKEN BY RIGHT OF EMINENT DOMAIN BY THE CITY OF COLUMBIA. SEE ORDER OF POSSESSION ENTERED AUGUST 14, 1991 IN CITY OF COLUMBIA V. PARKS, E.I. & 1747 CIRCUIT COURT OF MAURY COUNTY TN. LINE IS CONSTRUCTED AND IN PLACE PERMANENT EASEMENT SHOWN. IN THE OPINION OF THIS SURVEYOR, THE WRITTEN EASEMENT CENTERLINE DESCRIPTION CONTAINED IN THE CONSENT JUDGMENT AND FINAL DECREE CONTAINS ERRORS IN THE CALLS AND DOES NOT MATCH THE AS-BUILT ALIGNMENT. THIS SURVEYOR USED THE LOCATIONS OF THE MANHOLES AS-BUILT FOR THE LOCATION OF THE 30' WIDE EASEMENT-1.



SURVEYOR'S GENERAL NOTES

- NORTH ARROW AND BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983. TENNESSEE STATE PLANE GRID COORDINATES NAD83(2011) (EPOCH2010), GEOID18 WERE OBSERVED ON ONE BASE POINT AND A 421MUTM POINT ON 11-16-2020 RUNNING A RTK GPS SURVEY WITH A TOPCON HIPERV DUAL FREQUENCY RECEIVER IN MULTIPLE BASELINE MODE FROM THE T.D.O.T. G.N.S.S. REFERENCE NETWORK VIA CELLPHONE DIALUP. A COMBINED SCALE FACTOR OF 1.00008 WAS APPLIED CENTERING ON THE BASE POINT AND HOLDING THE ORIGINAL STATE PLANE GRID COORDINATE OF BASE POINT. ALL EXISTING AND SET PROPERTY CORNERS WERE LOCATED OR SET FROM A CONVENTIONAL TRAVERSE ORIGINATING FROM THE GPS BASE AND 421MUTM PT.
- CONTOUR INTERVAL 1-FOOT AS GENERATED BY DIGITAL TERRAIN MODEL FROM FIELD DATA TAKEN ON A 30 FOOT GRID INTERVAL WITH A TOPCON HIPERV DUAL FREQUENCY GPS RECEIVER ROVER & BASE FROM A FIXED BASE POINT IN OPEN AREAS AND A TOPCON GT-ROBOTIC TOTAL STATION IN WOODED AREAS. GEOID MODEL GEOID18 VERTICAL DATUM NAVD83. POSITIONAL ACCURACY OF GPS VECTORS DOES NOT EXCEED H:0.033' V:0.049'.
- ACCORDING TO RULE 0820-03-06 PARAGRAPH (5) OF THE STANDARDS OF PRACTICE - TENNESSEE LAND SURVEYOR'S LAWS AND REGULATIONS - EFFECTIVE DATE OF MARCH 17, 2011 "ELECTRONIC SURVEY DOCUMENTS SUCH AS CAD FILES, PDF COPIES, AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR ELECTRONICALLY FORWARDED INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT" DOCUMENTS." ORIGINAL STAMPED AND SIGNED DOCUMENT IS ON FILE AT THIS SURVEYOR'S OFFICE AND ADDITIONAL STAMPED AND SIGNED PLOTS MAY BE PROVIDED UPON REQUEST.
- EXISTING SURVEY BASE INFORMATION IS FROM AN ALTA/NSPS LAND TITLE SURVEY DATED 02-09-2001 BY THIS SURVEYOR.
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP 47119C0170E, EFFECTIVE DATE OF APRIL 16, 2007. PROPERTY IS IN A ZONE "X" UNSHADED.

SITE & DEVELOPMENT SPECIFIC NOTES:

- THE PURPOSE OF THIS PRELIMINARY SUBDIVISION PLAT IS TO CREATE ONE BUILDING LOT, EXTEND POLK PLACE ROADWAY/RIGHT OF WAY INTO THE PROPERTY ACROSS THE FRONTAGE OF LOT 1, ABANDON OLD LOT LINES & CREATE NECESSARY EASEMENTS ASSOCIATED WITH UTILITY AND STORM DRAINAGE INFRASTRUCTURE.
- PROPERTY MAP REFERENCE: MAP 090B, GROUP B, PARCEL 033.00
- DEED REFERENCE: NASHVILLE HWY, LLC BOOK R2692, PAGE 32, R.O.M.C.
- TOTAL SITE AREA: 13.92 ACRES

PHASE ONE SITE DATA

PROPOSED USE: SELF STORAGE
ZONING CLASSIFICATION: GCS (GENERAL COMMERCIAL SERVICES)
MINIMUM YARD REQUIREMENTS:
STREET 30'
SIDE 10'
REAR 20'

TOTAL AREA PHASE ONE: 164,441 SQ.FT. OR 3.77 AC.
LOT AREA: 154,769 SQ.FT. OR 3.55 AC.
RW DEDICATION: 9672 SQ.FT. OR 0.22 AC.
TOTAL BUILDING AREA: 68,000 SQ.FT.

LOT COVERAGE (%) PERMITTED: 65%
LOT COVERAGE ACTUAL: 44%
FLOOR AREA RATIO (F.A.R.) PERMITTED: 4.0:1
FLOOR AREA RATIO ACTUAL: 0.44:1

IMPERVIOUS AREA: 2.3 AC.
PERVIOUS AREA: 1.2 AC.

SPECIAL NOTE:

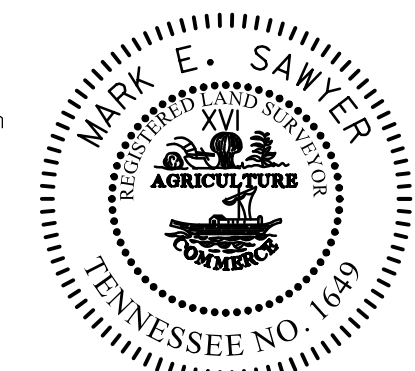
SAWYER LAND SURVEYING, LLC HAS PROVIDED THE GENERAL LAND SURVEYING SERVICES FOR THIS PROJECT INCLUDING THE BOUNDARY LINE AND TOPOGRAPHIC SURVEY AND LOT CALCULATIONS PERTAINING TO THIS PRELIMINARY SUBDIVISION PLAT. ALL ASPECTS OF PROPOSED DEVELOPMENT FEATURES INCLUDING BUILDINGS, PARKING LOTS, PROPOSED GRADES, STORM WATER DRAINAGE PIPING, STORM WATER DETENTION PONDS, UTILITIES, ETC. WERE PROVIDED TO THIS SURVEYOR VIA CADD FILES FOR THE PREPARATION OF THIS PLAT BY RAGAN SMITH ASSOCIATES, INC. PDF FILE OF COMPLETE DEVELOPMENT PLAN SET ENTITLED, 1101 NASHVILLE HIGHWAY, PROJECT NO. 21-0055, DATED 06-08-2022 ALSO PROVIDED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IN MY PROFESSIONAL OPINION BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE, THAT THE SURVEY PERFORMED TO PREPARE THIS PRELIMINARY SUBD. PLAT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:21,192.

MARK E. SAWYER, RLS., TENNESSEE LICENSE 1649.

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SLS FILE 020-018
DATE: 06-18-2022



CONTACTS

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CIVIL ENGINEER
WES MAGILL
RAGAN SMITH ASSOCIATES, INC.
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BENCHMARK #1

FLANGE BOLT BETWEEN WORD MUELLER ON FIRE HYDRANT LIGHT POLE ON SOUTH SIDE OF ENTRANCE DRIVE ADJACENT TO PROPERTY CORNER. ELEVATION 606.85 (NAVD88)

BENCHMARK #2

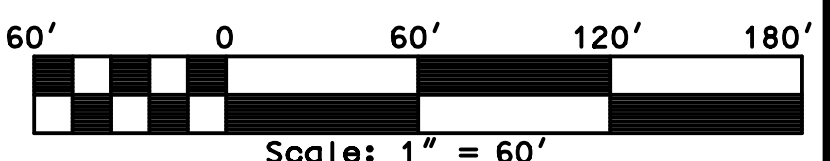
SQUARE ON NORTHEAST CORNER OF CONCRETE PAD BETWEEN POWER POLE AND GUY WIRE ON SOUTH PROPERTY EAST SIDE OF BUILDING. ELEVATION 601.74 (NAVD88)

LINE TABLE

#	BEARING	DISTANCE
L1	S 10°28'24" W	5.28'
L2	N 79°44'25" W	26.28'
L3	N 04°23'03" W	60.00'

CURVE TABLE

#	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG. & DISTANCE
C1	13°29'57"	376.00'	88.59'	45.50'	S 87°38'04" E	88.38'
C2	13°29'57"	316.00'	74.45'	37.40'	N 87°38'04" W	74.28'
C3	05°34'25"	200.09'	19.46'	9.74'	S 02°49'26" E	19.46'
C4	16°05'02"	38.48'	10.80'	5.44'	S 02°25'53" W	10.77'



PRELIMINARY SUBDIVISION PLAT

PHASE 1 1101 NASHVILLE HWY

1101 NASHVILLE HIGHWAY
AT COLUMBIA BY-PASS
CITY OF COLUMBIA
NINTH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE