

**GENERAL NOTES:**

- Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983.
- By scaled map location and graphic plotting only, this property lies within Flood Zones "X", as designated on current Federal Emergency Management Agency Map No. 47119C0195E with an effective date of 04/16/2007, which makes up a part of the National Flood Insurance Administration Report, Community No. 470123, Panel No. 0195 Suffix E, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
- A current title report has not been furnished therefore this survey is subject to the findings of an accurate & current title search.
- This map or plat and the survey on which it is based 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 and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
- All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Maury County, Tennessee.

**SITE ADDRESS**

1690, 1694 & 1740 Bear Creek Pike  
Columbia, TN 38401

**DEED REFERENCE**

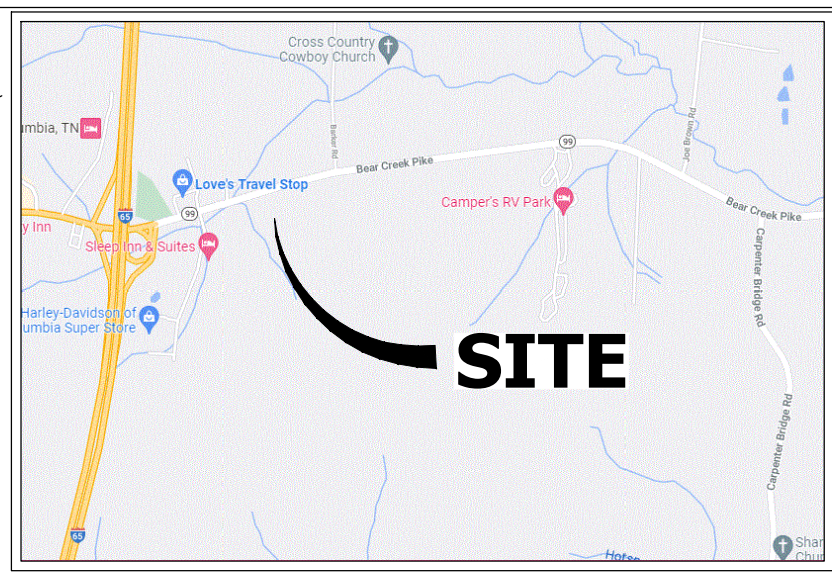
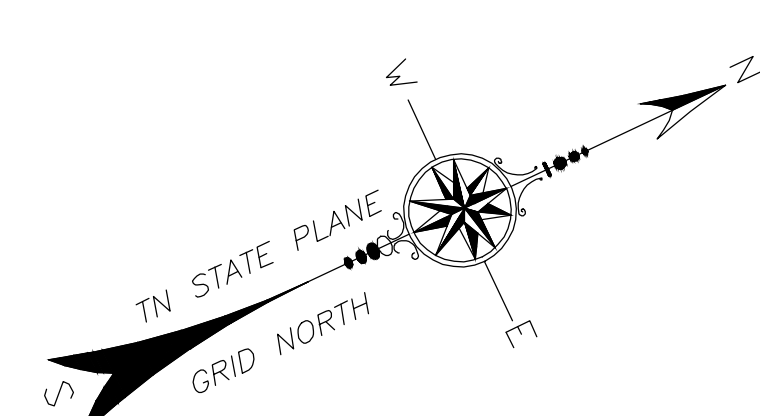
Being the same property conveyed to John Waldrum, as recorded in Sale Books R2745, Page 869; R1775, Page 214 and the property conveyed to Don A Dobbbs, as recorded in Sale Book R2745, Page 865 ; in the Register's Office for Maury County, Tennessee.

**PROPERTY MAP REFERENCE**

Subject Property consists of Tax Parcel's: 072 065.00, 093 003.00 & 093 00.01 as shown on Maury County, Tennessee Property Maps.

**SITE ACREAGE INFORMATION**

Total Acreage = 155.50± Acres  
Total Square Ft. = 6,773,677± Sq.Ft



VICINITY MAP  
NTS

**GPS SURVEY NOTES**

The Grid Coordinates of the Fixed Station(s) shown were obtained utilizing RTK GPS observations on 09/03/2020 and were derived using the TDOT GNSS Reference Network and are referenced to the Tennessee State Plane Coordinate System of 1983, NAD 83 (2011) (Epoch 2010), Geoid 12B.  
Horizontal and Vertical Standard Deviations of the RTK GPS vectors do not exceed:  
H 0.08'; V 0.12' at 1-sigma.

CMI Properties, LLC  
Tax Parcel: 093 002.01  
I-65  
Deed Book R2704, Page 868  
Plat Book 13, Page 247  
R.O.M.C.

CMI Properties, LLC  
Tax Parcel: 072 053.00  
1622 Bear Creek Pike  
Deed Book R2704, Page 868  
Plat Book 18, Page 23  
R.O.M.C.

CMI Properties, LLC  
Tax Parcel: 072 053.00  
1622 Bear Creek Pike  
Deed Book R2704, Page 868  
Plat Book 18, Page 23  
R.O.M.C.

Martin L. Groom  
Tax Parcel: 093 013.04  
1841 Luther Sharp Road  
Deed Book 1336, Page 174  
Plat Book 10, Page 529  
R.O.M.C.

Tim Brinegar  
Tax Parcel: 093 013.00  
1871 Luther Sharp Road  
Deed Book R1835, Page 904  
Plat Book 10, Page 529  
R.O.M.C.

Steven J. Fielder  
Tax Parcel: 093 013.02  
1885 Luther Sharp Road  
Deed Book R1771, Page 545  
Plat Book 10, Page 529  
R.O.M.C.

Warren H Barfield Jr.  
Tax Parcel: 093 004.00  
2180 William Lane  
Deed Book R2212, Page 841  
R.O.M.C.

Gregory Scott Greene  
Tax Parcel: 093 005.00  
2006 Carpenter Bridge Rd  
Deed Book R2444, Page 799  
R.O.M.C.

Eula Brown  
Tax Parcel: 072 054.00  
1768 Bear Creek Pike  
Deed Book 1264, Page 920  
R.O.M.C.

Chrissy Potts  
Tax Parcel: 072 054.02  
1748 Bear Creek Pike  
Deed Book R1912, Page 1430  
R.O.M.C.

Jason D Sloan  
Tax Parcel: 072 054.04  
1746 Bear Creek Pike  
Deed Book 843, Page 417  
R.O.M.C.

**CALL BEFORE YOU DIG - DRILL - BLAST - BORE**  
(800) 351-1111  
TENNESSEE - ONE CALL CENTER

The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

**SURVEYOR'S CERTIFICATION**

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section 05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

G. Scott Carter, TN RLS # 2391

**Boundary Retracement Survey**  
Of The Property Located At  
1690, 1694 & 1740 Bear Creek Pike  
Columbia, Maury County, Tennessee  
Showing Proposed Tracts 1, 2 & 3

**LEGEND**

- Iron Pin (Cap) With Cap Stamped TWM INC.
- Utility Pole
- Gas Valve
- Sanitary Sewer Manhole
- Water Meter
- Water Valve
- Fire Hydrant
- Water Line
- SAN - Sanitary Sewer Line
- OHE - Overhead Utilities
- Existing Fence
- M.B.S.L. - Minimum Building Setback Line
- Conc. - Concrete
- Ret. Wall - Retaining Wall
- Irrigation Control Valve

DATE OF DRAWING: 12-28-21	MANAGER: GSC	CADD: GSC
PROJECT NUMBER: 211205	FIELD BOOK NUMBER:	
LAST FIELD WORK: 12-27-21	CREW CHIEF(S): GSC	
REV. DRAWING:	SCALE: 1" = 150'	SHEET 1 OF 1