

LEGEND

- FOUND PIN OR PIPE IP(O)
- SET IRON PIN IP(N)
- FOUND MONUMENT MON(O)
- SET MONUMENT MON(N)
- ELECTRIC JUNCTION BOX
- ⊠ CABLE PEDESTAL
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- GUY WIRE
- ⊙ BENCHMARK
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ FLOWERING TREE
- SHRUB / BUSH
- ⊙ TELEPHONE MANHOLE
- ⊙ PHONE PEDESTAL
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ STORM SEWER MANHOLE
- ⊙ CATCH BASIN OR CURB INLET
- ⊙ SANITARY SEWER MANHOLE
- X—X— FENCE
- V—V— GUARDRAIL
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ POST INDICATOR VALVE
- ⊙ MONITORING WELL
- ⊙ TP GEOTECHNICAL TEST PIT

SURVEYOR'S NOTES:

- The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.
- Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers, facilities, wells, wetlands, sinkholes, unmarked grave sites, or debris that may affect the use or development of this tract.
- This drawing was prepared in accordance with my field survey notes. It shows improvements as they exist to the best of my knowledge, but is not guaranteed to be correct in each and every detail.
- This site contains 20 regular parking spaces and 1 accessible space.
- This property has direct access to River Rock Road.
- No party walls are located on the property.
- No evidence of earth moving work was observed on date of survey.
- No changes of street right-of-way lines were observed on date of survey.
- No delineation of wetlands were observed on date of survey.
- No reciprocal easement agreements were observed on date of survey.
- No recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

FLOOD NOTE

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map Community Panel No. 47149C0255H which bears an effective date of January 5, 2007. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

DEED REFERENCE

Being the property recorded as Record Book 1720, Page 1837 as recorded in the Register's Office, Rutherford County, Tennessee.

PLAT REFERENCE

Being Lot 1 in Plat Cabinet 8, Page 34 as recorded in the Register's Office, Rutherford County, Tennessee.

PROPERTY MAP REFERENCE

This property currently identified as Parcel 78.01 on Tax Map No. 092.

UTILITY NOTES AND OWNERS

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WATER AND SEWER
MURFREESBORO UTILITY DISTRICT
300 NW BROAD STREET
MURFREESBORO, TN 37130
(615) 890-0862

GAS
ATMOS ENERGY
810 CRESCENT CENTRE DRIVE #60
FRANKLIN, TN 37067
(615) 771-8300

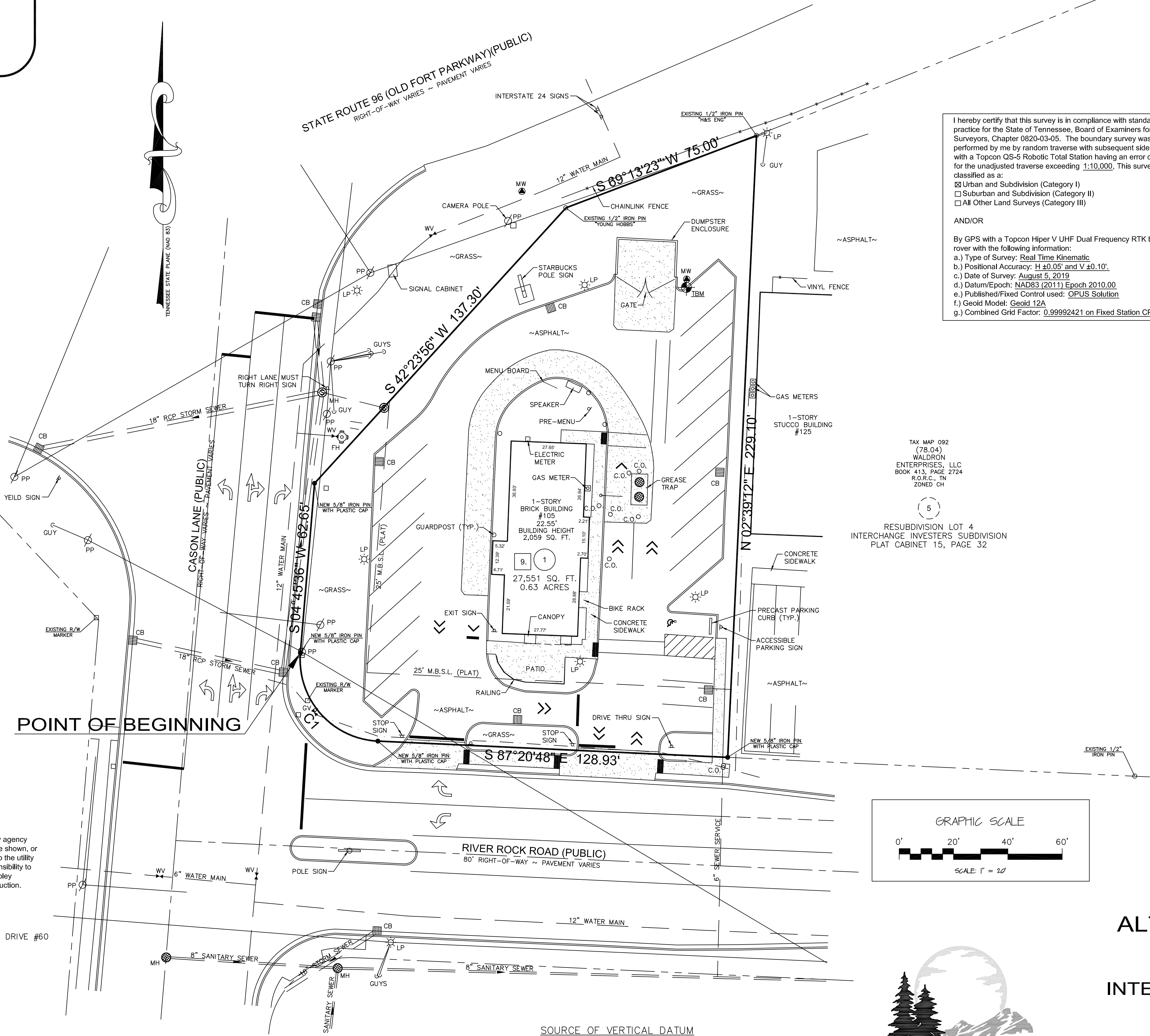
ELECTRIC
MURFREESBORO ELECTRIC COMPANY
205 NORTH WALNUT STREET
MURFREESBORO, TN 37133
(615) 893-5514

TELEPHONE
AT&T
2501 PARK PLAZA
NASHVILLE, TN 37203
(615) 344-5288



Know what's below.
Call before you dig.

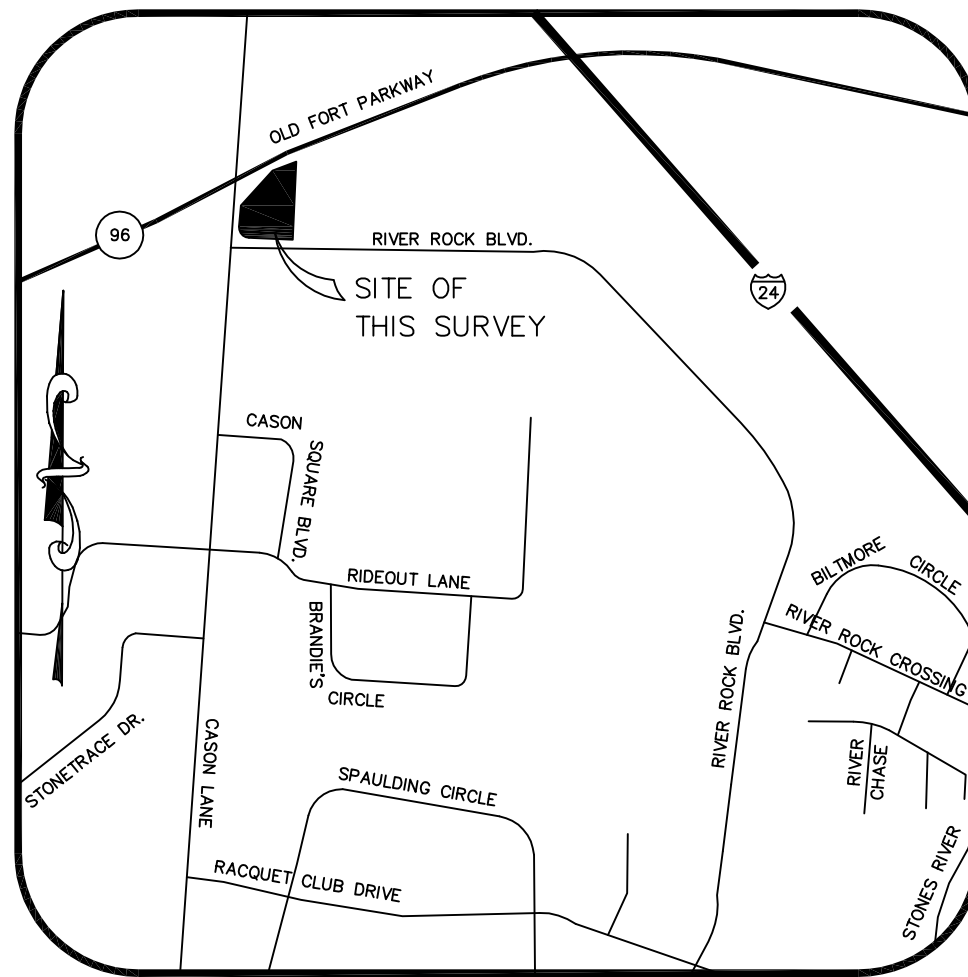
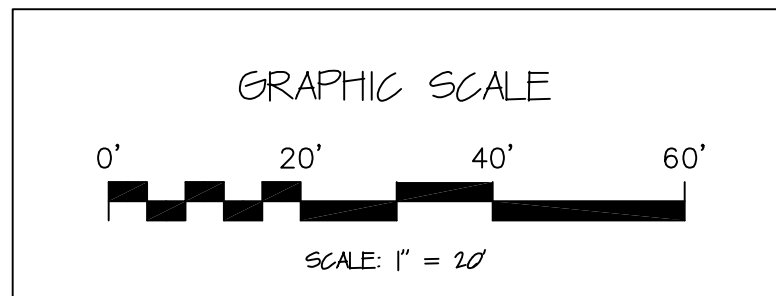
CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	30.00'	48.23'	43.20'	S 41°17'36" E	92°06'24"	31.12'



I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0620-03-05. The boundary survey was performed by me by random traverse with subsequent side shots with a Topcon QS-5 Robotic Total Station having an error of closure for the unadjusted traverse exceeding 1:10,000. This survey is classified as a:
☒ Urban and Subdivision (Category I)
☐ Suburban and Subdivision (Category II)
☐ All Other Land Surveys (Category III)
 AND/OR
 By GPS with a Topcon Hiper V UHF Dual Frequency RTK base and rover with the following information:
 a.) Type of Survey: Real Time Kinematic
 b.) Positional Accuracy: H ±0.05' and V ±0.10'
 c.) Date of Survey: August 5, 2019
 d.) Datum/Epoch: NAD83 (2011) Epoch 2010.00
 e.) Published/Fixed Control used: OPUS Solution
 f.) Geoid Model: Geoid 12A
 g.) Combined Grid Factor: 0.99992421 on Fixed Station CP#01

TAX MAP 092
(78.04)
WALDRON
ENTERPRISES, LLC
BOOK 413, PAGE 2724
R.O.R.C., TN
ZONED CH

RESUBDIVISION LOT 4
INTERCHANGE INVESTERS SUBDIVISION
PLAT CABINET 15, PAGE 32



VICINITY MAP
(N.T.S.)

STATEMENT OF ENCROACHMENTS

No Encroachments noted.

SCHEDULE B, SECTION II ITEMS

Old Republic National Title Insurance Company
Order Number: T19-133 Dated 7/23/19

- Subject to all matters shown on Plan of record in Plat Book 8, Page 34. DOES AFFECT SUBJECT PROPERTY AS SHOWN ON SURVEY.
- Waterline Temporary Construction Easement in Book 662, Page 423. DOES NOT AFFECT SUBJECT PROPERTY.
- Waterline Easement to City of Murfreesboro in Book 405, Page 467. DOES NOT AFFECT SUBJECT PROPERTY.
- Consent Judgement to State of Tennessee in Book 486, Page 1349. DOES NOT AFFECT SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATION

To : Rudd Seeley Wallis, LLC
Old Republic National Title Insurance Company
Regions Bank

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, 11, 13, 14, 16, and 17 of Table A thereof. The field work was completed on August 5, 2019. Date of Plat or Map August 12, 2019.

Brian M. Reifschneider
2487
Registration No.
Date:



ALTA/NSPS LAND TITLE SURVEY OF LOT 1 OF

INTERCHANGE INVESTORS SUBDIVISION

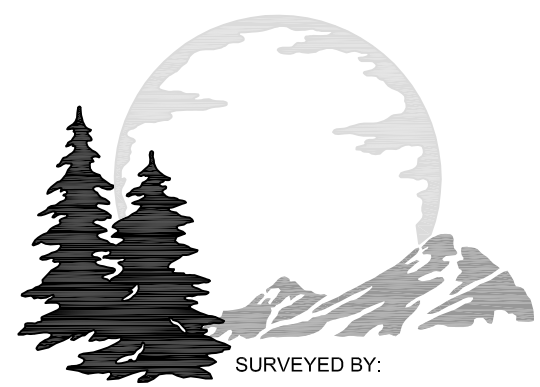
105 RIVER ROCK ROAD ROAD, 13TH CIVIL DISTRICT
MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE

PREPARED FOR

REGIONS BANK

150 4TH AVENUE NORTH, SUITE 900
NASHVILLE, TENNESSEE 37219

DATE OF SURVEY: AUGUST 5, 2019
DATE OF DRAWING: AUGUST 12, 2019



SURVEYED BY:
**BLUE RIDGE
SURVEYING SERVICES**
P.O. BOX 8072 GALLATIN, TENNESSEE
CELL (615) 426-4449
BLUERIDGESURVEYING@YAHOO.COM

SOURCE OF VERTICAL DATUM

BM
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS)
GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 8/5/19.

TBM
P.K. NAIL SET IN THE CONCRETE DUMPSTER PAD ALONG THE NORTHERY PROPERTY LINE.
ELEVATION 599.72 (NAVD 88)