

## ZONING INFORMATION

IF A ZONING LETTER IS PROVIDED PURSUANT TO ALTA TABLE A ITEMS 6(A) OR 6(B) AND IS REQUIRED: LIST CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOORSPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER

## FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 47149C0270H DATED 01/05/2007 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 9-24-2020 BY EMAIL ([www.fema.gov](http://www.fema.gov))

## MISCELLANEOUS NOTES

THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON [SPECIFIC SURVEY LINE OR DATUM] AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DENOTED AS [BEARING DIRECTION][IF AN AS-SURVEYED LEGAL IS PROVIDED, PLEASE ALSO INDICATE SUCH BASIS]

THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

### STRIPED PARKING

REGULAR	DISABLED	TRAILER	PARTIAL	TOTAL
0	0	0	0	0

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THE DISTANCE TO THE NEAREST INTERSECTING STREET [NAME OF STREET] IS [DISTANCE] AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.

SUBJECT PROPERTY CONTAINS ± S.F. OR ± ACRES.

SURVEY PREPARED BY:  
SHERRILL ASSOCIATES, INC.  
316 N. MAIN STREET  
EDWARDSVILLE, IL 62025  
618-656-9251  
[www.sherrillassoc.com](http://www.sherrillassoc.com)

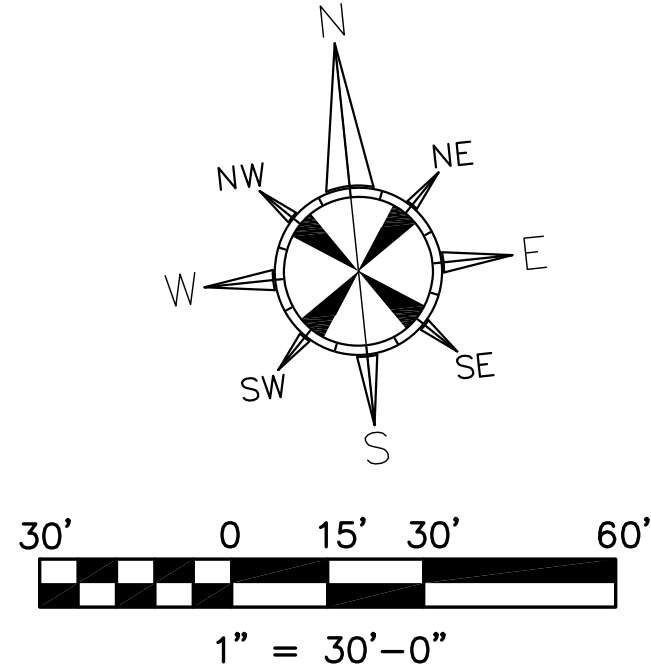
## UTILITY NOTE

[NOTE TO BE SHOWN IF OPTIONAL TABLE A ITEM 11 IS NOT BEING CERTIFIED], THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

[NOTE TO BE SHOWN IF OPTIONAL TABLE A ITEM 11 IS BEING CERTIFIED], THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV TOGETHER WITH EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM THE UTILITY COMPANIES, OR PROVIDED BY THE CLIENT AND MARKINGS REQUESTED BY THE SURVEYOR PURSUANT TO A 811 UTILITY LOCATE OR SIMILAR REQUEST

●	IRON PIN FOUND	CONC	CONCRETE
○	IRON PIN SET	(XX)	RECORD
+	PK NAIL FOUND		
—	POWER POLE		
—	GUY WIRE		
—	LIGHT STANDARD		
—	WATER METER		
—	WATER VALVE		
—	FIRE HYDRANT		
—	GAS METER		
—	GRATED INLET		
—	MANHOLE		
—	SIGN		
●	TREE (DECIDUOUS)		
●	TREE (EVERGREEN)		
—	[W]	WATER SERVICE	
—	[OE]	ELECTRIC SERVICE	
—	[G]	GAS SERVICE	
—	[T]	TELEPHONE SERVICE	
—	[SAN]	SANITARY SEWER	
—	[STM]	STORM SEWER	

## LEGEND



## VICINITY MAP

## SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

10 CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY UTILITY EASEMENT FROM EDWARD E. SMOTHERMAN AND WIFE, RUTH W. SMOTHERMAN, TO THE CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, A BODY POLITIC, ITS SUCCESSORS OR ASSIGNS, OF RECORD IN RECORD BOOK 1168, PAGE 1780, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE. AFFECTS AND APPLIES AS SHOWN.

## TITLE LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RUTHERFORD, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF THE MURFREESBORO TO SHELBYVILLE HIGHWAY, BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND THE NORTHWEST CORNER OF THE JOHN HERROD LOT (FORMERLY THE P.V. JENKINS HOMEPLACE); THENCE WITH THE COMMON BOUNDARY LINE SOUTH 87 1/2° EAST 630 FEET TO A POINT, THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 4° EAST 210 FEET TO A POINT, THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 87 1/2° WEST 630 FEET TO A POINT IN THE CENTERLINE OF THE MURFREESBORO TO SHELBYVILLE HIGHWAY; THENCE WITH SAID CENTERLINE SOUTH 4° WEST 210 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY

THE FOLLOWING, BOTH IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE:  
1. DEED TO STATE OF TENNESSEE IN DEED BOOK 442, PAGE 711; AND  
2. DEED TO INDIAN HILLS VENTURE, A PARTNERSHIP, IN BOOK 581, PAGE 707.

BEING PART OF THE SAME PROPERTY CONVEYED TO EDWARD SMOTHERMAN AND WIFE, RUTH W. SMOTHERMAN, BY DEED FROM B. FRANK WOMACK AND WIFE, ELOISE H. WOMACK, OF RECORD IN BOOK 156, PAGE 163, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRS AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-988580-NAS, DATED NOVEMBER 14, 2019.

## ALTA/NSPS LAND TITLE SURVEY

FOR  
MURFREESBORO, TN

PARTNER PROJECT NUMBER 20-291366.3

ALTA SURVEY BASED AND RELIED ON  
FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE COMMITMENT NCS-988580-NAS  
CONTAINING AN EFFECTIVE DATE OF NOVEMBER 14, 2019

## CERTIFICATION

TO (NAME OF INSURED, IF KNOWN), (NAME OF LENDER, IF KNOWN), (NAME OF INSURER, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):

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, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11, 13, 14, 16, 17, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 9-23-2020.

DATE OF PLAT OR MAP:

PROPERTY ADDRESS: 2901 S CHURCH STREET, MURFREESBORO, TN 37127

SURVEYOR: GREGORY S. MCVICAR  
REGISTRATION NUMBER 2659  
STATE OF REGISTRATION TN  
FIELD DATE OF SURVEY 9-23-2020  
LATEST REVISION DATE

SIGNATURE

CORPORATE OFFICE  
2154 TORRANCE BLVD.  
TORRANCE, CA 90501 888-213-7479  
ALTA@partneresi.com

**PARTNER**  
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