

SURVEYOR'S NOTES:

- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, USING TDOT GNSS REFERENCE NETWORK. (NAD-83)
- 2. PROPERTY SHOWN IS CURRENTLY ZONED (R-I). MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS: FRONT = 35 FT. (60 FT. ARTERIAL ROADS)/ SIDE = 15 FT. / REAR = 30 FT. MAXIMUM BUILDING HEIGHT = 35 FT.
- 3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL (173.00) ON FRANKLIN COUNTY PROPERTY MAP (054) AND PARCEL (060.24) ON FRANKLIN COUNTY PROPERTY MAP
- 4. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FIRM MAPS FOR FRANKLIN COUNTY,

TENNESSEE, MAP NUMBER 4705IC0I34 E, EFFECTIVE DATE AUGUST 4, 2008 AND MAP

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE

NUMBER 4705IC0I32 E, EFFECTIVE DATE AUGUST 4, 2008.

APPROPRIATE UTILITY COMPANY.

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

SURVEY CERTIFICATION

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY; CRIMSON DALE GENERAL PARTNERS; D.R. HORTON, INC., A DELAWARE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS I, 2, 3, 4, 7(A), 8, 10, 11(A), 13, 14, 16, 17 AND 18 OF



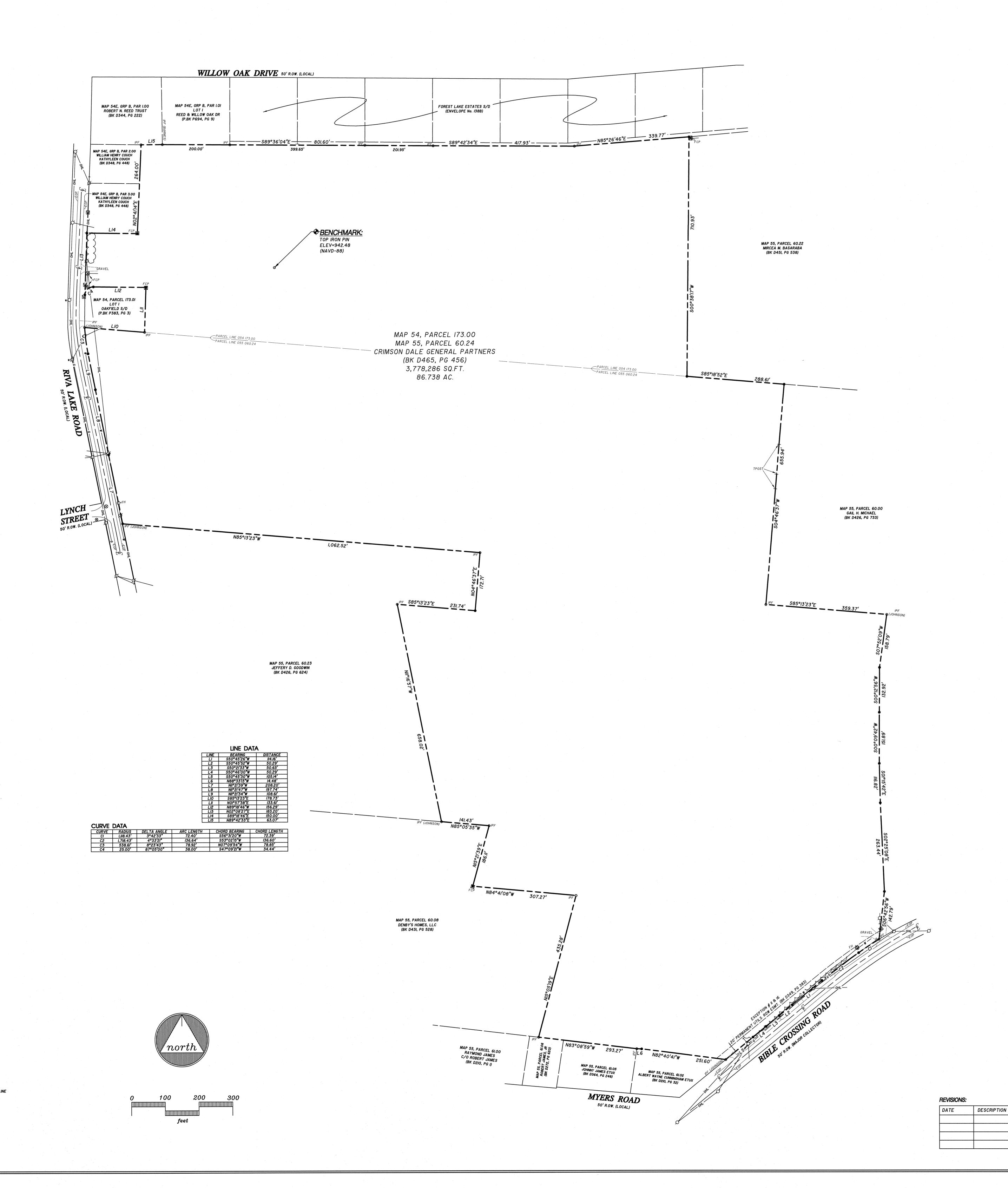
LEGEND □ EXISTING CONC. MON. E DECIDUOUS TREE EXISTING IRON PIN SET IRON PIN TREE MASS ← ♥ UTILITY POLE W/GUY ----- W ----- WATER LINE -🕁 FIRE HYDRANT ----G-----GAS LINE ₩ WATER METER ----- OHL ---- OVERHEAD UTILITY LINE **⊗ WATER VALVE** — X — X — FENCE (AS NOTED)

———— C——— CENTER LINE ROAD

GRAVEL DRIVE

⊗ GAS VALVE

G GAS METER



TITLE COMMITMENT NOTES:

SCHEDULE B - SECTION II ARE AS FOLLOWS:

A COPY OF COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NUMBER 20221000CTN, EFFECTIVE COMMITMENT DATE: MAY 12, 2022 AT 8:00 A.M. WAS PROVIDED TO THIS SURVEYOR FOR REVIEW AND COMMENT. SURVEY-RELATED ITEMS LISTED IN

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE

- I. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF
- THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NONE FOUND)
- 2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE
- CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NONE FOUND)
- 4. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- 5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC
- RECORDS. (NONE FOUND) 6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE
- PUBLIC RECORDS. (NOT A SURVEY MATTER) 7. IF IMPROVEMENTS ARE COMPLETED AFTER JANUARY I OF ANY YEAR, AND THE LAW,
- PURSUANT TO TCA 67-5-509 AND TCA 67-5-603, REQUIRES SUPPLEMENTAL ASSESSMENT FOR THE YEAR IN WHICH IMPROVEMENTS ARE COMPLETED, THE COMPANY ASSUMES NO LIABILITY FOR TAXES ASSESSED BY CORRECTION OR
- SUPPLEMENTAL ASSESSMENT. (NOT A SURVEY MATTER) 8. TAXES FOR THE YEAR 2022, A LIEN NOT YET DUE AND PAYABLE.

(NOT A SURVEY MATTER)

(NOT A SURVEY MATTER)

(NOT A SURVEY MATTER)

- 9. APPLICATION FOR APPROVAL OF LAND AS AGRICULTURAL LAND OF RECORD IN BOOK G5, PAGE 623 AND BOOK T688, PAGE 511, BOOK T916, PAGE 266 AND BOOK T-1314, PAGE 518. IN THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE. NOTE: THE LAND HAS BEEN CLASSIFIED AS GREENBELT FOR ASSESSMENT, LEVY AND COLLECTION PURPOSES AND MAY BE SUBJECTED TO SUBSTANTIAL ROLLBACK TAXES
- IO. EASEMENT OF RECORD IN BOOK D212, PAGE 545, IN THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE. (PARCEL I) (RECORD BOOK AND PAGE ARE NOT ASSOCIATED WITH SUBJECT PROPERTY - DOES NOT AFFECT SUBJECT PROPERTY)

AS DEFINED IN TENNESSEE CODE ANNOTATED, SECTION 67-5-1001. (PARCEL 1)

- II. 20' WIDE RIGHT-OF-WAY EASEMENT OF RECORD IN DEED BOOK 349, PAGE 383, IN THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE. (PARCEL I) (SHOWN ON SURVEY)
- 12. 50' EASEMENT AS SET OUT IN DEED OF RECORD IN BOOK D441, PAGE 232, REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE. (PARCEL I) (DOES NOT AFFECT SUBJECT
- 13. RESTRICTIONS OF RECORD IN BOOK D426, PAGE 470, IN THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE, BUT OMITTING ANY RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (PARCEL 2)
- 14. APPLICATION FOR GREENBELT ASSESSMENT OF RECORD IN BOOK TIG68, PAGE 569 AND BOOK TI314, PAGE 516, IN THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE. NOTE: THE LAND HAS BEEN CLASSIFIED AS GREENBELT FOR ASSESSMENT, LEVY AND COLLECTION PURPOSES AND MAY BE SUBJECTED TO SUBSTANTIAL ROLLBACK TAXES AS DEFINED IN TENNESSEE CODE ANNOTATED,
- 15. EASEMENT OF RECORD IN BOOK D285, PAGE 290, IN THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE. (PARCEL 2) (DOES NOT AFFECT SUBJECT PROPERTY)

17. ACREAGE CONTENT OF THE SUBJECT PROPERTY IS NOT HEREBY INSURED. REFERENCE

REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE. (PARCEL 2) (SHOWN ON SURVEY)

16. RIGHT OF WAY OR EASEMENT OF RECORD IN BOOK D349, PAGE 383, IN THE

SECTION 67-5-1001. (PARCEL 2) (NOT A SURVEY MATTER)

- TO ACREAGE IS LEFT IN THE DESCRIPTION MERELY FOR CONVENIENCE IN IDENTIFYING THE TRACT. (ACREAGE AS PER SURVEY BY SEC, INC.)
- IB. SUBJECT TO THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY. (PER TENNESSEE LAW, THIS PROPERTY IS SUBJECT TO THE FLOW OF CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY AND THE REASONABLE USE OF THE SURFACE WATER)
- 19. NO INSURANCE IS OFFERED TO TITLE TO THAT PORTION OF THE PREMISES EMBRACED WITHIN THE BOUNDS OF ANY ROADS, STREETS, OR HIGHWAYS. (NO PORTION OF THIS PROPERTY LIES WITHIN THE BOUNDS OF ANY ROADS, STREETS,

PROPERTY DESCRIPTION AS SURVEYED:

MAP 54, PARCEL 173.00 & MAP 55, PARCEL 60.24 CRIMSON DALE GENERAL PARTNERS BOOK D465, PAGE 456 R.O.F.C., TN

A TRACT OF LAND LOCATED IN THE 1st CIVIL DISTRICT OF FRANKLIN COUNTY, TENNESSEE. BEING BOUND IN GENERAL ON THE SOUTH BY THE NORTH MARGIN OF BIBLE CROSSING ROAD, ALBERT WAYNE CUNNINGHAM (MAP 55, PARCEL 61.02 - BK. D210, PG. 32), JOHNNY JAMES (MAP 55, PARCEL 61.05 - BK. D364, PG. 248) AND ROBERT JAMES, JR. (MAP 55, PARCEL 61.06 - BK. D272, PG. 620), ON THE WEST BY DENBY'S HOMES, LLC. (MAP 55, PARCEL 60.08 - BK. D431, PG. 528), JEFFERY D. GOODWIN (MAP 55, PARCEL 60.23 - BK. D426, PG. 624), THE EAST MARGIN OF RIVA LAKE ROAD, LOT I, OAKFIELD SUBDIVISION (MAP 54, PARCEL 173.01 - P.BK. P383, PG. 3), WILLIAM HENRY AND KATHYLEEN COUCH (MAP 54E, GROUP B, PARCELS 3.00 AND 2.00 - BK. D348, PG. 448), ON THE NORTH BY ROBERT N. REED TRUST (MAP 54E, GROUP B, PARCEL 1.00 - BK. D344, PG. 222), LOT I, REED & WILLOW OAK DRIVE SUBDIVISION (MAP 54E, GROUP B, PARCEL 1.01 - P.BK. P694, PG. 9) AND FOREST LAKE ESTATES SUBDIVISION (ENVELOPE No. 138B), ON THE EAST BY MIRCEA M. BASARABA (MAP 55, PARCEL 60.22 - BK. D45I, PG. 538) AND GAIL H. MICHAEL (MAP 55, PARCEL 60.00 - BK. D426, PG. 733). BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WITH CAP STAMPED (JOHNSON) IN THE NORTH MARGIN OF BIBLE CROSSING ROAD. SAID PIN BEING THE NORTHEAST CORNER OF ALBERT WAYNE CUNNINGHAM; THENCE, LEAVING SAID MARGIN OF ROAD AND WITH THE NORTH LINE OF CUNNINGHAM AND JAMES FOR THE NEXT (3) CALLS: I) N 82°40'41" W FOR A DISTANCE OF 251.60' TO A POINT; 2) THENCE, N 88°33'13" W FOR A DISTANCE OF 14.48' TO AN IRON PIN; 3) THENCE, N 83°08'59" W FOR A DISTANCE OF 293.27' TO AN IRON PIN. SAID PIN BEING THE

SOUTHEAST CORNER OF DENBY'S HOMES, LLC; THENCE, WITH THE EAST LINE OF DENBY'S FOR THE NEXT (4) CALLS: I) N 15°05'19" E FOR A DISTANCE OF 435.28' TO AN IRON PIN;

2) THENCE, N 84°41'08" W FOR A DISTANCE OF 307.27' TO A POINT;

3) THENCE, N 15°21'39" E FOR A DISTANCE OF 186.11' TO AN IRON PIN; 4) THENCE, N 85°05'35" W FOR A DISTANCE OF 141.43' TO AN IRON PIN WITH CAP STAMPED (JOHNSON). SAID PIN BEING THE SOUTHEAST CORNER OF JEFFERY D. GOODWIN;

THENCE, WITH THE EAST AND NORTH LINE OF GOODWIN FOR THE NEXT (4) CALLS:

I) N IIº16'57" W FOR A DISTANCE OF 658.02' TO AN IRON PIN; 2) THENCE, S 85°13'23" E FOR A DISTANCE OF 231.74' TO A POINT; 3) THENCE, N 04°46'37" E FOR A DISTANCE OF 172.71' TO AN IRON PIN;

4) THENCE, N 85°13'23" W FOR A DISTANCE OF 1,062.52' TO AN IRON PIN WITH CAP STAMPED (JOHNSON) IN THE EAST MARGIN OF RIVA LAKE ROAD; THENCE, WITH SAID MARGIN OF ROAD FOR THE NEXT (4) CALLS:

I) N IIº2I'39" W FOR A DISTANCE OF 208.20' TO A POINT:

2) THENCE, N IIº21'47" W FOR A DISTANCE OF 197.74' TO A POINT; 3) THENCE, N IIº21'34" W FOR A DISTANCE OF 108.61' TO A POINT; 4) THENCE, WITH A CURVE TURNING TO THE RIGHT, WITH AN ARC LENGTH OF 78.92', WITH A RADIUS OF

WITH CAP STAMPED (JOHNSON) AT THE SOUTHWEST CORNER OF LOT I, OAKFIELD SUBDIVISION; THENCE, LEAVING EAST MARGIN OF RIVA LAKE ROAD AND WITH LOT I FOR THE NEXT (4) CALLS:

538.6I'. WITH A CHORD BEARING OF N 07°09'54" W. AND A CHORD LENGTH OF 78.85' TO AN IRON PIN

I) S 85°13'23" E FOR A DISTANCE OF 178.73' TO AN IRON PIN; 2) THENCE, N 01°57'38" E FOR A DISTANCE OF 133.61' TO A POINT; 3) THENCE, N 89°18'46" W FOR A DISTANCE OF 156.29' TO A POINT;

4) THENCE, WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 38.00', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF S 47°09'21" W, AND A CHORD LENGTH OF 34.44' TO A POINT IN THE EAST MARGIN OF RIVA LAKE ROAD;

THENCE, WITH SAID MARGIN OF ROAD N 02°08'27" E FOR A DISTANCE OF 183.20' TO A POINT AT THE SOUTHWEST CORNER OF WILLIAM AND KATYLEEN COUCH; THENCE, LEAVING EAST MARGIN OF RIVA LAKE ROAD AND WITH COUCH FOR THE NEXT (2) CALLS: I) S 89°18'46" E FOR A DISTANCE OF 150.00' TO A POINT;

2) THENCE, N 02°41'14" E FOR A DISTANCE OF 264.00' TO AN IRON PIN IN THE SOUTH LINE OF ROBERT N. THENCE, WITH SAID SOUTH LINE N 89°42'33" E FOR A DISTANCE OF 63.07' TO AN IRON PIN WITH CAP STAMPED (BARNES)

AT THE SOUTHWEST CORNER OF LOT I, REED & WILLOW OAK DRIVE SUBDIVISION; THENCE, WITH THE SOUTH LINE OF LOT I, AND FOREST LAKE ESTATES SUBDIVISION FOR THE NEXT (3) CALLS: I) S 89°36'04" E FOR A DISTANCE OF 801.60' TO AN IRON PIN;

2) THENCE, S 89°42'34" E FOR A DISTANCE OF 417.93' TO AN IRON PIN; 3) THENCE, N 85°26'46" E FOR A DISTANCE OF 339.77' TO A POINT AT THE NORTHWEST CORNER OF MIRCEA M. BASARABA;

I) S 00°38'17" W FOR A DISTANCE OF 710.93' TO A POINT; 2) THENCE, S 85°18'52" E FOR A DISTANCE OF 288.61' TO A POINT AT THE NORTHWEST CORNER OF THENCE, WITH MICHAEL FOR THE NEXT (8) CALLS:

I) S 04°46'37" W FOR A DISTANCE OF 655.94' TO AN IRON PIN; 2) THENCE, S 85°13'23" E FOR A DISTANCE OF 359.37' TO AN IRON PIN WITH CAP STAMPED (JOHNSON): 3) THENCE, S 07°52'09" W FOR A DISTANCE OF 158.79' TO A POINT;

4) THENCE, S 00°12'56" W FOR A DISTANCE OF 132.92' TO A POINT;

THENCE, WITH BASARABA FOR THE NEXT (2) CALLS:

5) THENCE, S 00°09'42" W FOR A DISTANCE OF 151.89' TO A POINT; 6) THENCE, S 01°15'42" E FOR A DISTANCE OF 116.82' TO A POINT; 7) THENCE, S 02°25'08" E FOR A DISTANCE OF 263.44' TO A POINT;

8) THENCE, S 06°42'56" W FOR A DISTANCE OF 142.79' TO AN IRON PIN IN THE NORTH MARGIN OF BIBLE THENCE, WITH SAID MARGIN OF ROAD FOR THE NEXT (7) CALLS: I) WITH A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 72.40', WITH A RADIUS OF I,II8.43',

WITH A CHORD BEARING OF S 56°31'20" W, AND A CHORD LENGTH OF 72.39' TO A POINT; 2) THENCE, WITH A COMPOUND CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 136.64', WITH A RADIUS OF 1,718.43', WITH A CHORD BEARING OF S 53°02'15" W, AND A CHORD LENGTH OF 136.60' TO A

3) THENCE, S 50°45'26" W FOR A DISTANCE OF 114.16' TO A POINT; 4) THENCE, S 50°45'52" W FOR A DISTANCE OF 50.29' TO A POINT; 5) THENCE, S 50°21'33" W FOR A DISTANCE OF 50.65' TO A POINT;

6) THENCE, S 50°46'00" W FOR A DISTANCE OF 50.29' TO A POINT; 7) THENCE, S 50°45'30" W FOR A DISTANCE OF 105.14' TO THE POINT OF BEGINNING, HAVING AN AREA OF

3,778,286 SQUARE FEET, 86.738 ACRES. THIS TRACT IS THE SAME PROPERTY CONVEYED TO CRIMSON DALE GENERAL PARTNERS OF RECORD IN BOOK D465, PAGE

456 IN THE REGISTER'S OFFICE OF FRANKLIN COUNTY, TENNESSEE.

ALTA / ACSM LAND TITLE SURVEY

Shreibman Property

RIVA LAKE RD, WINCHESTER, TENNESSEE, 37398 BIBLE CROSSING RD, WINCHESTER, TENNESSEE, 37324

CRIMSON DALE GENERAL PARTNERS DEED BOOK (D465), PAGE (456), R.O.F.C., TN. MAP (054), PARCEL (173.00) - MAP (055), PARCEL (060.24)

Ist CIVIL DISTRICT OF FRANKLIN COUNTY, TENNESSEE

WWW.SEC-CIVIL.COM

SITE ENGINEERING CONSULTANTS INGINEERING • SURVEYING • LAND PLANNING LANDSCAPE ARCHITECTURE 850 MIDDLE TENNESSEE BLVD ● MURFREESBORO, TENNESSEE 37129

DRAWN BY: REV.:

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