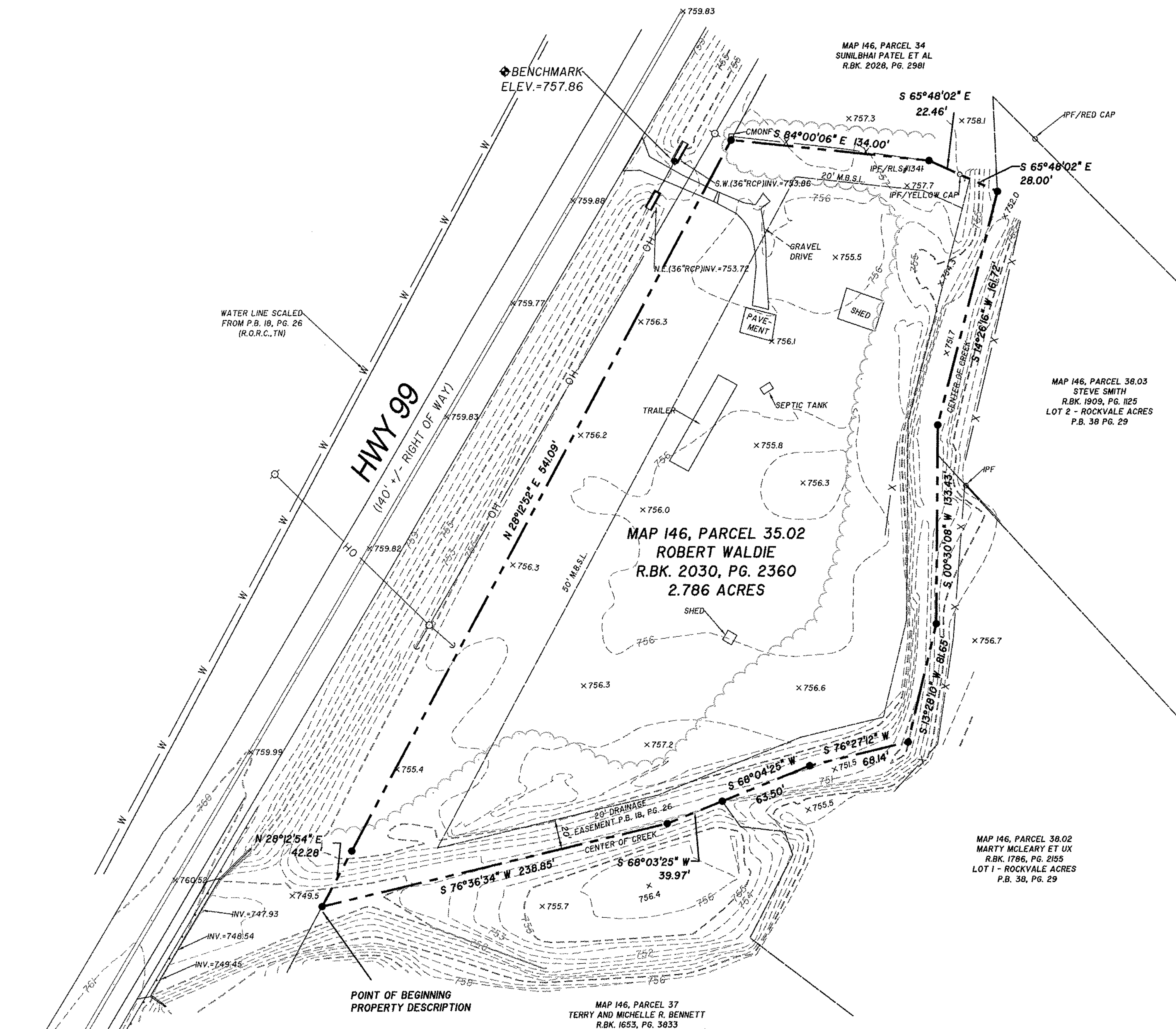


LOCATION MAP  
Not To Scale

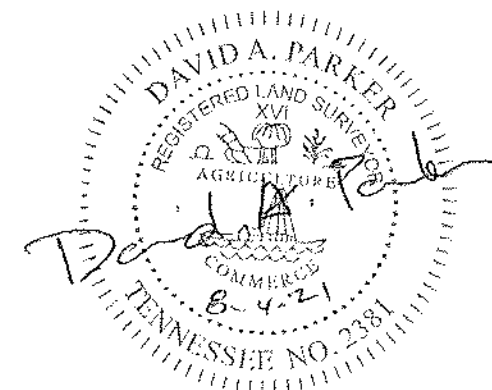
#### SURVEYOR'S NOTES:

1. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES, TIED TO TDOT GNSS REFERENCE NETWORK (NAD 83-96), (NAVD 1989)
2. PROPERTY SHOWN IS ZONED C6. MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:  
FRONT - 50 FT. SIDE - 20 FT. REAR - 20 FT.  
MAXIMUM BUILDING HEIGHT - 45 FT.
3. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 35.02 ON RUTHERFORD COUNTY PROPERTY MAP 146.
4. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FIRM MAPS FOR RUTHERFORD COUNTY, TENNESSEE, MAP NUMBER 4749C0060H, EFFECTIVE DATE JANUARY 5, 2007.
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 APPROPRIATE UTILITY COMPANY.
6. TOPOGRAPHIC INFORMATION SHOWN ON THIS SURVEY IS FROM A FIELD SURVEY PERFORMED BY SEC, INC. IN NOVEMBER OF 2018.



#### LEGEND

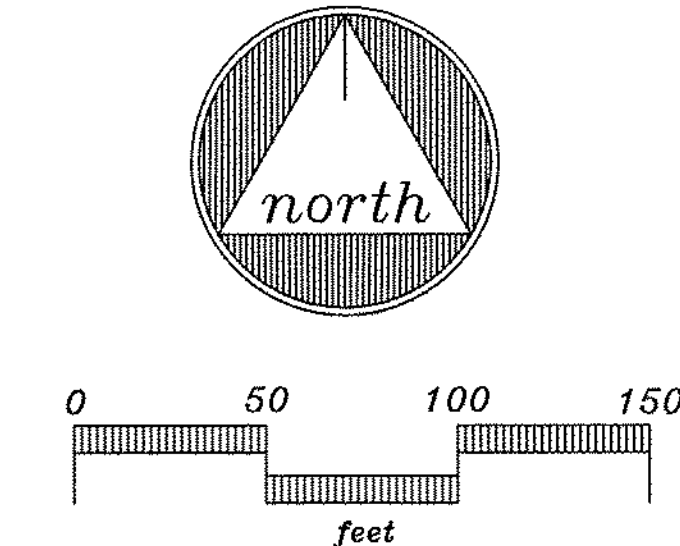
- |                          |                            |
|--------------------------|----------------------------|
| EXISTING CONC. MON.      | CATCH BASIN/AREA DRAIN     |
| EXISTING IRON PIN        | PARKING SPACES             |
| SET IRON PIN             | HANDICAP PARKING SPACES    |
| UTILITY POLE w/GUY       | SIGN POST                  |
| LIGHT POLE               | DECIDUOUS TREE             |
| FLOOD LIGHT              | CONIFEROUS TREE            |
| SAN. SEWER MANHOLE       | TREE MASS                  |
| SAN. SEWER CLEANOUT      | 10" W. WATER LINE          |
| FIRE HYDRANT             | 8" SS. SANITARY SEWER LINE |
| WATER METER              | 30" RCP. STORM SEWER LINE  |
| WATER VALVE              | GAS LINE                   |
| TELEPHONE BOX            | OHE. OVERHEAD ELECTRIC     |
| ELECTRIC TRANSFORMER PAD | UGE. UNDERGROUND ELECTRIC  |
| GAS METER                | UGT. UNDERGROUND TELEPHONE |
| HVAC UNIT                | FENCE (AS NOTED)           |



#### SURVEY CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARDS SET FORTH FOR A CATEGORY I LAND SURVEY AS DEFINED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE ERROR OF PRECISION FOR THE UNADJUSTED SURVEY EXCEEDS 1:10,000 AS SHOWN HEREON.

David A. Parker 8-4-21  
DAVID A. PARKER TN. R.L.S. NO. 2381 DATE  
DATE OF FIELD SURVEY: 8-2018



#### PROPERTY DESCRIPTION

A TRACT OF LAND IN THE 10<sup>TH</sup> CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE LANDS OF SUNILBHAI PATEL ET AL (R.B. 2028, P.G. 2981), ON THE EAST BY LOTS 1 AND 2, ROCKVALE ACRES (P.B. 38, P.G. 29), ON THE SOUTH BY THE LANDS OF TERRY AND MICHELLE R. BENNETT (R.B. 1653, P.G. 3833) AND ON THE WEST BY THE RIGHT OF WAY OF HIGHWAY 99, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN (SEC) AT THE NORTHWEST CORNER OF BENNETT, A POINT IN THE EASTERLY RIGHT OF WAY FOR HIGHWAY 99, THENCE WITH SAID RIGHT OF WAY AND THE FOLLOWING CALLS: N 28°12'54" E, 42.20'; THENCE, N 28°12'52" E, 541.09' TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF PATEL, THENCE WITH THE SOUTHERLY LINE OF PATEL AND THE FOLLOWING CALLS: THENCE, S 84°00'00" E, 134.00' TO AN IRON PIN WITH CAP (RLS 1341); THENCE, S 65°48'02" E, 22.46' TO AN IRON PIN WITH CAP; THENCE, S 65°48'02" E, 28.00' TO THE SOUTHEAST CORNER OF PATEL, A POINT IN THE WESTERLY LINE OF ROCKVALE ACRES, THENCE WITH SAID WESTERLY LINE AND THE FOLLOWING CALLS: THENCE, S 14°26'16" W, 161.72'; THENCE, S 00°30'00" W, 133.43'; THENCE, S 15°28'10" W, 81.65'; THENCE, S 76°27'12" W, 68.14'; THENCE, S 68°04'25" W, 63.50' TO AN IRON PIN SET (SEC) AT THE NORTHEAST CORNER OF BENNETT, THENCE WITH THE NORTHERLY LINE OF BENNETT AND THE FOLLOWING CALLS: THENCE, S 68°03'25" W, 39.97'; THENCE, S 76°36'54" W, 238.85' TO THE POINT OF BEGINNING, HAVING AN AREA OF 2.786 ACRES.

BEING LOT 1, ROBERT MAXWELL SUBDIVISION, RECORDED IN PLAT BOOK 18, PAGE 26 AND BEING THE SAME PROPERTY CONVEYED TO ROBERT WALDIE, BY DEED OF RECORD IN RECORD BOOK 2030, PAGE 2360, IN THE OFFICE OF THE REGISTER OF DEEDS FOR RUTHERFORD COUNTY, TENNESSEE

#### BOUNDARY AND TOPOGRAPHIC SURVEY

#### LOT 1 ROBERT MAXWELL SUBDIVISION

10963 HIGHWAY 99, ROCKVALE, TENNESSEE, 37153  
10th CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

OWNER: ROBERT WALDIE  
RECORD BOOK 2030, PAGE 2360 - PLAT BOOK 18, PAGE 26  
TAX MAP 146, PARCEL 35.02

**SEC, Inc.**

**SITE ENGINEERING CONSULTANTS**  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE

WWW.SEC-CIVIL.COM

850 MIDDLE TENNESSEE BLVD • WURFRESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 18226	DATE: 8-03-2021	FILE: 18226_2021 BDRY SVY	DRAWN BY: ACAD/TGR	SCALE: 1" = 50'	SHEET I OF 1
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#### REVISIONS:

DATE	DESCRIPTION