

TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT DATE OF JUNE 24, 2021 AT 7:30 A.M., BEING COMMITMENT NO. 1002-340755-RTT, FOR THE SUBJECT PROPERTY, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

10. ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN PLAT BOOK 29, PAGE 271; PLAT BOOK 34, PAGE 240; PLAT BOOK 37, PAGE 110; PLAT BOOK 38, PAGE 24; AND PLAT BOOK 42, PAGE 249, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

ITEMS APPLICABLE TO THE SUBJECT PROPERTY ARE PLOTTED HEREON.

11. EASEMENT FROM C. S. JENNINGS; AND MRS. MARCELLA JENNINGS TO THE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOREVER, OF RECORD IN DEED BOOK 82, PAGE 538, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

12. TERMS AND PROVISIONS OF RIGHT OF WAY EASEMENT, BY AND BETWEEN MARCELLA K. JENNINGS (WIDOW OF C.S. JENNINGS) AND COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN DEED BOOK 147, PAGE 130, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

13. TERMS AND PROVISIONS OF RIGHT OF WAY EASEMENT, BY AND BETWEEN GEORGE STEAGALL; AND VICKY (AKA VICKIE) M. STEAGALL, HIS WIFE AND COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN DEED BOOK 147, PAGE 213, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

14. TERMS AND PROVISIONS OF RIGHT OF WAY EASEMENT, BY AND BETWEEN GEORGE STEAGALL; AND VICKY (AKA VICKIE) M. STEAGALL, HIS WIFE AND COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN DEED BOOK 151, PAGE 279, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

15. TERMS AND PROVISIONS OF RIGHT OF WAY EASEMENT, BY AND BETWEEN MARCELLA K. JENNINGS (WIDOW OF C.S. JENNINGS) AND COLONIAL PIPELINE COMPANY, A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN DEED BOOK 151, PAGE 415, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

16. EASEMENT(S) GRANTED STATE OF TENNESSEE, ON RELATION OF THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION, FOR AND ON BEHALF OF SAID DEPARTMENT BY CONSENT JUDGMENT AND FINAL DECREE OF RECORD IN BOOK 517, PAGE 86, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

17. GRANT OF TRANSMISSION LINE EASEMENT FROM SHARON R. CHEESEBREW; JEFFREY E. RIVERS; AND CLAUDETTE RIVERS KHYM TO UNITED STATES OF AMERICA, OF RECORD IN BOOK 659, PAGE 534, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

18. GRANT OF TRANSMISSION LINE EASEMENT FROM M.T. BONABI, AN UNMARRIED PERSON TO UNITED STATES OF AMERICA, OF RECORD IN RECORD BOOK 11, PAGE 422, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

19. TERMS AND PROVISIONS OF SANITARY SEWER EASEMENT, BY AND BETWEEN SHARON R. CHEESEBREW; JEFFREY E. RIVERS; AND CLAUDETTE RIVERS KHYM AND CITY OF MURFREESBORO, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN RECORD BOOK 165, PAGE 2070, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

20. TERMS AND PROVISIONS OF SUBDIVISION EASEMENT AND STREET GRANT EASEMENT, BY AND BETWEEN THREE RIVERS OF RUTHERFORD LLC AND CITY OF MURFREESBORO, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN RECORD BOOK 661, PAGE 3061, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[BECAUSE THE DESCRIPTION OF THIS EASEMENT IS VAGUE, WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF.]

21. EASEMENT(S) GRANTED STATE OF TENNESSEE, ON RELATION OF THE COMMISSIONER OF THE DEPARTMENT OF TRANSPORTATION, FOR AND ON BEHALF OF SAID DEPARTMENT BY ORDER OF CONDEMNATION AND APPROPRIATION OF RECORD IN RECORD BOOK 1635, PAGE 2733, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

ITEMS APPLICABLE TO THE SUBJECT PROPERTY ARE PLOTTED HEREON.

22. TERMS AND PROVISIONS OF PERMANENT ELECTRIC UTILITY EASEMENT, BY AND BETWEEN BART GORDON; AND LESLIE GORDON AND CITY OF MURFREESBORO, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN RECORD BOOK 1693, PAGE 2339, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[THIS ITEM IS APPLICABLE TO THE SUBJECT PROPERTY AND IS PLOTTED HEREON.]

23. TERMS AND PROVISIONS OF RIGHT-OF-WAY AND EASEMENT, BY AND BETWEEN BART GORDON AND LESLIE GORDON, HUSBAND AND WIFE AND ATMOS ENERGY CORPORATION, A TEXAS AND VIRGINIA CORPORATION, OF RECORD IN RECORD BOOK 1705, PAGE 1825, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[THIS ITEM IS APPLICABLE TO THE SUBJECT PROPERTY AND IS PLOTTED HEREON.]

24. TERMS AND PROVISIONS OF SUBDIVISION EASEMENT AND STREET GRANT EASEMENT, BY AND BETWEEN BART GORDON; AND LESLIE GORDON AND CITY OF MURFREESBORO, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN RECORD BOOK 1746, PAGE 2587, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

ITEMS DEPICTED ON PLAT BOOK 42 PAGE 249 WHICH ARE APPLICABLE TO THE SUBJECT PROPERTY ARE SHOWN HEREON.

25. TERMS AND PROVISIONS OF EASEMENT AND RESTRICTION AGREEMENT, BY AND BETWEEN BART GORDON AND LESLIE P. GORDON, HUSBAND AND WIFE AND WAFFLE HOUSE, INC., A GEORGIA CORPORATION, OF RECORD IN RECORD BOOK 1748, PAGE 3721, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

ITEMS APPLICABLE TO THE SUBJECT PROPERTY ARE PLOTTED HEREON.

26. TERMS AND PROVISIONS OF SANITARY SEWER EASEMENT, BY AND BETWEEN BART GORDON AND WIFE, LESLIE GORDON AND CITY OF MURFREESBORO, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN RECORD BOOK 1763, PAGE 1900, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

[THIS ITEM IS PLOTTED HEREON.]

MEMBERS NOTIFIED

TICKET #: 212121040

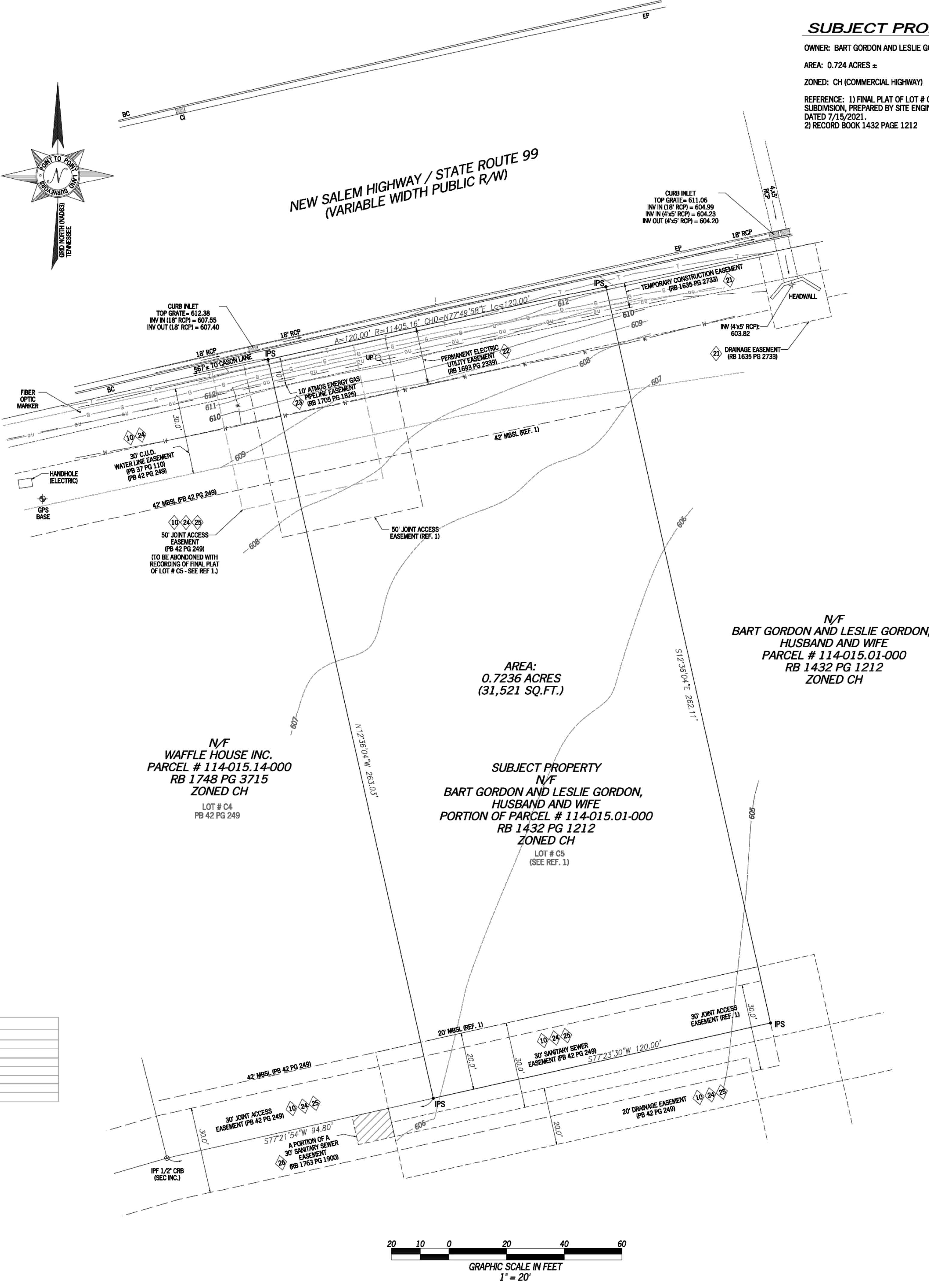
CODE	NAME
B01	ATT/D
INTRU	CONSOLIDATED UTIL DIST
LVT3	CENURILINK (LEVEL 3)
MRU	MURFREESBORO WATER & SEWER
MTMMU	MIDDLE TENN ELECTRIC MEMBERSHIP COOP
U01	ATMOS ENERGY (UNITED CITIES GAS)
U01T	ATMOS ENERGY (TRANSMISSION)

SURVEYOR'S NOTES

ALL PRIVATE UTILITY INFORMATION WAS PROVIDED BY 811 (USIC) AND ARE APPROXIMATE BASED ON FIELD LOCATED PAINT MARKS.



LEGEND	
POB POINT OF BEGINNING	SS SANITARY SEWER MANHOLE
PCC POINT OF COMMENCEMENT	SD STORM DRAIN MANHOLE
IPS IRON PIN SET (1/2" REBAR WITH CAP)	UP UTILITY POLE
IRF IRON PIN FOUND	WV WATER VALVE
RE REBAR	WM WATER METER
CMF CONCRETE MONUMENT FOUND	GV GAS VALVE
UP UTILITY POLE	FM FIRE HYDRANT
LP LIGHT POLE	EP EDGE OF PAVEMENT
FP FLAG POLE	TC TOP OF CURB
SSMH SANITARY SEWER MANHOLE	BC BACK OF CURB
SDMH STORM DRAIN MANHOLE	TW TOP OF WALL
INV INVERT	BW BOTTOM OF WALL
FW FIRE HYDRANT	OW OVERHEAD UTILITY
EP EDGE OF PAVEMENT	UE UNDERGROUND UTILITY
TC TOP OF CURB	CMF CORRUGATED METAL PIPE
BC BACK OF CURB	RCP REINFORCED CONCRETE PIPE
TW TOP OF WALL	PVC POLYVINYL CHLORIDE PIPE
BW BOTTOM OF WALL	GW GUY WIRE ANCHOR
OW OVERHEAD UTILITY	TR TRANSFORMER
UE UNDERGROUND UTILITY	JB JUNCTION BOX
CMF CORRUGATED METAL PIPE	SWCB SINGLE WING CATCH BASIN
RCP REINFORCED CONCRETE PIPE	DWCB DOUBLE WING CATCH BASIN
PVC POLYVINYL CHLORIDE PIPE	DI DROP INLET
GW GUY WIRE ANCHOR	CI CURB INLET
TR TRANSFORMER	CLF CHAIN LINK FENCE
JB JUNCTION BOX	WV WATER VALVE
SWCB SINGLE WING CATCH BASIN	WM WATER METER
DWCB DOUBLE WING CATCH BASIN	CS SEWER CLEANOUT
DI DROP INLET	GV GAS VALVE
CI CURB INLET	NV NOW OR FORMERLY
CLF CHAIN LINK FENCE	RW RIGHT-OF-WAY
WV WATER VALVE	
WM WATER METER	
CS SEWER CLEANOUT	
GV GAS VALVE	
NV NOW OR FORMERLY	
RW RIGHT-OF-WAY	



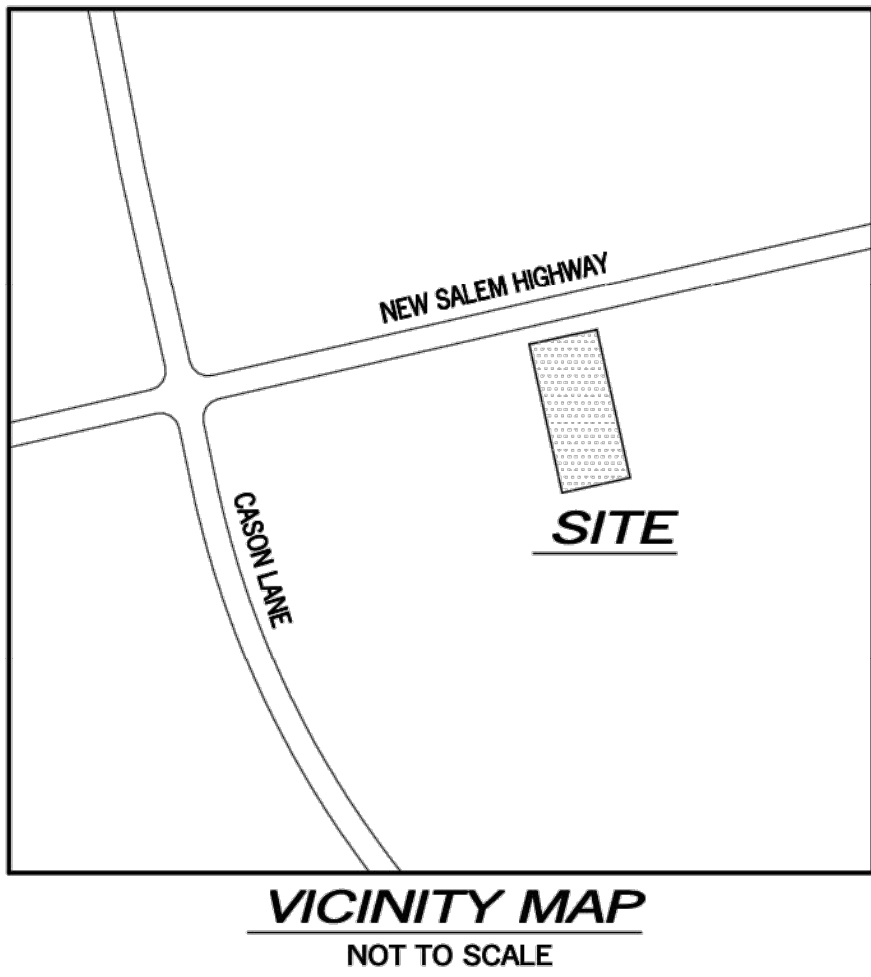
SUBJECT PROPERTY

OWNER: BART GORDON AND LESLIE GORDON, HUSBAND AND WIFE

AREA: 0.724 ACRES ±

ZONED: CH (COMMERCIAL HIGHWAY)

REFERENCE: 1) FINAL PLAT OF LOT # C5, THREEE RIVERS COMMERCIAL SUBDIVISION, PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED 7/15/2021.  
2) RECORD BOOK 1432 PAGE 1212



GENERAL NOTES

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000+ FEET AND AN ANGULAR ERROR OF 5.0" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 199,078+ FEET.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ±0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: LEICA TPS 1200 ROBOTIC & GEOMAX ZENITH 35. (DATE OF LAST FIELD VISIT: 08/17/2021)

BEARINGS SHOWN ON THIS SURVEY ARE BASED ON GRID NORTH (NAD 83) TENNESSEE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO.: 47149C0255H DATED: 1/5/2007

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:15,000 AS SHOWN HEREON.

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

THERE WAS EVIDENCE OF RECENT STREET & SIDEWALK CONSTRUCTION ALONG NEW SALEM HIGHWAY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

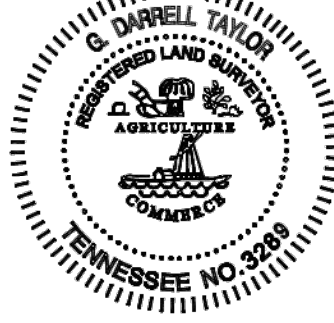
SURVEYOR'S CERTIFICATE

TO N3 PROPERTY ADVISORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BART GORDON AND LESLIE GORDON, HUSBAND AND WIFE, & FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 13, 14, 16, 17 & 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. NO APPARENT ENCROACHMENTS ON THE PROPERTY.

08/24/2021

G. DARRELL TAYLOR  
TENNESSEE REGISTERED LAND SURVEYOR, NO. 3289



LEGAL DESCRIPTION

(AS PROVIDED IN TITLE COMMITMENT NO. 1002-340755-RTT)

A PARCEL OF LAND LYING IN THE 12TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY NEW SALEM HIGHWAY / STATE ROUTE 99 ON THE NORTH, THE REMAINING LANDS OF BART AND LESLIE GORDON RECORD BOOK 1432, PAGE 1212 (R.O.R.C., TN) ON THE EAST & SOUTH, AND WAFFLE HOUSE, INC. LOT- C4 PLAT BOOK 42, PAGE 249 (R.O.R.C., TN) ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN (SEC) BEING THE NORTHEAST CORNER OF LOT C4 WHICH, IS ON THE SOUTHERN RIGHT OF WAY OF NEW SALEM HIGHWAY / STATE ROUTE 99; THENCE, WITH SAID RIGHT OF WAY CURVING TO THE RIGHT, HAVING AN ARC LENGTH OF 120.00', A RADIUS OF 11405.16', A CHORD BEARING OF N 77°49'58" E, AND A CHORD LENGTH OF 120.00' TO A POINT BEING THE NORTHWEST CORNER OF THE REMAINING LANDS OF BART AND LESLIE GORDON; THENCE, WITH THE REMAINING LANDS OF BART AND LESLIE GORDON FOR THE FOLLOWING CALLS: S 12°36'04" E FOR A DISTANCE OF 262.11' TO A POINT; THENCE, S 77°23'30" W FOR A DISTANCE OF 120.00' TO AN IRON PIN (SEC) BEING THE SOUTHEAST CORNER OF LOT-C4; THENCE, WITH THE EAST LINE OF LOT-C4 N 12°36'04" W FOR A DISTANCE OF 263.03' TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO BART GORDON AND LESLIE GORDON, HUSBAND AND WIFE, BY DEED FROM STAR LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN RECORD BOOK 1432, PAGE 1212, IN THE REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE.

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.01 FEET (HORZ) 0.25 FEET (VERT)  
TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY  
TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE  
DATE OF SURVEY: 08/17/2021  
DATUM / EPOCH: NAD\_83(2011)WEPCH=2010.00000  
PUBLISHED / FIXED CONTROL USE: N/A  
GEOID MODEL: 18  
COMBINED GRID FACTOR(S): 0.99992366 CENTERED ON THE GPS BASE POINT AS SHOWN HEREON.  
CONVERGENCE ANGLE: -00°15'34.2396"  
BENCHMARKS USED: DJ9605, DK7594, DL6175

RELEASE DESCRIPTION  
EASEMENT IN EXCEPTION 26- REV. LABEL

DATE:  
10/29/21

AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:  
**N3 PROPERTY ADVISORS, LLC, A  
DELAWARE LIMITED LIABILITY COMPANY,  
BART GORDON AND LESLIE GORDON,  
HUSBAND AND WIFE, & FIRST AMERICAN  
TITLE INSURANCE COMPANY**

POINT TO POINT  
LAND SURVEYORS

100 Governors Trace, Ste. 103 Peachtree City, GA 30269  
(p) 678.565.4440 (f) 678.565.4497 (w) pointtopointsurvey.com

CIVIL DISTRICT: 12TH  
CITY: MURFREESBORO  
COUNTY: RUTHERFORD  
STATE: TENNESSEE  
DATE: AUGUST 24, 2021  
DRAWN BY: NRW  
CHKD BY: JKL  
APPRVD BY: D. MILLER  
JOB #: 2111597TN

SHEET NUMBER:  
**1**  
OF 1 SHEETS