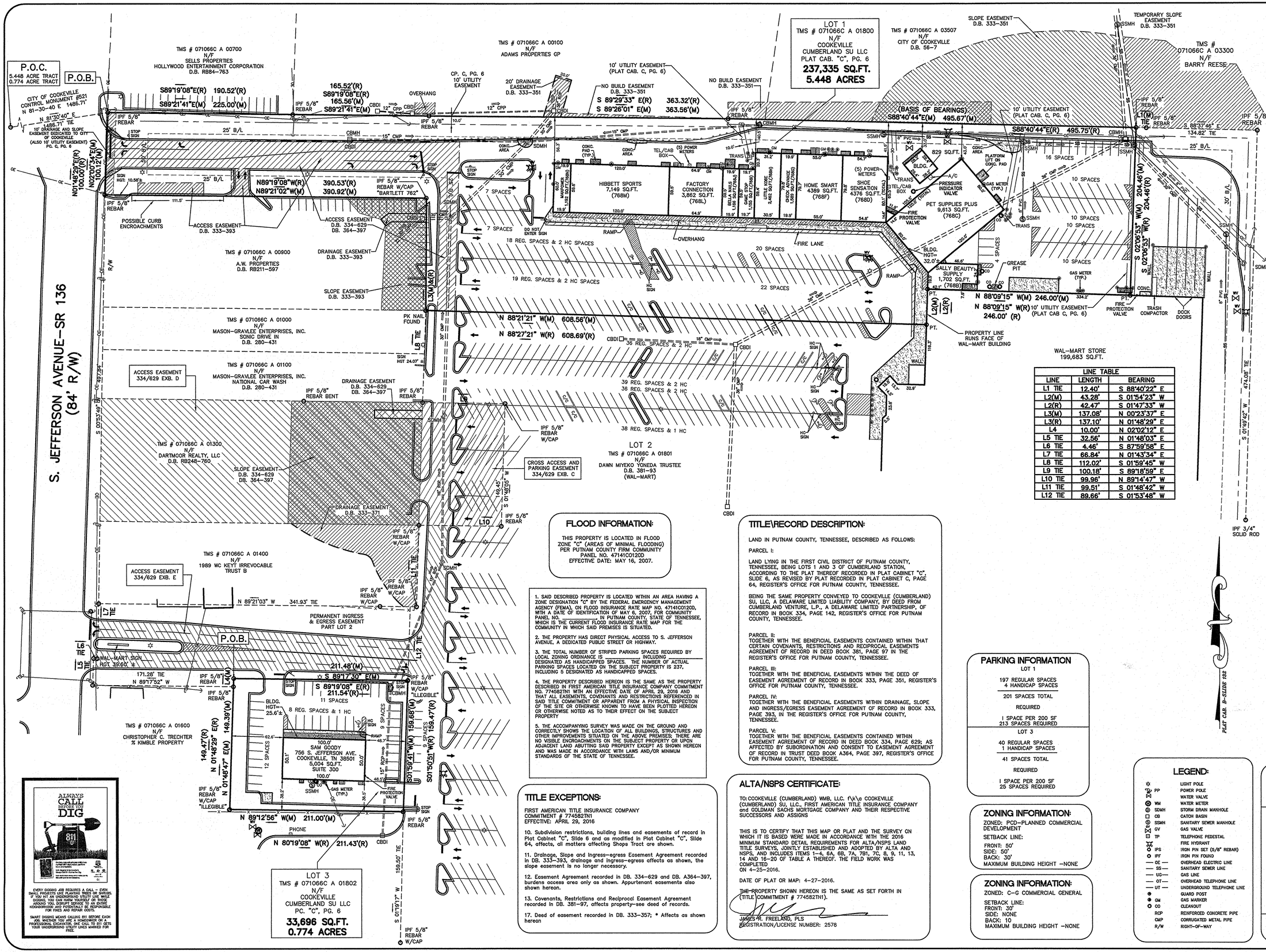

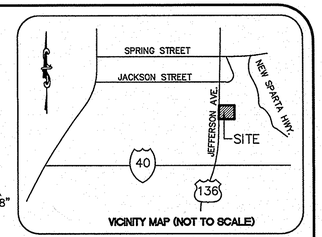

VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

1) ZONING PROVIDED BY PZR DATED MAY 19, 2016, JOB # 93468–1

2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

3) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.

4) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1: 10000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.

5) NO UTILITY LINES SHOWN FOR SHOPPING CENTER ON PLANS OBTAINED FROM LOCAL UTILITY COMPANY (I.E. WATER, GAS, ELECTRIC AND TELEPHONE)

6) NO RECENT EARTHWORK OBSERVED.

7) TOTAL SHOPS BUILDINGS SQUARE FOOTAGE = 39,503 SF.

8) THE PROPERTY SHOWN HEREON IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.

9) THERE IS NO OBSERVED EVIDENCE OF A "DUMP" ON THIS PROPERTY.

POSSIBLE ENCROACHMENTS:

POSSIBLE CURB ENCROACHMENT OF CURB LINE ALONG COMMON LINE OF A.W. PROPERTIES.

TOTAL LAND AREA:

271,031 SQ.FT.
6.222 ACRES

BASIS OF BEARINGS:

PLAT CABINET
C, PG. 6 AS REVISED C, PG. 64
S 88°40' 44" E 495.75'

LINE TABLE		
LINE	LENGTH	BEARING
L1 TIE	12.40'	S 88°40'22" E
L2(M)	43.28'	S 01°54'23" W
L2(R)	42.47'	S 01°47'33" W
L3(M)	137.08'	N 00°23'37" E
L3(R)	137.10'	N 01°48'29" E
L4	10.00'	N 02°02'12" E
L5 TIE	32.56'	N 01°48'03" E
L6 TIE	4.46'	S 87°59'58" E
L7 TIE	66.84'	N 01°43'34" E
L8 TIE	112.02'	S 01°59'45" W
L9 TIE	100.18'	S 89°18'59" E
L10 TIE	99.96'	N 89°14'47" W
L11 TIE	99.51'	S 01°48'42" W
L12 TIE	89.66'	S 01°53'48" W

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) PER PUTNAM COUNTY FIRM COMMUNITY PANEL NO. 47141C012D EFFECTIVE DATE: MAY 16, 2007.

1. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 47141C012D, WITH A DATE OF IDENTIFICATION OF MAY 6, 2007, FOR COMMUNITY PANEL NO. _____, IN PUTNAM COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

2. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO S. JEFFERSON AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.

3. THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS _____ INCLUDING _____ DESIGNATED AS HANDICAPPED SPACES. THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 237, INCLUDING 5 DESIGNATED AS HANDICAPPED SPACES.

4. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 774582TN1 WITH AN EFFECTIVE DATE OF APRIL 29, 2016 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY

5. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.

TITLE EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 774582TN1
EFFECTIVE: APRIL 29, 2016

10. Subdivision restrictions, building lines and easements of record in Plat Cabinet "C", Slide 6 and as modified in Plat Cabinet "C", Slide 64, affects, all matters affecting Shops Tract are shown.

11. Drainage, Slope and Ingress–egress Easement Agreement recorded in DB. 333–393, drainage and ingress–egress affects as shown, the slope easement is no longer necessary.

12. Easement Agreement recorded in DB. 334–629 and DB. A364–397, burdens access area only as shown. Appurtenant easements also shown hereon.

13. Covenants, Restrictions and Reciprocal Easement Agreement recorded in DB. 381–97, affects property–see deed of records.

17. Deed of easement recorded in DB. 333–357; * Affects as shown hereon

TITLE\RECORD DESCRIPTION:

LAND IN PUTNAM COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

PARCEL I:

LAND LYING IN THE FIRST CIVIL DISTRICT OF PUTNAM COUNTY, TENNESSEE, BEING LOTS 1 AND 3 OF CUMBERLAND STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET "C", SLIDE 6, AS REVISED BY PLAT RECORDED IN PLAT CABINET C, PAGE 64, REGISTER'S OFFICE FOR PUTNAM COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO COOKEVILLE (CUMBERLAND) SU, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED FROM CUMBERLAND VENTURE, L.P., A DELAWARE LIMITED PARTNERSHIP, OF RECORD IN BOOK 334, PAGE 142, REGISTER'S OFFICE FOR PUTNAM COUNTY, TENNESSEE.

PARCEL II:
TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED WITHIN THAT CERTAIN COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS AGREEMENT OF RECORD IN DEED BOOK 381, PAGE 97 IN THE REGISTER'S OFFICE FOR PUTNAM COUNTY, TENNESSEE.

PARCEL III:
TOGETHER WITH THE BENEFICIAL EASEMENTS WITHIN THE DEED OF EASEMENT AGREEMENT OF RECORD IN BOOK 333, PAGE 351, REGISTER'S OFFICE FOR PUTNAM COUNTY, TENNESSEE.

PARCEL IV:
TOGETHER WITH THE BENEFICIAL EASEMENTS WITHIN DRAINAGE, SLOPE AND INGRESS/EGRESS EASEMENT AGREEMENT OF RECORD IN BOOK 333, PAGE 393, IN THE REGISTER'S OFFICE FOR PUTNAM COUNTY, TENNESSEE.

PARCEL V:
TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED WITHIN EASEMENT AGREEMENT OF RECORD IN DEED BOOK 334, PAGE 629; AS AFFECTED BY SUBORDINATION AND CONSENT TO EASEMENT AGREEMENT OF RECORD IN TRUST DEED BOOK A364, PAGE 397, REGISTER'S OFFICE FOR PUTNAM COUNTY, TENNESSEE.

ALTA/NSPS CERTIFICATE:

TO: COOKEVILLE (CUMBERLAND) WMB, LLC. f\k\a COOKEVILLE (CUMBERLAND) SU, LLC., FIRST AMERICAN TITLE INSURANCE COMPANY and GOLDMAN SACHS MORTGAGE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS

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 1–4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13, 14 AND 16–20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4–25–2016.

DATE OF PLAT OR MAP: 4–27–2016.

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT # 774582TN1).

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 2578

PARKING INFORMATION

LOT 1

197 REGULAR SPACES
4 HANDICAP SPACES

201 SPACES TOTAL

REQUIRED

1 SPACE PER 200 SF
213 SPACES REQUIRED

LOT 3

40 REGULAR SPACES
1 HANDICAP SPACES

41 SPACES TOTAL

REQUIRED

1 SPACE PER 200 SF
25 SPACES REQUIRED

ZONING INFORMATION:

ZONED: PCD–PLANNED COMMERCIAL DEVELOPMENT

SETBACK LINE:
FRONT: 50'
SIDE: 50'
BACK: 30'
MAXIMUM BUILDING HEIGHT –NONE

ZONING INFORMATION:

ZONED: C–G COMMERCIAL GENERAL

SETBACK LINE:
FRONT: 30'
SIDE: NONE
BACK: 10
MAXIMUM BUILDING HEIGHT –NONE

LEGEND:

- LIGHT POLE
- PP POWER POLE
- WATER VALVE
- WM WATER METER
- SDMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- GV GAS VALVE
- TP TELEPHONE PEDESTAL
- FIRE HYDRANT
- IPS IRON PIN SET (5/8" REBAR)
- IPF IRON PIN FOUND
- OE OVERHEAD ELECTRIC LINE
- SS SANITARY SEWER LINE
- UG GAS LINE
- OT OVERHEAD TELEPHONE LINE
- UT UNDERGROUND TELEPHONE LINE
- GUARD POST
- GM GAS MARKER
- CO CLEANOUT
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- R/W RIGHT–OF–WAY

Freeland
SURVEYORS • ENGINEERS
FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271–4924 FAX: (864) 233–0315
EMAIL: jfreeland@worldnet.att.net

DRAWN: CF	PARTY CHIEF: GRA	CHECKED: JCC	
REF. PLAT BOOK:	C–006 & C–64		
REF. DEED BOOK:			
TAX MAP :	071066C A 01800 & 071066C A 01802		
DATE OF SURVEY:	4–25–2016		
DATE DRAWN:	4–27–2016		
DRAWING NO:	67018		
DATE OF LAST REVISION:			

0' 50' 100' 150'
SCALE: 1" = 50'

PLS: JAMES R. FREELAND
NO: 2578

STATE OF TENNESSEE
PUTNAM COUNTY
TOWN OF COOKEVILLE

ALTA/NSPS LAND TITLE SURVEY FOR COOKEVILLE (CUMBERLAND) WMB, LLC LOTS 1 AND 3 CUMBERLAND STATION

SITE ADDRESS
756 AND 768 S. JEFFERSON AVENUE
COOKEVILLE, TN 38501