

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	139.65'	879.00'	9°06'11"

LINE BEARING	DISTANCE
L1 S 58°50'17" W	279.26'
L2 N 30°10'07" W	5.29'
L3 S 58°54'45" W	167.96'

**AS SURVEYED DESCRIPTION**

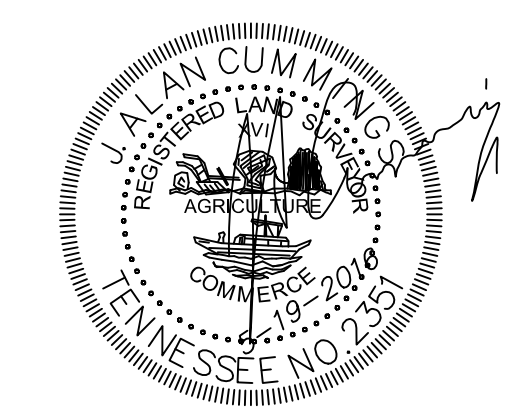
LAND SITUATED ON THE NORTH SIDE OF LEBANON ROAD (U.S. HIGHWAY 70 / TENNESSEE STATE ROUTE 24) AND ON THE EAST SIDE OF NORTH GREENHILL ROAD, IN THE CITY OF MT. JULIET, 1ST CIVIL DISTRICT, WILSON COUNTY, TENNESSEE, BEING PART OF THE LAND DEEDED TO CYPRESS BATSON FAMILY, LLC BY DEED RECORDED IN BOOK 1295, PAGE 339, REGISTER'S OFFICE OF WILSON COUNTY (R.O.W.C.), TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CAPPED 5/8" IRON ROD (NEW) ON THE NORTH RIGHT OF WAY LINE OF LEBANON ROAD AND MARKING THE SOUTHWEST CORNER OF THE LAND DEEDED TO SHIRLEY D. BEATY BY DEED RECORDED IN BOOK 433, PAGE 217, R.O.W.C., TENNESSEE;

THENCE, WITH THE NORTH RIGHT OF WAY LINE OF LEBANON ROAD THE FOLLOWING THREE CALLS:  
 THENCE, S58°50'17"W, A DISTANCE OF 279.26 FEET TO A CAPPED 5/8" IRON ROD (NEW);  
 THENCE, N30°10'07"W, A DISTANCE OF 5.29 FEET TO A CAPPED 5/8" IRON ROD (NEW);  
 THENCE, S58°54'45"W, A DISTANCE OF 167.96 FEET TO A CAPPED 5/8" IRON ROD (NEW);  
 THENCE, ALONG NEW SEVERANCE LINES THE NEXT FIVE CALLS:  
 THENCE, N31°08'10"W, A DISTANCE OF 239.28 FEET TO A CAPPED 5/8" IRON ROD (NEW);  
 THENCE, S58°59'39"W, A DISTANCE OF 321.98 FEET TO A CAPPED 5/8" IRON ROD (NEW);  
 THENCE, WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 139.26 FEET, SAID CURVE HAVING A RADIUS OF 879.00 FEET, A DELTA ANGLE OF 09°06'11", AND A CHORD OF N35°41'15"W, 139.51 FEET TO THEIR CAPPED 5/8" IRON ROD (NEW);  
 THENCE, N31°08'10"W, A DISTANCE OF 167.61 FEET TO A CAPPED 5/8" IRON ROD (NEW);  
 THENCE, S58°51'50"W, A DISTANCE OF 463.06 FEET TO A CAPPED 5/8" IRON ROD (NEW);  
 THENCE, WITH THE EAST RIGHT OF WAY LINE OF NORTH GREENHILL ROAD, N08°48'08"E, A DISTANCE OF 1362.39 FEET TO A 5/8" IRON ROD (OLD) AT THE SOUTHWEST CORNER OF THE LAND DEEDED TO WILLIAM DRANES, ETUX BY DEED RECORDED IN BOOK 1223, PAGE 2355, R.O.W.C., TENNESSEE;  
 THENCE, WITH THE SOUTH LINE OF SAID DRANES, S82°42'05"E, A DISTANCE OF 383.57 FEET TO A 5/8" IRON PIPE (OLD) AT THE SOUTHWEST CORNER THEREOF;  
 THENCE, WITH THE EAST LINE OF SAID DRANES, N08°14'15"E, A DISTANCE OF 218.74 FEET TO A 1/2" IRON ROD (NEW) AT THE SOUTHWEST CORNER OF LOT 32 OF "HEARTHSTONE" AS RECORDED IN PLAT BOOK P22, PAGE 6, R.O.W.C., TENNESSEE;  
 THENCE, WITH THE SOUTH AND EAST LINE OF SAID "HEARTHSTONE" THE FOLLOWING FIVE CALLS:  
 THENCE, S81°33'32"E, A DISTANCE OF 375.50 FEET TO A CAPPED 1/2" IRON ROD (OLD);  
 THENCE, N10°07'27"E, A DISTANCE OF 479.32 FEET TO A CAPPED 1/2" IRON ROD (OLD);  
 THENCE, N09°43'41"E, A DISTANCE OF 891.04 FEET TO A CAPPED 1/2" IRON ROD (OLD);  
 THENCE, N10°12'32"E, A DISTANCE OF 570.03 FEET TO A CAPPED 5/8" IRON ROD (NEW);  
 THENCE, N09°29'47"E, A DISTANCE OF 154.52 FEET TO A 1/2" IRON ROD (OLD) ON THE SOUTH LINE OF "WINDTREE TRACE, PHASE 3-B", AS RECORDED IN PLAT BOOK P22, PAGE 384, R.O.W.C., TENNESSEE;  
 THENCE, WITH THE WEST LINE OF "WINDTREE TRACE, PHASE 3-B", S79°51'52"E, A DISTANCE OF 471.37 FEET TO A 5/8" IRON ROD (OLD) AT THE NORTHWEST CORNER OF THE LAND DEEDED TO THE WILSON COUNTY BOARD OF EDUCATION BY DEED RECORDED IN BOOK 418, PAGE 708, R.O.W.C., TENNESSEE;  
 THENCE, WITH THE WEST LINE OF THE WILSON COUNTY BOARD OF EDUCATION AND WITH THE WEST LINE OF PLAGE TOWNHOMES" AS RECORDED IN PLAT BOOK P24, PAGE 271, R.O.W.C., TENNESSEE;  
 2155.19 FEET TO A 1/2" IRON ROD (OLD) AT THE NORTHWEST CORNER OF LOT 4 THEREOF;  
 THENCE, CONTINUING WITH THE WEST LINE OF "MARKET PLACE TOWNHOMES", S08°50'00"W, A DISTANCE OF 226.00 FEET TO A 1/2" IRON ROD (OLD) AT THE NORTH CORNER OF SAID BEATY LAND;  
 THENCE, WITH THE WEST LINE OF BEATY, S08°17'17"W, A DISTANCE OF 532.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2,759,658 SQUARE FEET OR 63.36 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

To Stewart Title Guaranty Company, Wilson County Board of Education:

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. The field work was completed on January 23, 2014.



PREPARED FOR:

CYPRESS BATSON FAMILY, LLC  
 C/O CIVIL SITE DESIGN GROUP, PLLC  
 630 SOUTHGATE AVENUE, SUITE A  
 NASHVILLE, TN 37203  
 PH: (615) 248-9999

**WARNING**

THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

**DEED REFERENCE**

TO: CYPRESS BATSON FAMILY, LLC  
 FROM: LYNNE B. CYPRESS  
 RECORD: BOOK 1295, PG. 339, R.O.W.C., TN.  
 TO: NANCY CAROL LIGON BOHRMAN AND PATRICIA LYNN LIGON  
 FROM: PATRICIA LYNN LIGON, EXECUTRIX  
 RECORD: BOOK 1543, PG. 1085, R.O.W.C., TN.

**PROPERTY MAP REFERENCE**

SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCELS 040.00, 040.01 AND 041.00 ON WILSON COUNTY TAX MAP 053.

**UTILITY NOTE:**

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED 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, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

**RECORD DESCRIPTION**

**PARCEL#**  
 Map/Parcel: 53- part of 39  
 Land lying in Wilson County, Tennessee, more particularly described as follows:  
 A certain 15 Acre tract of realty situated in the 1st civil district of Wilson County, Tennessee and being situated near the North Greenhill Road in West Wilson County. Beginning at a point, B.E. Lowe's south east corner, 405.6 ft. from the center of the North Greenhill Road, in the B.E. Lowe south line, south 85°-15' east and continuing along this line 626.1 ft. to a stake at H. Fred Batson, Jr. south east corner (formerly Sarah B. Holt corner), thence north 5°-14' east 2,308.5 ft. to a skinned sassafras stake in a fence at Agee's south line at Lynne Marie Batson's north west corner (formerly Marie C. Batson corner), thence north 84°-00' west 236.4 ft. to a stake at J. E. Lowe's north east corner, thence with J. E. Lowe's line south 5°-45' west 2,096.00 ft. to a stake at J.E. Lowe's south east corner, thence north 85°-15' west 375.5 ft. to a stake in B.E. Lowe's east line, thence with Lowe's line south 4°-00' west 218.0 ft. to the beginning and containing 15 Acres, more or less.  
 Being the same property conveyed to Lynne M. Batson by deed from H. Fred Batson, Jr. of record in Book 430, page 146, Register's Office for Wilson County, Tennessee. Lynne M. Batson and Lynne B. Cypress are one and the same.  
 This is unimproved property known as Lebanon Rd., Wilson County, Tennessee.  
**PARCEL#2**  
 Map 53, Parcel: 40  
 Land lying and being situated on the northerly side of U.S. Highway 70-N (Nashville Pike) in the 1st Civil District of Wilson County, Tennessee, described as follows:  
 Beginning at a fence post in the north margin of the Nashville Pike 2 miles west of Mt. Juliet Road 35 feet from the centerline of said pike at John Edward Lowe's southwest corner, and running south 54° 38' west 277.0 feet to a highway right-of-way marker; thence north 35° 22' west 5.0 feet to another right-of-way marker; thence south 54° 38' west 200.0 feet to an iron pin driven in the ground; thence south 35° 22' east 5.0 feet to another right-of-way marker; thence south 54° 38' west 247.8 feet to a point 7 inches north of the center of a corner fence post in the north margin of the highway at Ligon's northeast corner, thence north 88° 00' west 741.3 feet to a point in the center of the Greenhill Road at Ligon's northwest corner and a point in Taylor's east line; thence with the center of the Greenhill Road north 4° 15' east 1520.0 feet to a point in the center of the road at B. E. Lowe's southwest corner; thence leaving the road and running south 85° 15' east 1031.7 feet to a stake at Mrs. Sarah B. Holt's southeast corner, passing over an iron pin in the ground at B. E. Lowe's southeast corner and Mrs. Sarah B. Holt's southwest corner at 405.6 feet; thence north 14° east 2308.5 feet to a skinned sassafras stake in a fence in Agee's south line at Mrs. Holt's northeast corner, thence south 84° 00' east 236.4 feet to a corner post in Agee's south line at Riedelheimer's northwest corner; thence south 4° 24' west 3320.8 feet to the point of beginning, and containing 55.00 acres, more or less, according to survey of R. B. Butler, County Surveyor for Wilson County, Tennessee, dated March 22, 1958.  
 This property is conveyed subject to easement and restrictive covenants contained in Installment Deed of record in Book 149, page 494; Register's Office for Wilson County, Tennessee.  
 BEING THE PROPERTY CONVEYED TO CYPRESS BATSON FAMILY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY CORRECTED QUITCLAIM DEED FROM LYNNE B. CYPRESS OF RECORD IN BOOK 1295, PAGE 339, DATED MARCH 04, 2008, AND RECORDED MARCH 06, 2008, BEING A CORECTIVE QUITCLAIM DEED OF BOOK 1284, PAGE 1131, DATED NOVEMBER 29, 2007, AND RECORDED DECEMBER 21, 2007.

**SCHEDULE B, SECTION II:**

- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN BOOK 149, PAGE 494, R.O.W.C. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE).
- SUBJECT TO ARTICLES OF AGREEMENT OF RECORD IN BOOK 318, PAGE 364, R.O.W.C. (UNABLE TO LOCATE DOCUMENT).
- EASEMENTS UNTO THE STATE OF TENNESSEE IN BOOK 438, PAGE 656, R.O.W.C. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON).
- AGREEMENT FOR DEDICATION OF EASEMENT FOR PUBLIC UTILITIES TO WEST WILSON UTILITY DISTRICT IN BOOK 449, PAGE 480, R.O.W.C. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON).
- AGREEMENT FOR DEDICATION OF EASEMENT TO THE CITY OF MT. JULIET IN BOOK 842, PAGE 1864 (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON) AND BOOK 919, PAGE 2413, R.O.W.C. (DOES NOT AFFECT SUBJECT PROPERTY).
- APPLICATION FOR GREENBELT ASSESSMENT OF RECORD IN BOOK 772, PAGE 1864, R.O.W.C. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE).

**NOTES:**

- STEWART TITLE GUARANTY COMPANY COMMITMENT FILE NO. 36733, EFFECTIVE MAY 5, 2016 WAS FURNISHED TO THIS SURVEYOR.
- BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A "SPECIAL" FLOOD HAZARD AREA (SFHA) PER F.E.M.A. F.I.R.M. NO. 47189C0131D, EFFECTIVE DATE FEBRUARY 20, 2008.
- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83 (1995).
- ALL IRON RODS (NEW) ARE CAPPED 18" IN LENGTH AND 5/8" IN DIAMETER UNLESS OTHERWISE SHOWN.

CRAWFORD & CUMMINGS, P.C.  
 1929 21ST. AVE. SOUTH  
 NASHVILLE, TN. 37212  
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**LEGEND**

(00) PARCEL NUMBER	○ IRON ROD	—W— WATER LINE
① LOT NUMBER	● IRON ROD (NEW)	—SA— SEWER LINE
□ CATCH BASIN	—X— FENCE LINE	—G— GAS LINE
⊙ STORM MANHOLE	—U— UTILITY LINE	—OHE— UTILITY LINE
⊕ WATER VALVE		
⊗ WATER METER		
⊠ FIRE HYDRANT		

R.O.W.C., TN.: REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE

ALTA/ NSPS  
 LAND TITLE SURVEY  
 THE CYPRESS BATSON FAMILY, LLC  
 LEBANON ROAD & NORTH GREENHILL ROAD,  
 CITY OF MT. JULIET, 1ST CIVIL DISTRICT,  
 WILSON COUNTY, TENNESSEE

DATE: 1-23-2014 CCPC JOB NO. 13-124  
 DATE: 05-19-2016 (TITLE COMMITMENT)  
 DATE: 8-24-16 (NEW LINE)