

LEGEND OF SYMBOLS AND ABBREVIATIONS

PROPERTY LINE	WIRE FENCE	GRAVEL SURFACE
ADJOINING LINE	OVERHEAD ELECTRIC LINE	UTILITY POLE
RIGHT-OF-WAY	CONCRETE SURFACE	WATER METER
SETBACK LINE	STORM DRAIN LINE	WATER VALVE
CHAIN LINK FENCE	SANITARY SEWER LINE	CRIMP TOP PIPE
WOOD FENCE	TRAFFIC SIGNAL LINE	CURB & GUTTER
		EDGE OF ASPHALT
		MEASURED
		OPEN TOP PIPE
		REAR RECORD
		RIGHT OF WAY
		SET
		TELEPHONE POLE
		PLAT CABINET
		SO. FT. SQUARE FEET

SURVEYOR'S NOTES

- FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, SANITARY SEWER, TELEPHONE, AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY, AND APPEAR TO ENTER THE SUBJECT PROPERTY THROUGH THE PUBLIC STREET RIGHT-OF-WAY AND/OR PRIVATE EASEMENTS NOTED HEREON.
- BUILDING AREA REPRESENTS GROSS AREA DERIVED FROM MEASUREMENTS ALONG EXTERIOR PERIMETER OF BUILDING AT GROUND LEVEL.
- ON THE DATE OF FIELD SURVEY THERE WAS NO EVIDENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THE SUBJECT PROPERTY.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +0.1 FOOT.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
- UNDERGROUND UTILITIES ARE SHOWN HEREON BASED SOLELY ON OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.6.I.; PLANS WERE NOT PROVIDED TO SURVEYOR BY UTILITY COMPANIES OR CLIENT. MARKINGS WERE NOT PROVIDED BY 811 UTILITY LOCATE SERVICE.

NOTES PERTAINING TO TABLE "A" ITEMS

- ITEM 2: AS PER DICKSON COUNTY GIS, THE PROPERTY ADDRESS OF THE SUBJECT PROPERTY IS THORNTON DRIVE, DICKSON, TN, ADDRESS #136-412 WAS OBSERVED AT TIME OF FIELD SURVEY.
- ITEM 16: ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS.
- ITEM 17: SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AVAILABLE FROM THE CONTROLLING JURISDICTION, ON THE DATE OF FIELD SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

BASIS OF BEARINGS

THE BEARING OF N08°17'28"E (BASED AS BASIS OF BEARINGS) ON THE WESTERN PROPERTY LINE OF THE SUBJECT PROPERTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY AND IS THE SAME BEARING SHOWN ON PLAT RECORDED IN PLAT CABINET I, SLIDE 187, DICKSON COUNTY REGISTER.

PROPERTY ACCESS

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT OF WAY OF THORNTON DRIVE & BEASLEY DRIVE.

POTENTIAL ENCROACHMENTS

THERE WERE NO ABOVE-GROUND ENCROACHMENTS OR PROJECTIONS OBSERVED AT TIME OF FIELD SURVEY.

ZONING INFORMATION

ACCORDING TO ZONING INFORMATION PROVIDED TO SURVEYOR BY THE INSURER, PREPARED BY: THE PLANNING & ZONING RESOURCE COMPANY (PZR), PHONE: (405)840-4344, SITE NO. 133443-1, REPORT DATE: 10/10/2019

CURRENT ZONING CLASSIFICATION: "B-3" HIGHWAY COMMERCIAL DISTRICT

CURRENT USE PERMITTED: YES

REQUIREMENTS
 FRONT ARTERIAL/COLLECTOR STREETS SETBACK: 50/35'
 SIDE SETBACK: 10' EXCEPT ADJACENT TO A RESIDENTIAL DISTRICT 50' (10 FEET REQUIRED)
 REAR SETBACK: 25' EXCEPT ADJACENT TO A RESIDENTIAL DISTRICT 50'
 MINIMUM LOT AREA: 10,000 SQ.FT.
 MAXIMUM LOT COVERAGE: 70%
 MAXIMUM HEIGHT: 65'

MINIMUM PARKING: RETAIL (SHOPPING CENTERS): 1 SPACE PER 175 SQUARE FEET OF GROSS BUILDING AREA FOR THE 1ST 5,000 SQUARE FEET OF BUILDING AREA AND 1 SPACE PER 250 SQUARE FEET OF GROSS BUILDING AREA THEREAFTER.

134,457 SQUARE FEET - 5,000 SQUARE FEET = 129,457 SQUARE FEET
 6,000 SQUARE FEET / 175 SQUARE FEET = 29 SPACES
 129,457 SQUARE FEET / 250 SQUARE FEET = 518 SPACES

547 TOTAL SPACES REQUIRED.

OBSERVED PARKING:
 506 REGULAR SPACES 20 HANDICAP SPACES 526 TOTAL PARKING SPACES

NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF THIRD PARTY INFORMATION. SURVEYOR IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 4704502024C, WHICH BEARS AN EFFECTIVE DATE OF 09/25/09, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CURRENT OWNER

BSM THORNTON LLC
 TAX PARCEL 110 054.15
 PLAT CABINET I-187
 LOT 2

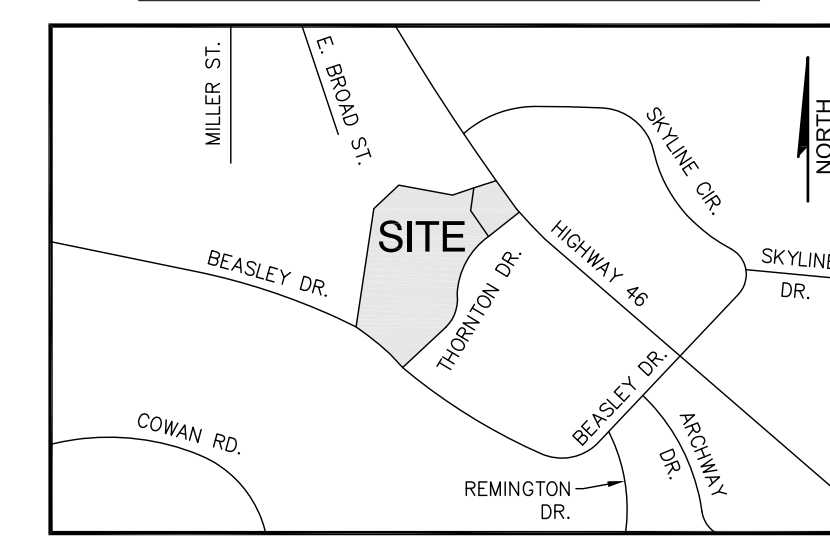
GROSS LAND AREA

12.350 ACRES
 537,982 SQ.FT.
 (TOTAL MEASURED)

SCHEDULE B-2 ITEMS

- SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 1, PAGE 187, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE. PLOTTABLE MATTERS AFFECTING THE PROPERTY ARE SHOWN HEREON.
- SEWER LINE EASEMENT OF RECORD IN VOL. 364, PAGE 123, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE. DOES AFFECT. LOCATION OF EASEMENTS AS SHOWN HEREON.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN VOLUME V1201, PAGE 34, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. DOES AFFECT. EASEMENTS ARE GENERAL AND BLANKET IN NATURE, NOTHING PLOTTED. CROSS ACCESS POINTS BETWEEN LOTS 1 & 2 OF PLAT CABINET I, PAGE 187 ARE SHOWN HEREON.
- ORDINANCE NO. 1337 OF RECORD IN VOLUME V1250, PAGE 226, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE. DOES AFFECT. PLOTTED.
- EASEMENT AGREEMENT OF RECORD IN VOLUME V1231, PAGE 299, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE. DOES AFFECT. PLOTTED.
- BMP LONG-TERM MAINTENANCE AGREEMENT OF RECORD IN VOLUME V1276, PAGE 525, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE. DOES AFFECT. PLOTTABLE EASEMENTS NOTED, THE LOCATIONS OF POND #1 AND POND #2 ARE SHOWN HEREON.
- MEMORANDUM OF LEASE BY AND BETWEEN BSM THORNTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, LESSOR, AND HOBBY LOBBY STORES, INC., AN OKLAHOMA CORPORATION, LESSEE, DATED JUNE 6, 2014, OF RECORD IN VOLUME V1185, PAGE 989, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE, AS SUBORDINATED IN THE SUBORDINATION, NON-DISTURBANCE, AND ATTORNEY AGREEMENT OF RECORD IN VOLUME V1185, PAGE 989, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE, AS SUBORDINATED IN THE SUBORDINATION, NON-DISTURBANCE, AND ATTORNEY AGREEMENT OF RECORD IN VOLUME V1185, PAGE 989, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE.
- MEMORANDUM OF LEASE BY AND BETWEEN BSM THORNTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, LESSOR, AND MARSHALLS OF MA, INC., A MASSACHUSETTS CORPORATION, LESSEE, DATED JUNE 18, 2014, OF RECORD IN VOLUME V1246, PAGE 104, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE, AS SUBORDINATED IN THE SUBORDINATION, NON-DISTURBANCE, AND ATTORNEY AGREEMENT OF RECORD IN VOLUME V1246, PAGE 104, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE, AS SUBORDINATED IN THE SUBORDINATION, NON-DISTURBANCE, AND ATTORNEY AGREEMENT OF RECORD IN VOLUME V1246, PAGE 104, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE.
- MEMORANDUM OF LEASE BY AND BETWEEN BSM THORNTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, LESSOR, AND ROSS DRESS FOR LESS, INC., A VIRGINIA CORPORATION, LESSEE, DATED AUGUST 11, 2014, OF RECORD IN VOLUME V1194, PAGE 389, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE, AS SUBORDINATED IN THE SUBORDINATION, NON-DISTURBANCE, AND ATTORNEY AGREEMENT OF RECORD IN VOLUME V1194, PAGE 389, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE.
- RIGHTS OF SHOE SHOW, INC., A NORTH CAROLINA CORPORATION, AS TENANT ONLY, UNDER UNRECORDED LEASE, AS SUBORDINATED IN THE SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT OF RECORD IN VOLUME V1209, PAGE 668, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE.
- RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED OR UNRECORDED LEASES, WITHOUT RIGHTS OF PURCHASE.
- SURVEY NO. 19-110R PREPARED BY R. SCOTT BARRETT IN PLS #2473 OF BARRETT SURVEYING GROUP LLC AND DATED 12-5-2019 INDICATES THE FOLLOWING: A ALL UTILITY LINES THAT CROSS BOUNDARY LINES NOT INCLUDED IN A RECORDED EASEMENT.

LOCATION MAP - NOT TO SCALE



TITLE COMMITMENT INFORMATION

THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 19011874cm OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF 12/09/2019.

TITLE COMMITMENT DESCRIPTION

LAND IN DICKSON COUNTY, TENNESSEE, BEING LOT NO. 2, ON THE AMENDED FINAL PLAT OF THE CROSSINGS AT DICKSON, AS SHOWN ON THE PLAN OF RECORD IN PLAT CABINET I, SLIDE 187, IN THE REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BSM THORNTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY THE WARRANTY DEED OF RECORD IN VOLUME V1139, PAGE 103, IN THE REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE, THE WARRANTY DEED OF RECORD IN VOLUME V1139, PAGE 107, IN SAID REGISTER'S OFFICE AND THE WARRANTY DEED OF RECORD IN VOLUME V1162, PAGE 98, IN SAID REGISTER'S OFFICE.

TOGETHER WITH APPURTENANT EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN VOLUME V1201, PAGE 34, REGISTER'S OFFICE FOR DICKSON COUNTY, TENNESSEE.

THE PROPERTY DESCRIBED AND SHOWN HEREON IN THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 19011874cm, BEARING AN EFFECTIVE DATE OF 12/09/2019.

SURVEYOR'S CERTIFICATION

TO: ISLAND ABSTRACT INC.; WELLS FARGO BANK, N.A. ITS SUCCESSORS AND/OR INTEREST; CROSSINGS AT DICKSON LLC, A TENNESSEE LIMITED LIABILITY COMPANY; HAUPPAUGE PROPERTIES LLC; BSM THORNTON, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTN/SPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10/17/2019.

DATE OF PLAT: 10/18/2019

SCOT BARRETT
 REGISTERED LAND SURVEYOR
 AGRICULTURE
 COMMERCE
 TENNESSEE NO. 2473

R. SCOTT BARRETT, PLS DATE 12/12/19
 TN REGISTRATION NO. 2473

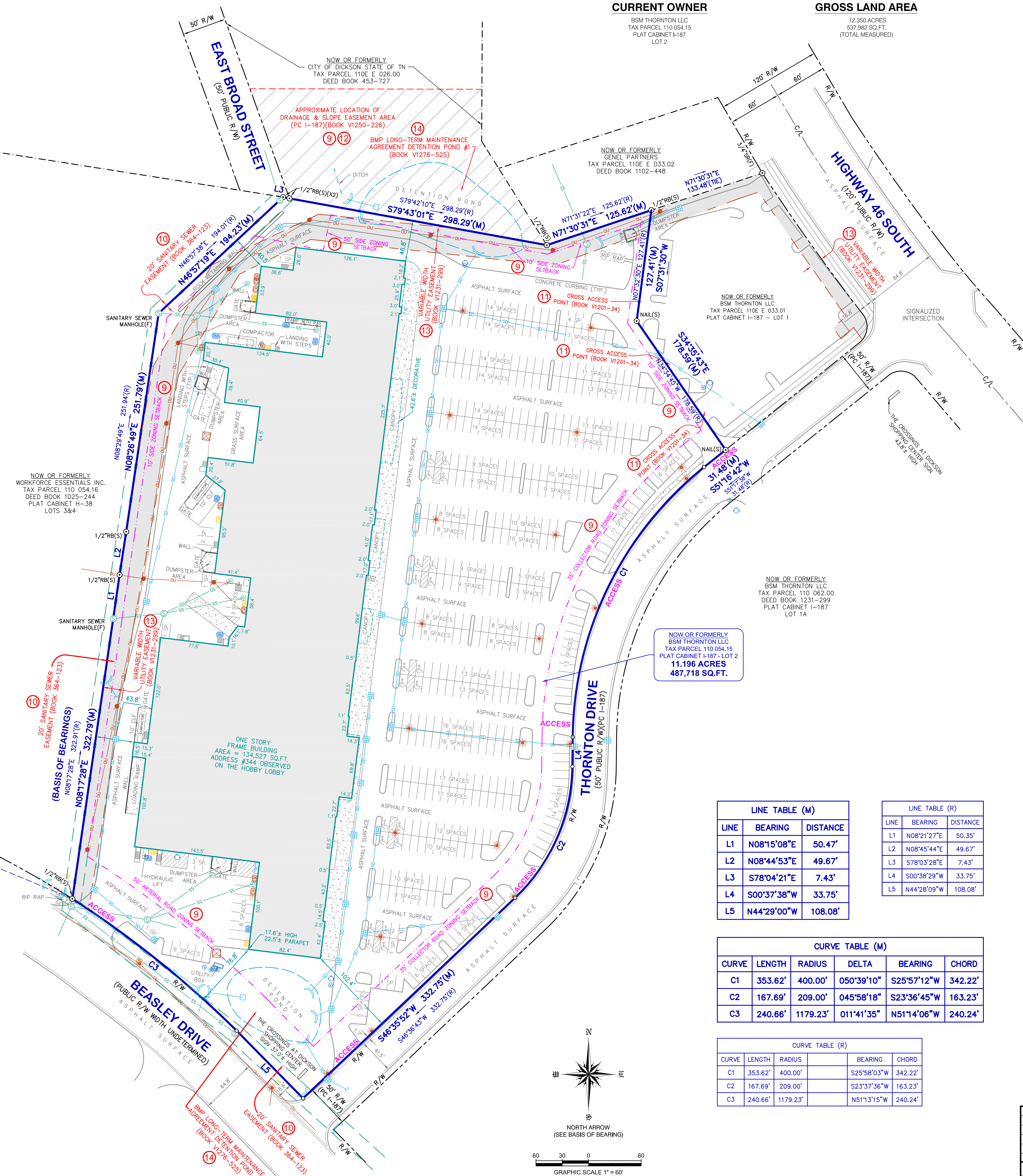
THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT LICENSED SURVEYORS SIGNATURE AND SEAL.

I FURTHER CERTIFY: (i) THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (ii) THAT IT WAS PREPARED BY AN ACTUAL SURVEY ON THE GROUND BY UNDER MY DIRECT SUPERVISION; (iii) THAT IT IS A CATEGORY 1 SURVEY WITH A LINEAR ERROR OF CLOSURE OF THE UNADJUSTED SURVEY, NOT EXCEEDING THAT OF ONE FOOT PER FIFTEEN THOUSAND FEET (1:15,000); (iv) THAT THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR THE STATE OF TENNESSEE.

THE PROPERTY DESCRIBED AND SHOWN HEREON IN THE SAME PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 19011874cm, BEARING AN EFFECTIVE DATE OF 12/09/2019.

REFERENCE PLATS

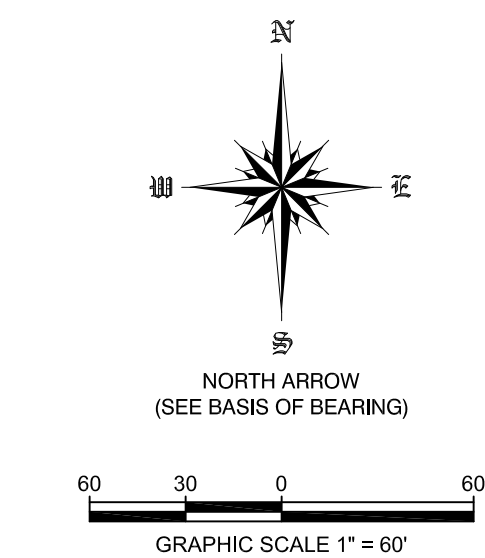
1. PLAT ENTITLED "AMENDED FINAL PLAT OF THE CROSSINGS AT DICKSON", DATED 10/21/14, PREPARED BY BROWN LAND SURVEYING, LLC AND RECORDED IN THE DICKSON COUNTY REGISTER OF DEEDS OFFICE IN PLAT CABINET I, PAGE 187.



LINE TABLE (M)		
LINE	BEARING	DISTANCE
L1	N08°15'08"E	50.47'
L2	N08°44'53"E	49.67'
L3	S78°04'21"E	7.43'
L4	S00°37'38"W	33.75'
L5	N44°29'00"W	108.08'

CURVE TABLE (M)					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	353.62'	400.00'	050°39'10"	S25°57'12"W	342.22'
C2	167.69'	209.00'	045°58'18"	S23°36'45"W	163.23'
C3	240.66'	1179.23'	011°41'35"	N51°14'06"W	240.24'

CURVE TABLE (R)				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	353.62'	400.00'	S25°58'03"W	342.22'
C2	167.69'	209.00'	S23°37'36"W	163.23'
C3	240.66'	1179.23'	N51°13'15"W	240.24'



ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:

BSM Thornton, LLC

PROPERTY ADDRESS:
 136-412 Thornton Drive, Dickson, TN

FIELD BY:	MSH	TAX PARCEL:	110-054.15	FIELD DATE:	10/17/19
DRAWN BY:	JBS	COUNTY:	DICKSON	PLAT DATE:	10/18/19
JOB. No.	19-110R	STATE:	TENNESSEE	SHEET:	1 OF 1

BARRETT SURVEYING GROUP LLC
 223-B North Pointsett Highway
 Travelers Rest, SC 29690
 Phone 864-834-3732
 Email: info@barrettsurveying.net