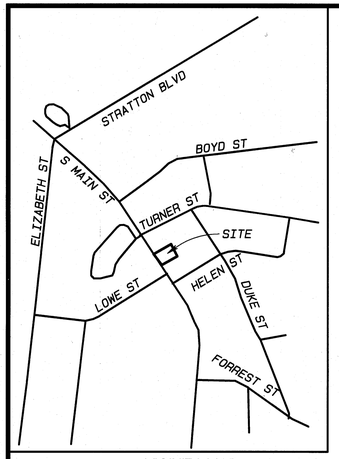
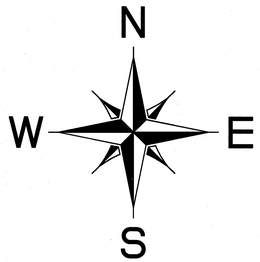
BOUNDARY AND TOPOGRAPHIC SURVEY

OF THE
VALERIE KEMP-DREIER AND DONALD L. KEMP PROPERTY
AS RECORDED IN OFFICIAL RECORD BOOK 387, PG. 109-111
ALSO LOTS 7 & 9 OF THE TURNER ADDITION TO THE
TOWN OF ASHLAND CITY
AS RECORDED IN RECORD BOOK O, PG. 482
REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE
TAX MAP 055F, GROUP C, PARCEL 005.00
1ST CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE
525 S MAIN ST, ASHLAND CITY, TN 37015
DATE: SEPTEMBER 4, 2014
TOTAL AREA: 17,195 SQ FT 0.39 ACRES ±

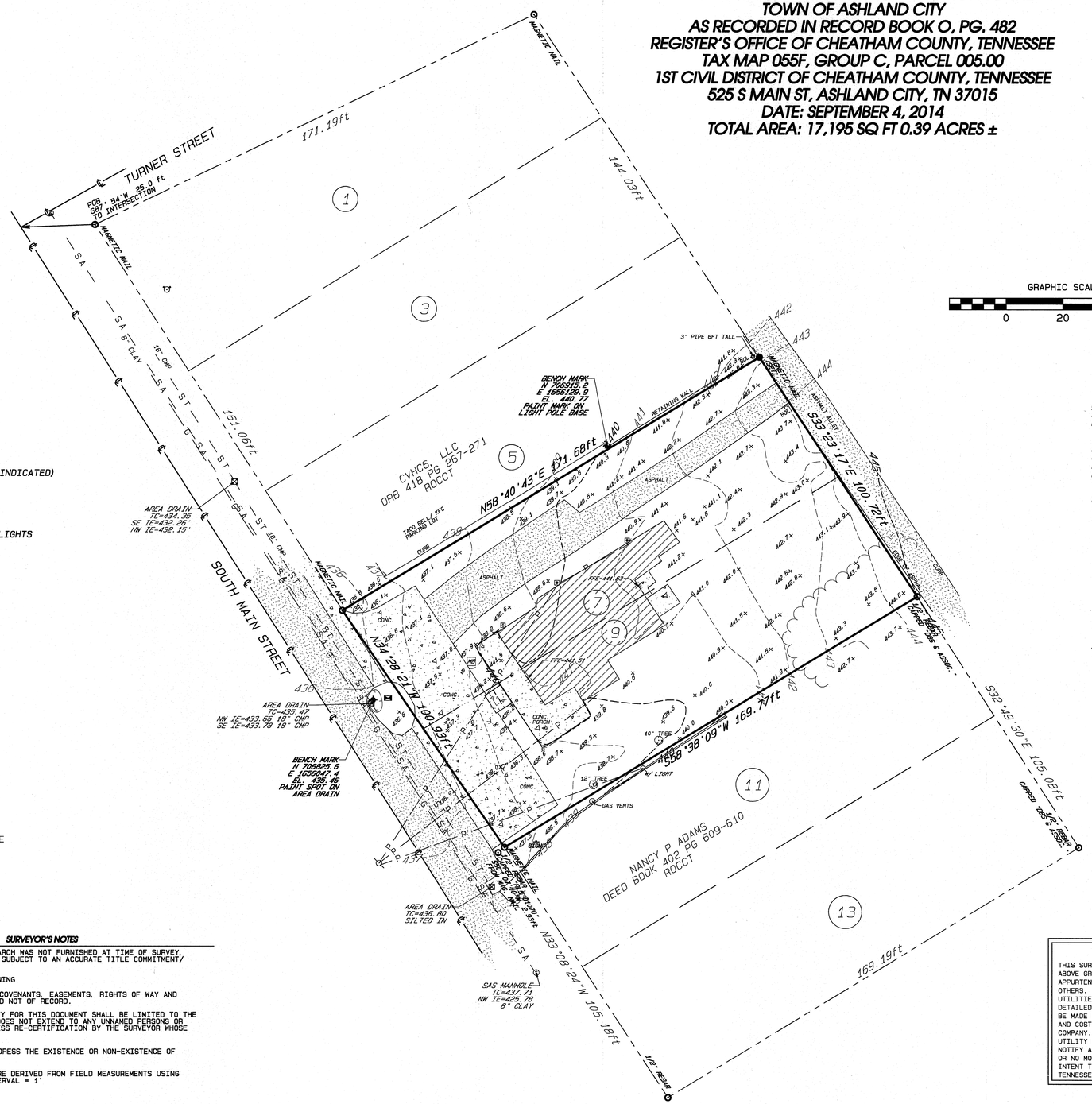


VICINITY MAP
(NOT TO SCALE)



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83/GRID NORTH
VERTICAL DATUM: N.A.V.D 88

GRAPHIC SCALE 1"=20'
0 20 40 60



LEGEND

- BOUNDARY LINE
- LOT LINES OF TURNER PLACE PLAT PLAT BOOK O PAGE 482
- ADJOINING BOUNDARY LINES
- ROADWAY CENTERLINE
- TREE LINE
- G — GAS LINE
- P — OVERHEAD UTILITY LINE
- ST — STORM SEWER LINE (SIZE AS INDICATED)
- SA — SANITARY SEWER LINE (SIZE AND TYPE AS INDICATED)
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- UTILITY POLE
- ELECTRIC METER
- BENCHMARK
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- GAS METER
- LIGHT POLE WITH # OF LIGHTS
- AREA DRAIN
- MB MAIL BOX
- CONCRETE
- BUILDING
- ASPHALT
- MONUMENT FOUND (SIZE AND MATERIAL AS NOTED)
- MONUMENT SET (MAGNETIC NAIL)
- (#) PARCEL NUMBERS OF LOTS IN PLAT BOOK O PAGE 482

POB=POINT OF BEGINNING
PUDE=PUBLIC UTILITY AND DRAINAGE EASEMENT
MBSL=MINIMUM BUILDING SETBACK LINE
SAS=SANITARY SEWER
STS=STORM SEWER
CMP=CORRUGATED METAL PIPE
HDPE=HIGH DENSITY POLY-ETHYLENE
RCP=REINFORCED CONCRETE PIPE
TC=TOP OF CASTING
IE=INVERT ELEVATION
CB=CATCH BASIN
DI=DROP INLET
FFE=FINISHED FLOOR ELEVATION
DB.= DEED BOOK
PB.=PLAT BOOK
ORV=OFFICIAL RECORDED VOLUME
ROCCT=REGISTER'S OFFICE OF CHEATHAM COUNTY, TENNESSEE
NAD=NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
MB= MAIL BOX

The perimeter shown here is per a Survey made on the ground. There are no encroachments other than those shown, and the survey is correct to the best of my knowledge, belief and professional opinion.

This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47021C0170D, Zone X) of Cheatham County, Tennessee.
Dated : September 17, 2010, unless otherwise noted on survey.

I Hereby certify that this is a Category-I survey, and that the Closure of the Unadjusted Traverse is better than 1:10,000.

Bearing and distance shown take precedence over scale.

W. LOGAN MCCRAW
REGISTERED LAND SURVEYOR
XVI
TENNESSEE NO. 2887
9/12/14

W. Logan McCraw TN RLS # 2887
DBS & Associates Engineering

SURVEYOR'S NOTES

A TITLE COMMITMENT/ SEARCH WAS NOT FURNISHED AT TIME OF SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT/ SEARCH.

SETBACKS ARE AS PER ZONING

PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.

THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.

TOPOGRAPHIC FEATURES WERE DERIVED FROM FIELD MEASUREMENTS USING RANDOM SHOTS; CONTOUR INTERVAL = 1'

DISCLAIMER

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. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTANCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVALABILITY 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 WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

330 North Second Street
P.O. Box 949
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www.dbsengr.com
DBS & Associates Engineering
Engineers • Surveyors • Planners

BOUNDARY AND TOPOGRAPHIC SURVEY
OF THE
VALERIE KEMP-DREIER AND DONALD L. KEMP PROPERTY
525 S MAIN ST, ASHLAND CITY, TN 37015
DATE: SEPTEMBER 4, 2014

APPROVED FOR DISTRIBUTION							
QUALITY ASSURANCE AUTHORITY	SIGNED						DATE
DR.	CK.	PC.	DATE				DESCRIPTION
WLM							

Plotted: Sep 12, 2014 9:11:27 Fri
S:\1864 SM (525 S Main Street)\525 S MAIN ST.pro