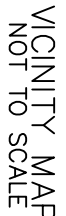


VICINITY MAP



GENERAL NOTES

19. The subject property has indirect access to Tennessee Highway 12, a dedicated public road via an unrecorded easement as shown hereon.

UTILITY DISCLAIMER

ACCURATELY AS POSSIBLE BY VISIBLE OBSERVATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

BASIS OF BEARING

SUBJECT PROPERTY IS THE BASIS OF BEARINGS FOR THE SUBJECT SURVEY AND IS TAKEN FROM THE SUBJECT PROPERTY TITLE COMMITMENT LEGAL DESCRIPTION.

LEGEND / ACRONYM

- TELEPHONE RISER  
GATE
- CONCRETE MONUMENT FOUND

STATEMENT OF ENCROACHMENTS

## WETLAND NOTE

location of wetland areas is plotted and shown hereon, as delineated by appropriate authorities or based upon said visual observations.

SURVEYED AREA

960,783.4± square feet  
22.05± Acres

ZONING INFORMATION

The current use of the property is VACANT.

### Parking Space Table

building constructed on the property. Subject property is vacant and therefore parking requirements are unavailable.

### Building Setback Requirements:

Side: 50 feet  
Rear: 50 feet

LEGAL DESCRIPTION (TITLE)

County Rail Authority and the northerly boundary of the Cumberland River, and being more particularly described as follows:

SCHEDULE B ITEMS

- APPEARS TO BE THE 100 FOOT STRIP OF LAND SHOWN AS CHEATHAM COUNTY RAIL AUTHORITY.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	394.23'	85809.87'	0°15'48"	S 81°55'48" E	394.23'
C2	189.95'	3249.18'	3°17'54"	S 80°08'58" E	187.01'
C3	197.95'	634.25'	8°59'59"	N 13°54'30" E	99.85'
C4	86.23'	422.35'	1°54'39"	N 10°06'17" E	86.08'

LINE	BEARING	DISTANCE
L1	S 21°40'58" W	320.72'
L2	S 72°00'44" E	43.75'
L3	S 18°24'54" W	391.36'
L4	N 67°51'14" W	69.94'
L5	N 18°25'22" E	975.33'
L6	N 07°57'15" E	50.08'
L7	N 05°51'03" E	17.12'

FLOOD DATA

Additional inquiries concerning the flood zone(s) for the subject site should be addressed to the Federal Emergency Management Agency.

SURVEYOR'S CERTIFICATION

16, 17, 18 and 21 of Table A thereof. The field work was completed on September 12, 2018.

Date of Map: September 13, 2018

Denham Land Surveyors LLC  
1733 Winchester Road  
Huntsville AL 35811

© COPYRIGHT 2018 DENHAM LAND SURVEYORS.  
This plot is protected by Copyright and all rights reserved.

## ACCESS EASEMENT

County Rail Authority and the northerly boundary of the Cumberland River, and being more particularly described as follows:

feet to a point on the South right of way margin of Tennessee State Highway 12 and the POINT OF ENDING. Containing 0.894 acres, more or less.

Since 1978

# DENHAM

PROJECT

CTIN

PROJECT Since 1978

LAND SURVEYORS, LLC  
1723 WINCHESTER ROAD  
CUN



1733 WINCHESTER ROAD  
HUNTSVILLE, ALABAMA 35811

PROJECT

HUNTSVILLE, ALABAMA 35811  
(256) 851-2623

Trinity  
(256) 851-2633 Fax  
chris@denham-surveys.com

Point of Beginning For Your Surveying Needs™

APPROVED BY: Chris Denham	PREPARED BY: [REDACTED]
---------------------------	-------------------------

REVISION:	DATE:	12 September, 2018
DATE OF FIELD WORK COMPLETION:		1001 3rd

REVISION:	DATE:
-----------	-------