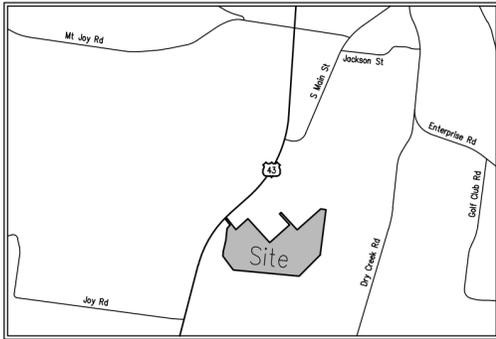


VICINITY MAP - NOT TO SCALE



FLOOD NOTE

By graphic plotting only, this property is in zone(s) X of the Flood Insurance Rate Map number 47119C0265E which bears an effective date of 04-16-2007 and IS NOT in a special flood hazard area. No field surveying was performed to determine this zone and a flood elevation certificate may be needed to verify this determination or apply for a variance from the federal emergency management agency.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 47°38'00" E | 60.03' |
| L2 | S 82°38'52" E | 145.31' |
| L3 | N 36°50'26" W | 351.80' |
| L4 | N 35°50'48" W | 122.01' |
| L5 | N 04°14'48" E | 126.45' |
| L6 | N 13°36'34" E | 316.91' |
| L7 | N 05°50'23" E | 322.63' |
| L8 | N 41°34'47" E | 119.60' |
| L9 | N 38°23'22" W | 204.68' |
| L10 | N 42°37'38" E | 50.74' |

SURVEYOR'S NOTES

- Source of Title: Deed Bk. 2573, Pg. 1176.
- All bearings are based on NAD83, TENNESSEE State Plane.
- All set iron pins are 5/8" rebar with plastic cap stamped KCROWE TN1979.
- This plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
- This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
- Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well.
- 100% of this property was surveyed by RTK GPS, SPECTRA PRECISION SP-85, dual frequency, using GEOID'09.
- All survey data has a relative positional accuracy of +/-0.05' + 100PPM.

LAND SURVEYOR'S CERTIFICATION

I hereby certify that this map or plat was prepared in compliance with current Tennessee Minimum Standards of Practice. All survey data has a relative positional accuracy of 7.0.05' + 100PPM using RTK GPS, Spectra Precision SP-85 Dual Frequency and has a ratio or precision of unadjusted survey to satisfy standards for a Category IV survey.

**** PRELIMINARY **
NOT FOR RECORDING
OR LAND TRANSFER**

Kevin David Crowe
Registration No. 1979
In the State of Tennessee

CERTIFICATE OF OWNERSHIP & DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book Number 2573, Page 1176, County Registers Office, and that I (we) hereby adopt this plat of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Signature _____ Date _____

TRACT 16
PLAT BK. 23, PG. 136
SMELTER SERVICE CORPORATION
RECORD BK. 2891, PG. 619

VARIANCE NOTE

A variance in regards to reduced lot frontage widths has been applied for and the minutes of the BZA meeting can be provided upon request.

ZONING INFORMATION

Zoned: IL (Light Industrial)
Min. Front Setback: 50'
Min. Side Setback: 50'
Min. Rear Setback: 50'

JEREMY FINLEY et ux
RECORD BK. 2379, PG. 1230

CERTIFICATE OF APPROVAL FOR RECORDING

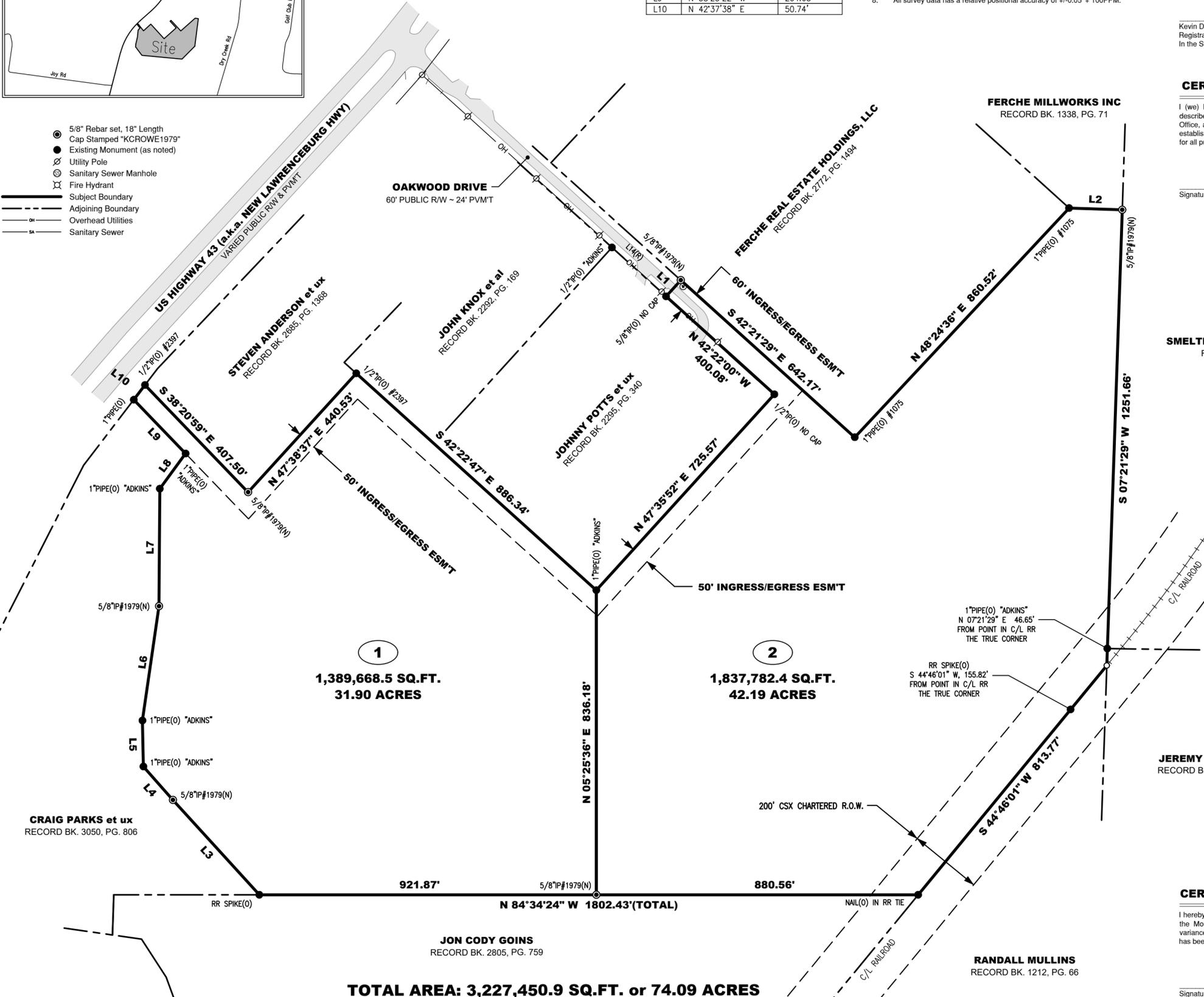
I hereby certify that the subdivisions plat shown herein has been found to comply with the Mount Pleasant Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Signature _____ Date _____



0' 200'
Scale: 1" = 200'

- 5/8" Rebar set, 18" Length
Cap Stamped "KCROWE1979"
- Existing Monument (as noted)
- Utility Pole
- Sanitary Sewer Manhole
- Fire Hydrant
- Subject Boundary
- - - Adjoining Boundary
- OH Overhead Utilities
- SA Sanitary Sewer



1
1,389,668.5 SQ.FT.
31.90 ACRES

2
1,837,782.4 SQ.FT.
42.19 ACRES

TOTAL AREA: 3,227,450.9 SQ.FT. or 74.09 ACRES

FINAL PLAT
CB+D VENTURES, LLC PROPERTY
AS RECORDED IN RECORD BOOK 2573, PAGE 1176
COLUMBIA, MAURY COUNTY, TENNESSEE

PARCEL TAX ID #
154-016.12

OWNER:
CB+D VENTURES, LLC
5333 McGAVOCK RD
BRENTWOOD, TN 37027

PREPARED FOR:
DMITRI DANYLOV
RUBIN GROUP, LLC
99 E MAIN ST, STE 200
FRANKLIN, TN

CROWE - WHEELER and ASSOCIATES
PROFESSIONAL LAND SURVEYING AND MAPPING SERVICES
2865 HALFWAY-HALIFAX RD, SCOTTSVILLE, KY 42164
Office: 270.393.8500 Fax: 270.393.8540
DRAWN BY: JBM SURVEYED: 04-30-25 UPDATED: 01-29-25 FILE: 25-083msp.DWG

