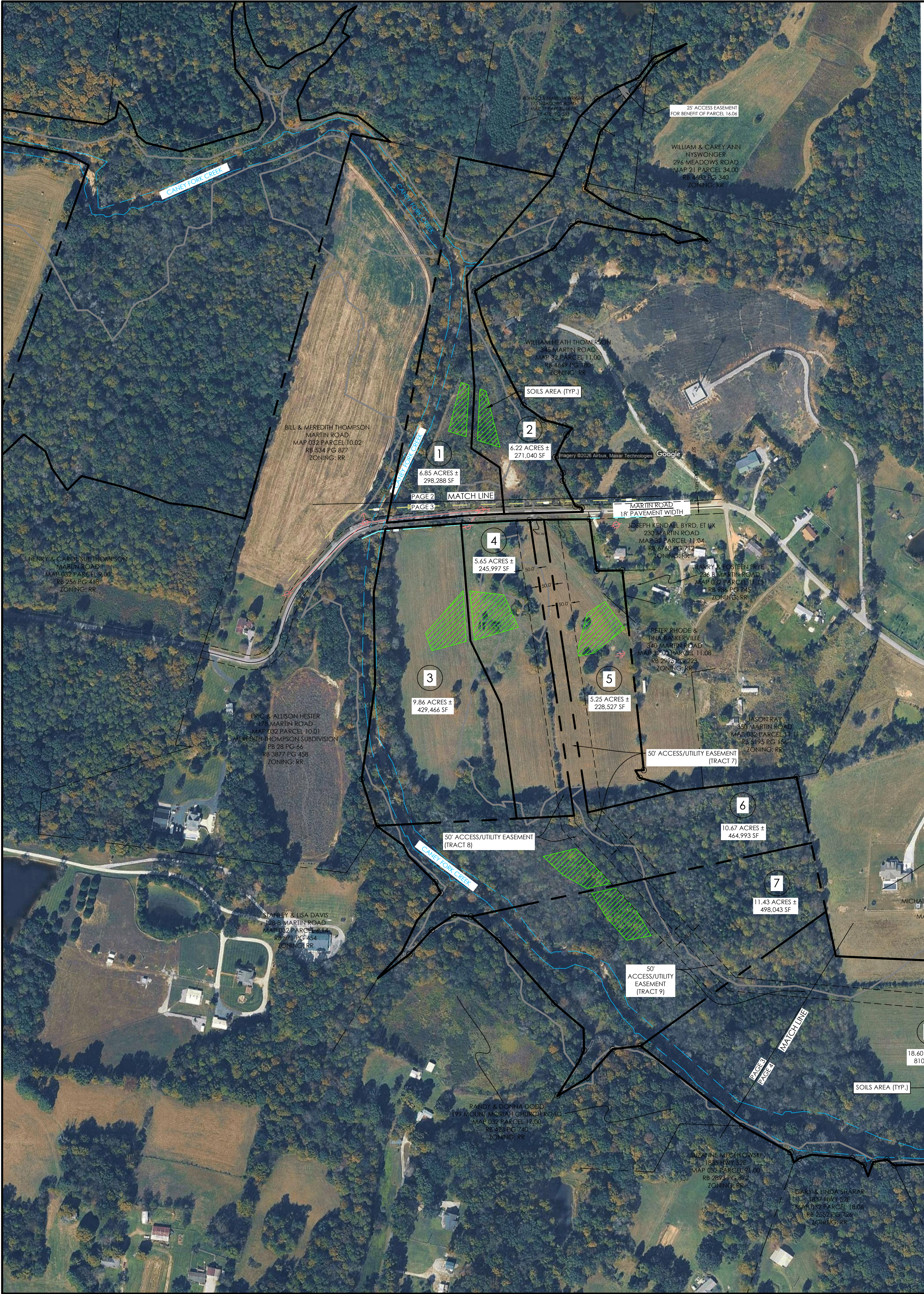




LEGEND

CMF	CONCRETE MONUMENT (FOUND)
CMS	CONCRETE MONUMENT (SET)
IPF	1/2" IRON REBAR (FOUND)
IPS	1/2" IRON REBAR WITH RED CAP "2776 WILKINSON" (SET)
PKF	PK NAIL (FOUND)
PKS	PK NAIL (SET)
BENCHMARK	BENCHMARK
BOUNDARY LINE	BOUNDARY LINE
SETBACK / YARD	SETBACK / YARD
EASEMENT	EASEMENT
E.O.P.	EDGE OF PAVEMENT
SAH	SANITARY SEWER LINE
WL	WATER LINE
STORM SEWER	STORM SEWER
GAS	GAS LINE
OHE	OVERHEAD UTILITY LINE
UGT	UNDERGROUND UTILITY LINE
FENCE	FENCE
TREE LINE	TREE LINE
UTILITY POLE	UTILITY POLE
UTILITY POLE W/ LIGHT	UTILITY POLE W/ LIGHT
GUY ANCHOR	GUY ANCHOR
LIGHT POLE	LIGHT POLE
IT	ELECTRICAL TRANSFORMER
EV	ELECTRICAL VAULT
CV	COMMUNICATIONS VAULT
CP	COMMUNICATIONS PEDESTAL
SM	SANITARY SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
BOV	BLOW OFF VALVE
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
SMH	STORM MANHOLE

TOTAL AREA
92.39 ACRES ±
(4,024,359 SF ±)

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY IS IN ZONE "X" AREA OF MINIMAL FLOOD HAZARD AND SPECIAL FLOOD HAZARD AREA A, ACCORDING TO F.I.R.M. 47165C0 175G, WITH AN EFFECTIVE DATE 04-17-2012, AND PART OF THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION.

UTILITY NOTES AND OWNERS
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON 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 AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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. ALWAYS CALL T811 BEFORE YOU DIG.

DATE: 7-28-2026

TAX ASSESSORS REFERENCE
BEING SHOWN ON TAX MAP 21 PARCEL 80.00 OF THE TAX ASSESSORS OFFICE OF SUMNER COUNTY, TENNESSEE.

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO THE CITY OF PORTLAND BY DEEDS OF RECORD IN: RECORD BOOK 1483 PAGES 226, 241, 244, & 247, RECORD BOOK 1485 PAGE 219, RECORD BOOK 1505 PAGE 555, RECORD BOOK 1506 PAGES 745 & 751, RECORD BOOK 1737 PAGE 552. ALL OF RECORD IN THE REGISTERS OFFICE OF SUMNER COUNTY, TN.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO SHOW THE EXISTING PROPERTY BOUNDARY AS WELL AS TRACT DIVISION AS SURVEYED.
- SUBJECT PROPERTY IS ZONED RP (SUMNER COUNTY) AS OF DATE OF THIS SURVEY. REFER TO ZONING ORDINANCE FOR APPLICABLE SETBACKS.
- SUBJECT SURVEY WAS PERFORMED 06-15-2026, UTILIZING RTK GPS TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTIC TOTAL STATION.
- BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83 (2011) EPOCH 2010.00. THE TDOT GNSS REFERENCE NETWORK WAS USED TO ESTABLISH LOCAL COORDINATES UTILIZING NETWORK RTK TECHNIQUES. THESE COORDINATES WERE THEN USED FOR A LOCAL BASE STATION.

TYPE OF GPS EQUIPMENT USED: CARLSON BRX7 BASE AND ROVER
TYPE OF TRANSIT USED: CARLSON CRX2 ROBOTIC TOTAL STATION
RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN:
HRMS AVG: 0.03
VRMS AVG: 0.05
COMBINED GRID FACTOR: 1.00

5. SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ADDITIONAL PRESCRIPTIVE AND NON-PRESCRIPTIVE EASEMENTS, PRIVATE RESTRICTIONS/COVENANTS AND/OR ENCUMBRANCES MAY BE PRESENT NOT FOUND OR REPORTED BY THIS SURVEYOR.

