# ALTA / ACSM LAND TITLE SURVEY

***Smyrna Air Center***

# Smyrna Air Center

Property: 300 Doug Warpoole Road
Smyrna, Tennessee

Being same property as shown on plat
(provided by client)
Being portion of property described in DB. 462, P. 36;
Registrar's Office of Rutherford County

21.26 Acres of Land (more or less)

Surveyed on 21 June 2007

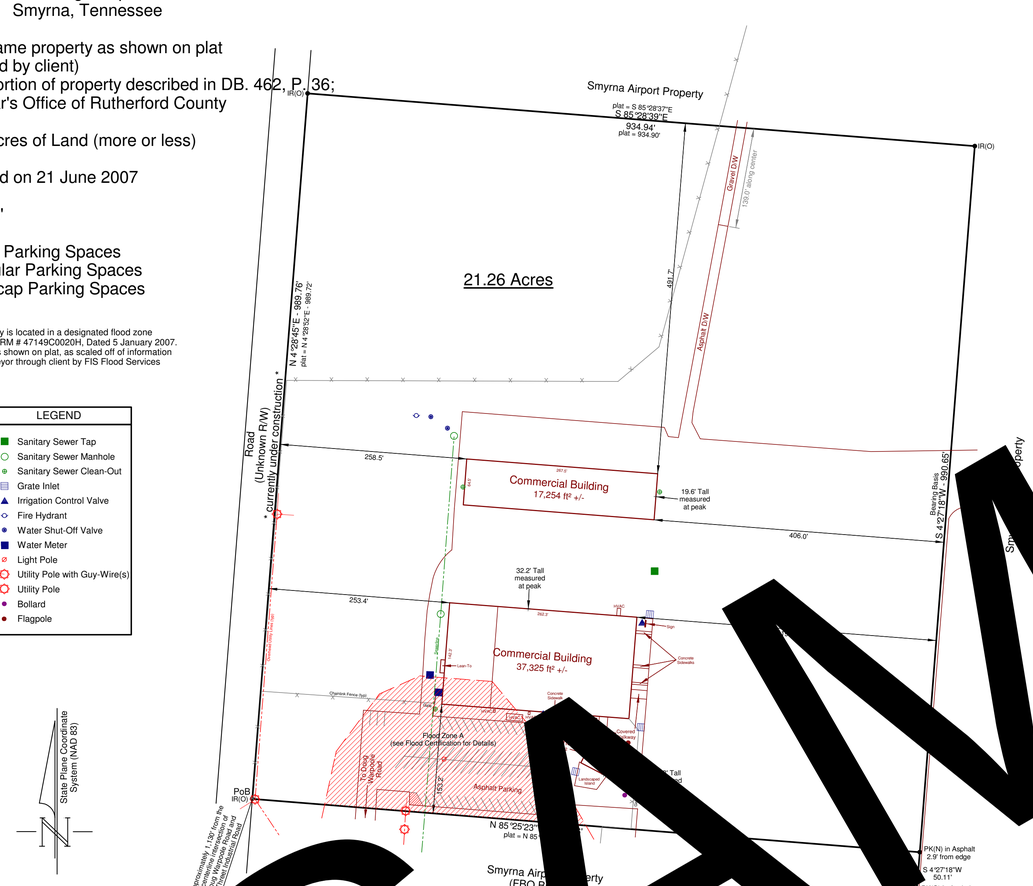
1" = 100'

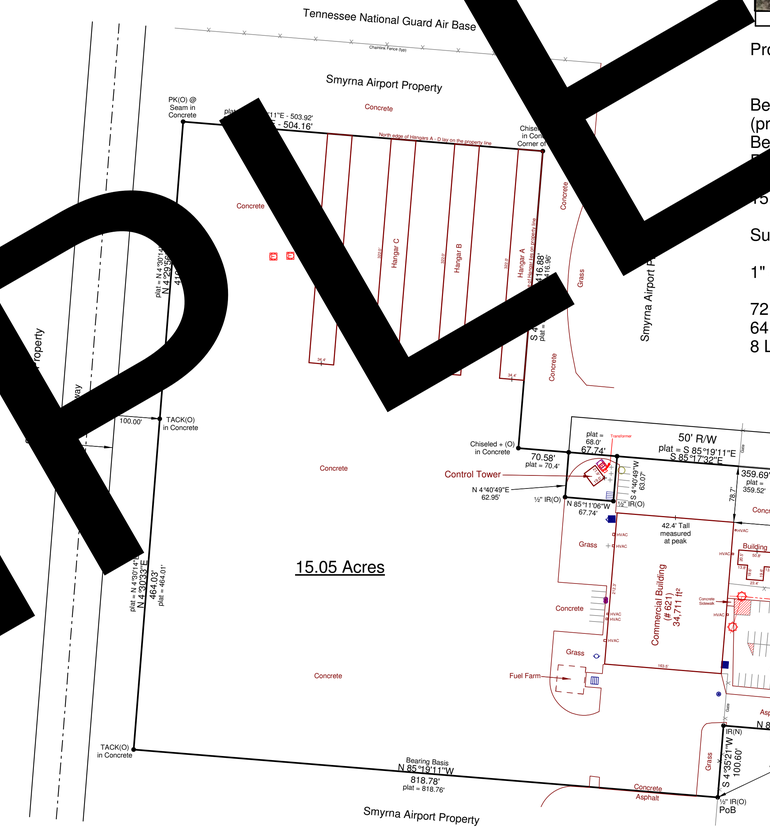
73 Total Parking Spaces
71 Regular Parking Spaces
2 Handicap Parking Spaces

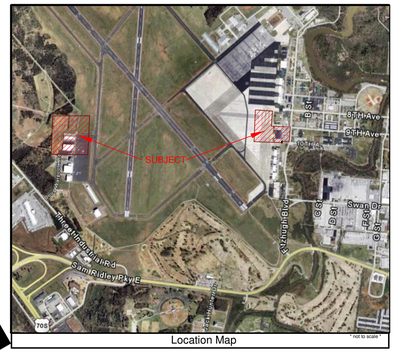
Subject property is located in a designated flood zone according to FEMA FIRM # 47149C0020H, Dated 5 January 2007. Parcel is effected as shown on plat, as scaled off of information provided to surveyor through client by FIS Flood Services

LEGEND

- Sanitary Sewer Tap
- Sanitary Sewer Manhole
- Sanitary Sewer Clean-Out
- Grate Inlet
- Irrigation Control Valve
- Fire Hydrant
- Water Shut-Off Valve
- Water Meter
- Light Pole
- Utility Pole with Guy-Wire(s)
- Utility Pole
- Bollard
- Flagpole




Property: Fitzhugh Boulevard
Smyrna, Tennessee

Being same property as shown on plat
(provided by client)
Being portion of property described in DB. 462, P. 36;
Registrar's Office of Rutherford County

15.05 Acres of Land (more or less)

Surveyed on 21 June 2007

1" = 100'

72 Total Parking Spaces
64 Regular Parking Spaces
8 Large Truck Parking Spaces

LEGEND

- Sign
- Telephone Box
- Telephone Access Manhole
- Manhole (Unknown)
- Grate Inlet
- Fire Hydrant
- Water Shut-Off Valve
- Water Meter
- Electrical Access Manhole
- Utility Pole with Guy-Wire
- Utility Pole
- Bollard

Curve Table

| Curve | Delta Angle | Radius | Arc | Tangent | Chord | Chord Bearing |
|---|---|---|---|---|---|---|
| 1 | 17°43'31" | 115.43 | 35.71 | 18.00 | 35.57 | S 13°32'37"W |

Subject property is not located in a designated flood zone according to FEMA FIRM # 47149C0020H, Dated 5 January 2007.

Building 1 = 15.0' Tall and 1,500 ft²
Building 2 = 14.3' Tall and 1,477 ft²
Building 3 = 12.3' Tall and 1,008 ft²
Control Tower = 75.0' Tall and 416 ft²
Hangars A - D = 18.3' Tall and 11,077 ft²

SAMPLE

PARCEL DESCRIPTION:

Commencing at a point that is the centerline intersec[tion] ...g Warpoole Road and Threet Industrial Road; then[ce] ...rsections of said roa[d] ...rally northeasterly direction approximately ...e southwesterly c[orner] ...e parcel herein described, an IR(O) and also ...04°28'45" E a d[istance] ...989.76 feet to an IR(O) being the northwesterly ...hence S 85°28['37"] ...stance of 934.94 feet to an IR(O) being the ...ed parcel; th[ence] ...27'18" W a distance of 990.65 feet to a ...(Nail (N), set in asphalt (a[t] ...2.9' west of l[ine] ...(asphalt); thence N 85°25'23" W a distance of 935.36 feet to the Point of B[eginning] ...d containing ...s of Land (more or less) according to a survey (Job # 070058) of Jorda[n] ...s, PLLC. by ...ordan (TN RLS # 2576), 517 Rickenbacker Drive, Tullahoma, Tennessee, o[n] ...2007.

-- Surveyor's Notes --

- According to the Title Search provided to Surveyor, all easements that are locateable, specifically effecting said properties are shown (or are more particularly described below);

1. B. 164, P. 672; Metropolitan Nashville Airport Authority (Ingress / Egress Easement) (not specifically locatable)
2. B. 657, P. 789; MTEMC (blanket Right - of -Way easement (Power Lines, Guy Wires, etc)) (not specifically locatable)
3. B. 270, P. 125; Smyrna Airport Authority - Perimeter Road Lighting (not specifically locatable)
4. B. 496, P. 2316; MTEMC (blanket easement, Doug Warpoole Road) (not specifically locatable)
5. B. 270, P. 127; MTEMC (All power utilities servicing FBO) (not specifically locatable)
6. B. 246, P. 426; Description of Hazardous Substance Site (not specifically locatable by information provided to surveyor)
7. Field work for survey completed 21 June 2007; Date of last plat revision 29 August 2007

**This is to declare that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1,2,3,4,6,7a,7b(1), 8, 9, 10, 11, 13, 16, 17, 18 and Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Tennessee, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.**

JORDAN GEOMATICS, PLLC
PROFESSIONAL LAND SURVEYING & DESIGN SERVICES
517 Rickenbacker Drive, Tullahoma, TN. 37388
(931)588-8470
www.jordangeomatics.com

Job # 070058

PARCEL DESCRIPTION:

Commencing at a point that is the centerline intersection of 10th Street and Fitzhugh Blvd; thence leaving the centerline intersections of said roads, S 64°29'41" W a distance of 227.16 feet to a point said point is a ½" IR(O) and also the POINT OF BEGINNING; thence N 85°19'11" W a distance of 818.78 feet to a Tack(O) in concrete, being the southwesterly corner of the herein described parcel point is 100 feet east of the centerline of a taxiway; thence running parallel with said taxiway, N 04°30'33" E a distance of 464.03 feet to a Tack(O) in concrete; thence continuing to run parallel with said taxiway, N 04°29'56" E a distance of 416.96 feet to a PK-Nail(O); thence leaving the line parallel with centerline of the taxiway, S 85°18'57" E a distance of 504.16 feet to a Chisel Mark(O) in concrete; thence S 04°41'48" W a distance of 416.88 feet to a Chiseled + (O) in concrete; thence S 85°17'32" E a distance of 70.58 feet to a point being the southwesterly corner of a 50' R/W (apparent continuation of 9th street), thence along the southerly boundary of said R/W, S 85°17'32" E a distance of 67.74 feet to a point; thence continuing with said R/W boundary, S 85°17'32" E a distance of 359.69 feet to a PK-Nail(O) in the westerly boundary of Fitzhugh Blvd.; thence leaving the southerly boundary of the 50' R/W and with the westerly boundary of Fitzhugh Blvd the following calls, S 04°40'49" W a distance of 313.62 feet to a point; thence S 13°32'37" W a distance of 35.57 feet along the long chord of a curve to the right having a radius of 115.43 to a point; thence S 22°24'17" W a distance of 15.63 feet to a PK-Nail(N); thence leaving the westerly boundary of said road, N 85°10'31" W a distance of 170.48 feet to a point; thence S 04°35'21" W a distance of 100.60 feet the Point of Beginning and containing 15.05 Acres of Land (more or less) according to a survey (Job # 070058) of Jordan Geomatics, PLLC. by Derek A. Jordan (TN RLS # 2576), 517 Rickenbacker Drive, Tullahoma, Tennessee, on 7 June, 2007.