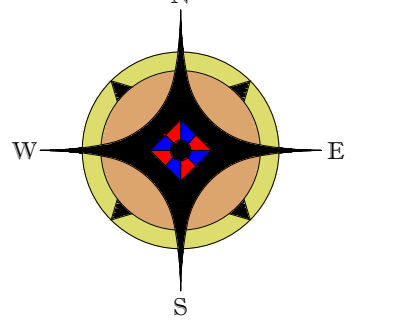


PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

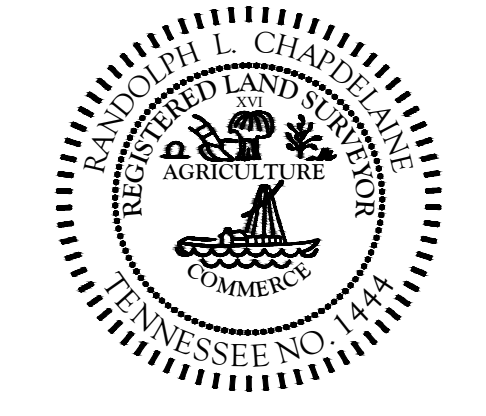
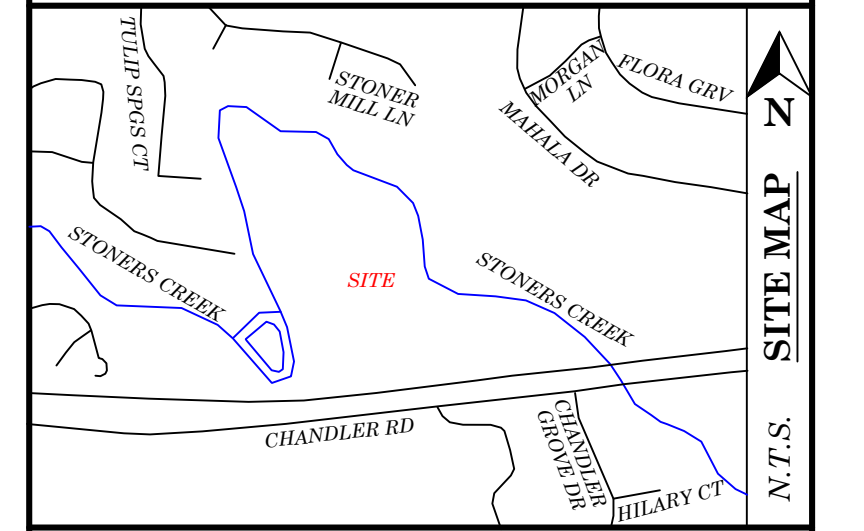
- REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- POSITIONAL ACCURACY: 0.05 FEET
- DATE OF SURVEY: 12/09/2024
- DATUM / EPOCH: NAD83 (2011) EPOCH
- PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- GRID MODEL: GRID 12B
- COMBINED GRID FACTOR: 0.99995156



CHAPDELAINÉ & ASSOCIATES LAND SURVEYING



7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
surveying@chapsurveyor.com



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RANDOLPH L. CHAPDELAINÉ, R.L.S. # 1444 DATE

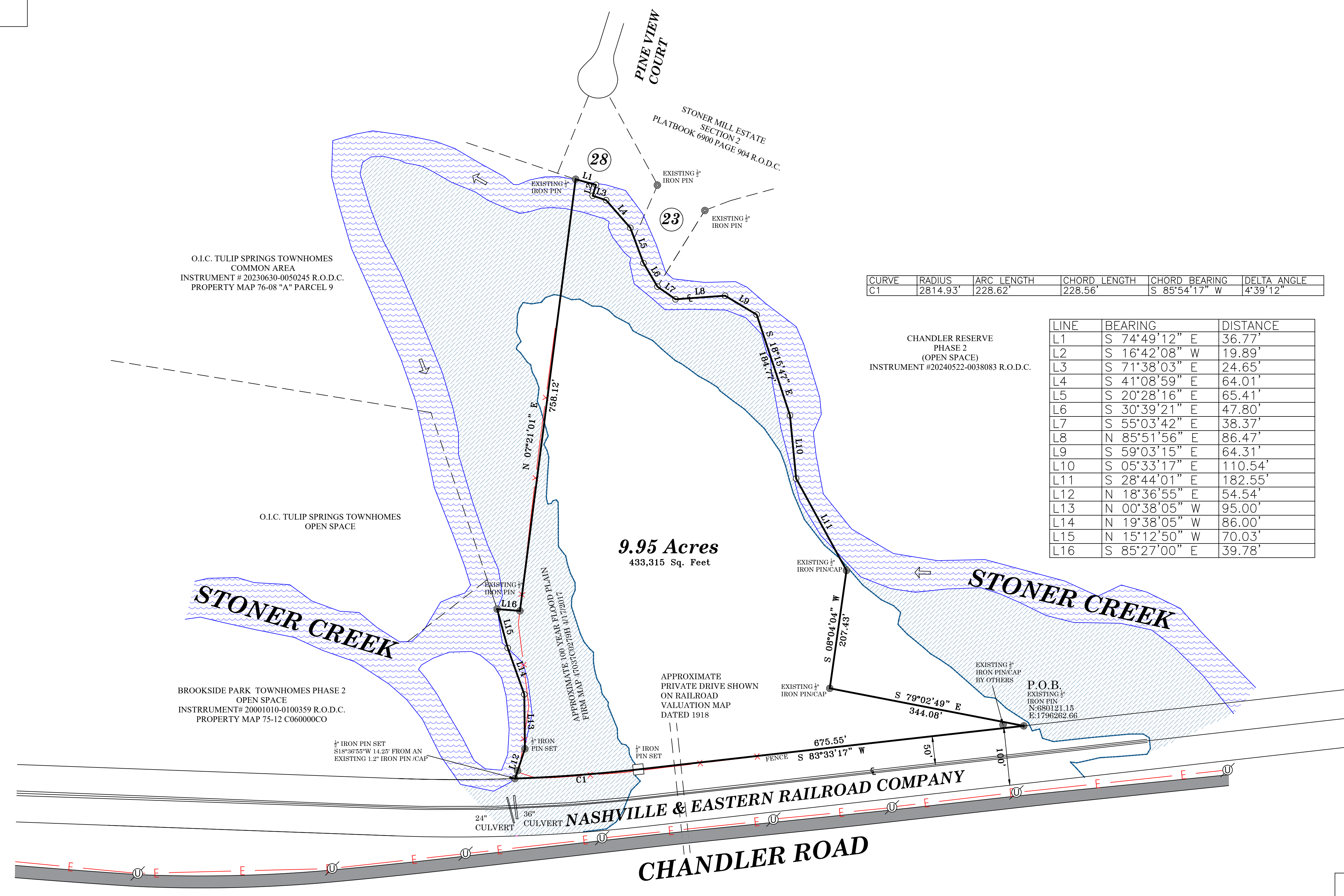
PROPERTY OWNERS:
THE GLENEAGLES GROUP, LLC- VALIANT LAND- SERIES 1
CLEAR SKIES PROJECTS, LLC
4682 CHANDLER ROAD, HERMITAGE, TN
INSTRUMENT # 20241206-0094904 R.O.D.C.
11th COUNCILMANIC DISTRICT OF
DAVIDSON COUNTY,
METROPOLITAN NASHVILLE, TENNESSEE
PROPERTY MAP 76 PARCEL 19

| REVISION # | DATE |
|------------|------|
| | |
| | |
| | |

DATE: JANUARY 06, 2025
DRAWN BY: RLC
JOB #: 8579
SCALE: 1" = 100'

V-1.1

FOR THE GLENEAGLES GROUP, LLC- VALIANT LAND- SERIES 1 AND CLEAR SKIES PROJECTS, LLC



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 2814.93' | 228.62' | 228.56' | S 85°54'17" W | 4°39'12" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 74°49'12" E | 36.77' |
| L2 | S 16°42'08" W | 19.89' |
| L3 | S 71°38'03" E | 24.65' |
| L4 | S 41°08'59" E | 64.01' |
| L5 | S 20°28'16" E | 65.41' |
| L6 | S 30°39'21" E | 47.80' |
| L7 | S 55°03'42" E | 38.37' |
| L8 | N 85°51'56" E | 86.47' |
| L9 | S 59°03'15" E | 64.31' |
| L10 | S 05°33'17" E | 110.54' |
| L11 | S 28°44'01" E | 182.55' |
| L12 | N 18°36'55" E | 54.54' |
| L13 | N 00°38'05" W | 95.00' |
| L14 | N 19°38'05" W | 86.00' |
| L15 | N 15°12'50" W | 70.03' |
| L16 | S 85°27'00" E | 39.78' |

- GENERAL NOTES**
- THE PURPOSE OF THIS MAP IS TO PROVIDE A VISUAL DEPICTION OF THE PROPERTY LINES.
 - A PORTION OF THE SUBJECT PROPERTY LIES IN A ZONE "A" BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FIRM MAP #170370270H DATED 08/2017.
 - ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-BURN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORRS.
 - UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
 - THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
 - PROBABLE WETLAND AREAS AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
 - TOPOGRAPHY DATUM BASED ON NAVD 88 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
 - PRIVATE DRIVE AS SHOWN IS SUBJECT TO THE TENNESSEE CENTRAL RAILROAD EASTERN DIVISION RIGHT OF WAY ON THE TENNESSEE RAILROAD VALUATION MAP. THIS RAILROAD CROSSING MUST BE APPROVED BEFORE ACCESSING THE PROPERTY FROM CHANDLER ROAD.
 - THE PARCEL SHOWN AS GLENEAGLES ET AL. PROPERTY MAP 76 PARCEL 23 IS ENCOMPASSED BY NASHVILLE & EASTERN RAILROAD COMPANY (109). THE ORIGINAL RAILROAD VALUATION MAP INCLUDED A RAILROAD SPUR WHICH IS NOW CHANDLER ROAD. THEREFORE IT IS THE SURVEYOR'S OPINION THAT PARCEL 23 DOES NOT EXIST.

LEGEND

- UE- UNDERGROUND ELECTRIC LINE
- E- OVERHEAD ELECTRIC LINE
- T- TELECOMMUNICATION LINE
- X- WIRE FENCE
- W- WOOD FENCE
- C- CHAIN LINK FENCE
- W- WATER LINE
- S- SEWER LINE
- FM- FORCE MAIN SEWER
- G- GAS LINE
- SF- SILT FENCE
- - DRAWN BY DEED (NOT SURVEYED)
- ⊕ WELL
- ⊕ UTILITY POLE
- ⊕ GRID STAKE (XX) TYPICAL
- ⊕ FOUND IRON PIN (UNLESS NOTED)
- ⊕ FOUND CONCRETE MONUMENT
- ⊕ SET 1/2" IRON PIN (UNLESS NOTED)
- ⊕ POINT
- ⊕ BENCHMARK
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC METER
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ SEWER MANHOLE
- ⊕ STORM MANHOLE
- ⊕ WATER SPOUT
- ⊕ WATER VALVE
- ⊕ ELECTRIC TRANSFORMER BOX
- ⊕ ELECTRIC PULL BOX
- ⊕ SOIL PIPE
- ⊕ CLEAN OUT