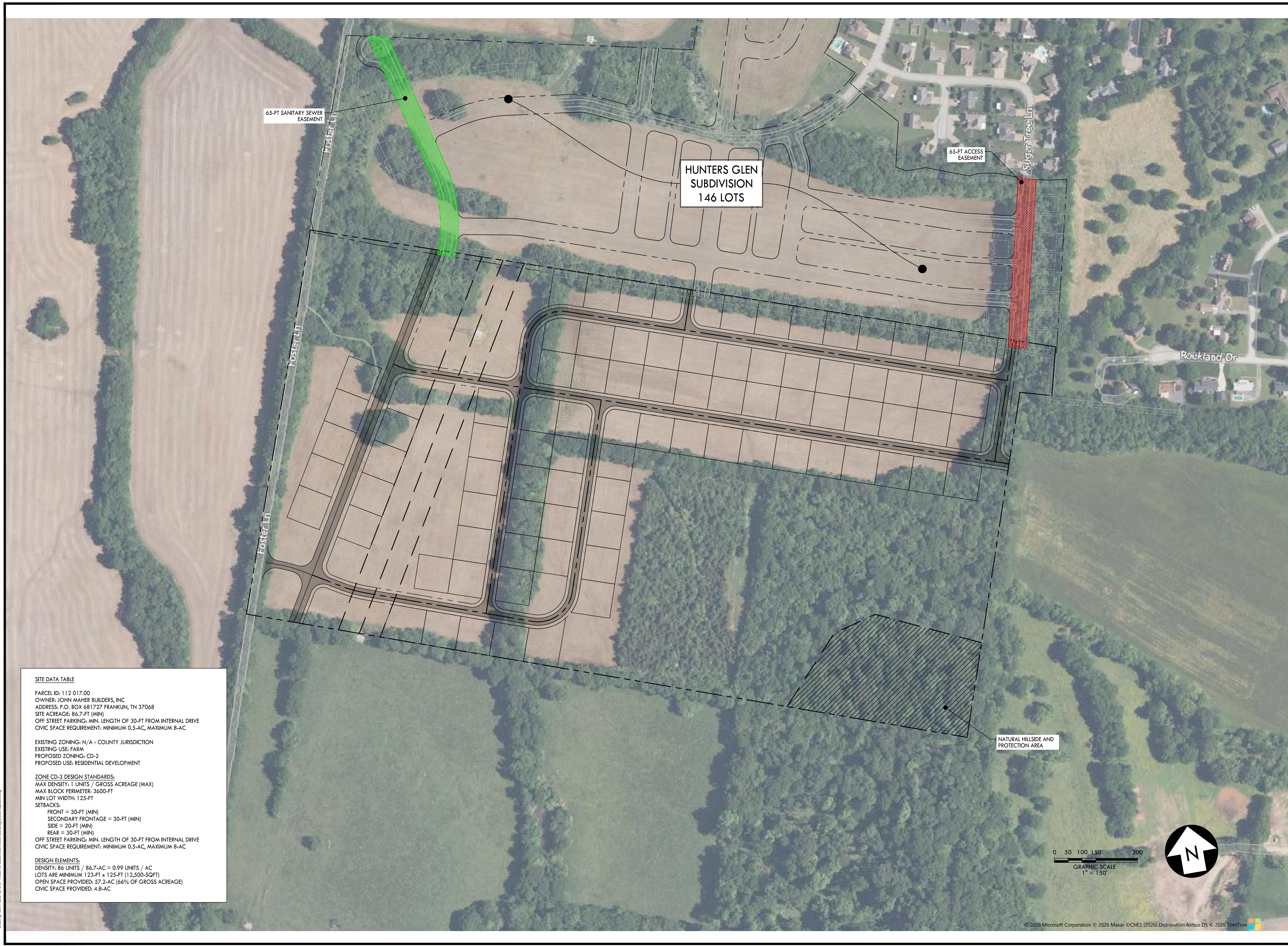




The Development Review Committee will meet on Tuesday, March 10, 2026 at 10:00 AM in Conference Room A, Basement Level, City Hall, to consider the following:

I. Items For Review

1. Request from Adam Crunk for Annexation with a Plan of Services including Rezoning to CD-2 (Rural Character District) for property located off [Foster Lane at Tax Map 112 Parcel 17](#).
2. Request from Kristen Whitehead for Architectural Design Review approval of modifications to the Honey Farm Crossing Lot 6A Final Planned Unit Development plan at [Tax Map 51 Parcel 58 off Nashville Highway and Honey Farm Way](#).
3. Request from Will Thomas for Architectural Design Review approval of a self-storage facility at [1600 Polk Place, being Tax Map 90B Group B Parcel 33.01](#).
4. Request from Chapdelaine & Associates to Rezone property at [601 E. 10th Street, being Tax Map 99H Group S Parcel 6](#), from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).



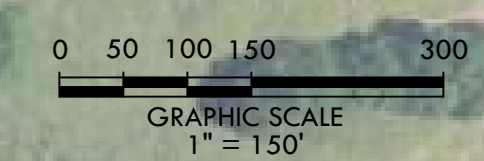
SITE DATA TABLE

PARCEL ID: 112 017.00
 OWNER: JOHN MAHER BUILDERS, INC
 ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
 SITE ACREAGE: 86.7-FT (MIN)
 OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
 CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
 EXISTING USE: FARM
 PROPOSED ZONING: CD-2
 PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-3 DESIGN STANDARDS:
 MAX DENSITY: 1 UNITS / GROSS ACREAGE (MAX)
 MAX BLOCK PERIMETER: 3600-FT
 MIN LOT WIDTH: 125-FT
 SETBACKS:
 FRONT = 30-FT (MIN)
 SECONDARY FRONTAGE = 30-FT (MIN)
 SIDE = 20-FT (MIN)
 REAR = 30-FT (MIN)
 OFF STREET PARKING: MIN. LENGTH OF 30-FT FROM INTERNAL DRIVE
 CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
 DENSITY: 86 UNITS / 86.7-AC = 0.99 UNITS / AC
 LOTS ARE MINIMUM 123-FT x 125-FT (12,500-SQFT)
 OPEN SPACE PROVIDED: 57.2-AC (66% OF GROSS ACREAGE)
 CIVIC SPACE PROVIDED: 4.8-AC



CRUNK ENGINEERING LLC
 7112 CROSSROADS BOULEVARD
 SUITE 201
 BRENTWOOD, TN 37027
 (615) 873-1795
 WWW.CRUNKENG.COM

EXHIBIT

FOSTER LANE SUBDIVISION
 FOSTER LANE COLUMBIA, TN

REVISIONS	No.	DATE

11/07/2025 21072

C0.0
 NEIGHBORING
 MASTERPLAN

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ARTICLE 4 BUILDING, LOT & SITE STANDARDS

SECTION 4.1 GENERAL

This Article applies to all Buildings, Lots, and Building Sites located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

SECTION 4.2 PLAN REQUIRED

No Building shall be constructed, re-constructed, Altered, modified, raised, moved, extended, reduced, or enlarged, and no Lot or Building Site or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with this Article 4, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Article 8 (Administration, Procedures & Enforcement), this Article 4, and all other standards and requirements applicable thereto.

SECTION 4.3 BUILDING, LOT & BUILDING SITE STANDARD

4.3.1 CIVIC DISTRICT BUILDINGS & LOTS

A. Definitions

The terms Civic District, Civic Space, and Civic Building are defined in **Article 9 (Definitions)**.

B. Design; Compliance

If a Building, Lot, or Building Site is located within an area designated on the Official Zoning Map as Civic District, Civic Space, or Civic Building.

1. Civic Space shall be designed generally as described in **Table 5.3.3-A (Civic Space Types - Summary)** and **Table 5.3.2-B (Civic Space Types - Specific Standards)**, as related to the Adjacent District, or if Adjacent more than one, as related to the Adjacent District with the largest number of linear feet of common boundary with the Civic Space.
2. Development, re-Development, Lots, Buildings, Building Sites, Structures, and Improvements and Use thereof within Civic Districts must comply with the applicable standards and requirements of **Table 4.3.1-M (District Standards-Civic)**, subject, however, to Section 4.3.2.B.4.
3. Without limitation to Section 4.3.2.B.2, Civic Buildings within Civic Districts must comply with the standards and requirements of Table 4.3.1-M (District Standards-Civic) and any other requirements as may be determined by the City Council.
4. Buildings operated for Civic purposes but not located within a Civic District must comply with the applicable District standards of the District in which they are situated.

4.3.2 DISTRICT BUILDINGS, LOTS & BUILDING SITES

The standards for Buildings, Lots, and Building Sites within Districts are set forth in this Section 4.3 and elsewhere in this Ordinance.

LEGEND The following notations are utilized in this table.	 Permitted	 Not Permitted	 Not Applicable	 Required	 Not Regulated
--	---	---	--	--	---

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2

TABLE 4.3.1-A DISTRICT STANDARDS

RURAL CHARACTER DISTRICT



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillsides & Natural Spaces future land use Character Areas described in the Comprehensive Plan.



January 12, 2026

Mr. Aaron Keathley
Crunk Engineering, LLC
7112 Crossroads Blvd. Suite 201
Franklin, TN 37067
Sent via email: Aaron@crunkeng.com

**RE: Water Availability Letter
Foster Lane Subdivision - 141 Units
Tax Map 112, Parcel 017.00
Columbia, Maury County, TN**

Expires: 5/12/2026

Dear Mr. Keathley:

Columbia Power & Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

We have received your application for water availability to serve a proposed residential development consisting of 174 single-family residential units off Foster Lane south of the intersection with Trotwood Avenue. It appears that the proposed water infrastructure connections are anticipated to come through stub-streets in the adjacent (proposed) Hunters Glen Phase 4 subdivision. Based on this concept, we have reviewed this application for service with the understanding that both projects (Foster Lane Subdivision and Hunters Glen Ph4) would be constructed at the same time. CPWS has performed field measurements and water system hydraulic model analysis of the projected water demands for the proposed development.

CPWS has determined that the existing system is not able to provide 1,000 gallons per minute (gpm) fire flow in the proposed development without adverse effects in the surrounding area. However, the existing system is able to meet the minimum 500 gpm fire flow requirement - as

listed in the Fire Flow Requirements letter submitted as part of the application. In addition, the demand load for the full buildout of the proposed development will require another water main connection to the 12-inch main in Trotwood Avenue via Foster Lane. As such, CPWS can provide water for the proposed development according to the following criteria and requirements:

- This Water Availability Letter (WAL) represents a planning-level indication of current source water availability for the Phase and Unit Count described above in the proposed development project.
- Development projects with multiple phases must be evaluated as a whole and with each phase individually for distribution system infrastructure sizing and sequencing.
- Each Phase of the development will be considered individually (with a separate WAL) to make sure source water capacity is available to support the additional demands of that Phase at the time the application is made.
- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be constructed and activated as whole units.
 - CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single permitted set of construction documents.
 - Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is completed and accepted.
- The first 80-units (total between both projects; Foster Ln and Hunters Glen Ph4) can be served from existing water mains in the Hunters Glen development on Alterwood Drive, Hunters Glen Drive, and Sugar Tree Lane.
- Additional units (81 through buildout) will require an additional water main connection from the development to Trotwood Avenue via Foster Lane.
- The current CPWS system is only able to support a minimum fire flow of 500 gpm within the development until (planned) additional improvements in the Southside distribution area are completed.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction - we welcome a meeting to discuss.

This Water Availability Letter will expire on the date listed on the first page unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

Once you have received this Water Availability Letter, next steps in the process to vest water service from CPWS are as follows:

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows: \$1,500 + \$370 per SFU equivalent
- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
 - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
 - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
 - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

New Water Service Fees	SFUs	Total
\$1,500 + 370 per SFU	141	\$53,670

- Upon Construction Drawing approval by CPWS, applicant may then schedule the pre-construction meeting.
- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed.
- Applicant is required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.
- Applicant may pay Impact Fees upon Construction Drawing approval by CPWS.
 - Applicants will be charged Impact Fees and Meter Fees in effect at time of payment.

- Please see CPWS website for schedule of impact fees and timing of planned fee escalations.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
- Meter fees are subject to change based on final design and the prevailing Board-approved rates at time of payment.
- An estimate of anticipated meter costs and impact fees for this project is provided below for planning purposes:

Impact Fees and Meter Costs	Number	\$ / Unit	Total
¾" Service Meter Cost	141	\$540	\$76,140
Current Impact Fee for ¾" Service Meter	141	\$5,500	\$775,500
Estimate of Impact and Meter Fees =			\$851,640

- No construction of water improvements may take place prior to the Notice to Proceed or without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,



Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: John Maher, John Maher Builders
Bart Anderson, CPWS
File 23-034



Columbia Fire & Rescue

Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: _____
Name: _____
Phone: _____
Email: _____
Address/Parcel ID: _____
Property Type: Residential
 Commercial
 Industrial
Construction Type: _____
Enclosed Area (ft²): _____

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: _____

Water System Demand without Sprinkler Credit *Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: _____ gpm Duration: _____ hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: _____

Average spacing between hydrants: _____ ft.

Maximum distance from frontage to hydrant: _____ ft.

Water System Demand with Sprinkler Credit *Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: _____ gpm Duration: _____ hours

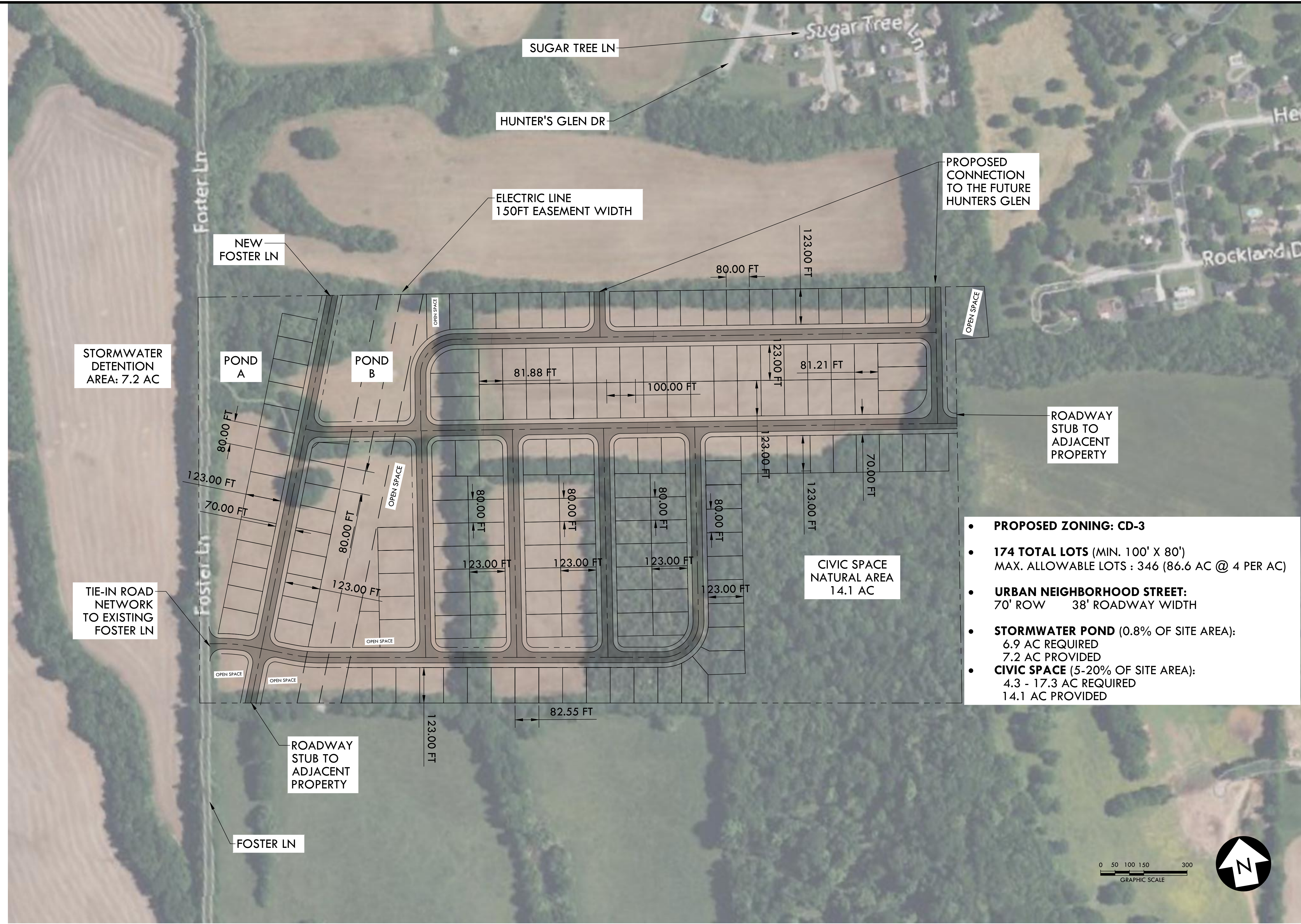
Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: _____

Average spacing between hydrants: _____ ft.

Maximum distance from frontage to hydrant: _____ ft.

Fire Plan Reviewer: _____ Date: _____



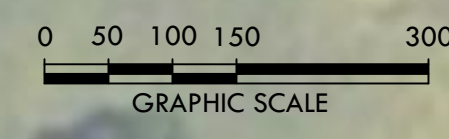
- **PROPOSED ZONING: CD-3**
- **174 TOTAL LOTS** (MIN. 100' X 80')
MAX. ALLOWABLE LOTS : 346 (86.6 AC @ 4 PER AC)
- **URBAN NEIGHBORHOOD STREET:**
70' ROW 38' ROADWAY WIDTH
- **STORMWATER POND** (0.8% OF SITE AREA):
6.9 AC REQUIRED
7.2 AC PROVIDED
- **CIVIC SPACE** (5-20% OF SITE AREA):
4.3 - 17.3 AC REQUIRED
14.1 AC PROVIDED

NOT FOR CONSTRUCTION

FOSTER LN SUBDIVISION
 FOSTER LN
 COLUMBIA, TN 38401

REVISIONS	DATE
No.	

08/01/24 21072



C1.0
 PRELIMINARY LAYOUT PLAN

PICKUP: JOHN HILL

This Instrument Prepared By:

Miller & Martin PLLC
Attn: Kyle B. Fuller
401 Commerce Street, Suite 1010
Nashville, TN 37219

BK/PG: R3080/207-216	
25009732	
10 PGS:AL-EASEMENT	
NANCY BATCH: 356194 07/09/2025 - 02:10 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	50.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	52.00
STATE OF TENNESSEE, MAURY COUNTY	
JOHN FLEMING	
REGISTER OF DEEDS	

SANITARY SEWER EASEMENT AGREEMENT

This Sanitary Sewer Easement Agreement (“**Agreement**”) is made as of the 7 day of July, 2025, between MCBROOM FAMILY PARTNERSHIP, a Tennessee general partnership (the “**Grantor**”), and JOHN MAHER BUILDERS, INC., a Tennessee corporation (the “**Grantee**”).

That, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has GRANTED, and by these presents does GRANT unto Grantee the following (collectively, the “**Easement**”): (i) a perpetual non-exclusive easement in, under, through and across the area described on Exhibit “A-1” and Exhibit “A-2” hereto, and (ii) a temporary non-exclusive easement in, under, through and across the area measuring ten feet (10’) on each side of the perimeter of the Easement (the “**Temporary Easement**”), being a portion of the tract of land owned by Grantor described on Exhibit “B” attached hereto and made a part hereof (the “**Grantor’s Tract**”). The areas described on Exhibit “A” are collectively referred to herein as the “**Easement Tract**”.

The Easement hereby granted shall be used for the purpose of constructing, repairing, maintaining, re-constructing and operating an underground sanitary sewer line or lines and related appurtenances and facilities for residential development use by Grantee in connection with the improvements located and/or hereafter located on the tract or parcel of land described on Exhibit “C” attached hereto and made a part hereof (the “**Benefited Tract**”). Grantee, its contractors, agents, employees and representatives, shall have the right and privilege of ingress and egress across the Easement Tract as may be necessary to construct, repair, maintain and re-construct such sanitary sewer lines and facilities; provided, however, the Easement granted hereby shall be subject to and governed by the following provisions:

1. Grantor reserves and retains the right to use the Easement Tract in any manner which does not interfere with the rights and Easement hereby granted. Notwithstanding the foregoing and since the sewer line will be located under or along the relocated Foster Lane, Grantor is permitted to construct the Foster Lane relocated roadway and said construction will not be considered to breach the non-interference covenant in the preceding sentence provided Grantor and Grantee, through their respective engineers, shall coordinate with the other on roadway construction and the sewer line construction so that same can be accomplished in the most efficient and unobtrusive manner that is commercially reasonable.

2. Grantee shall be responsible for (i) obtaining all permits and licenses for the construction, repair, maintenance, re-construction and operation of such sanitary sewer line pursuant to the terms hereof, (ii) determining that the construction, repair, maintenance, re-

construction and operation of such sanitary sewer line complies with all approved plans and specifications, and (iii) maintaining the sanitary sewer line constructed and installed within the Easement Tract in good repair and condition. All costs of constructing, repairing, maintaining, re-constructing and operating such sanitary sewer line or lines and facilities shall be the responsibility of Grantee, its successors and assigns.

1. Grantee shall indemnify, defend and hold the Grantor harmless from and against any and all loss, damage, cost, expense (including reasonable attorneys' fees and court costs), liability or causes of action arising out of: (i) any accident or occurrence on or about the Easement Tract or Grantor's Tract causing injury or death to any individual or damage to or loss of any property of any individual or entity arising out of the Grantee's exercise of its rights granted hereunder; and (ii) lien claims of contractors, engineers, mechanics, materialmen or others performing work on or about the Easement Tract or Grantor's Tract on behalf of the Grantee, arising out of or related to the construction, repair, maintenance, re-construction and operation of such sanitary sewer line or lines and facilities by the Grantee and/or its contractors.

2. Prior to performing any work on the Easement Tract, Grantee and/or its contractor performing such work shall have in force commercial general liability insurance covering such work.

3. During or immediately after any work on the Easement Tract pursuant to the rights granted hereby, Grantee, at its sole cost and expense, shall take or cause to be taken all reasonable measures to restore the surface of the Easement Tract, to the extent reasonably possible, to the condition which existed prior to such work. The Temporary Easement shall expire immediately upon the substantial completion and final acceptance of the sewer line or lines and facilities by the appropriate governmental agencies.

4. Grantor will, whenever reasonably required so to do by Grantee, execute, acknowledge and deliver such other instruments of easement conveyance and location, and take such other actions (other than the payment of funds) as may be reasonably required to convey, confirm or locate the Easement granted hereunder.

5. Nothing herein shall be deemed to constitute any dedication to the public or for public use of the Easement granted herein. Notwithstanding the foregoing, Grantor agrees, without further action, to permit the Grantee to dedicate the Easement to the applicable public or private authority without the further consent or joinder of Grantor. Grantor agrees to execute or procure any additional documents necessary to effect such dedication. The within Easement shall cease and terminate at such time as it is dedicated to the applicable public or private authority.

6. At any time prior to the dedication of the Easement, any Requesting Party (as hereinafter defined) may request that the other party provide to the Requesting Party, or to any lender or proposed lender, or to any prospective purchaser, designated by the Requesting Party, an estoppel letter or certificate confirming that, to the knowledge of such party, the Requesting Party is in compliance with the terms of this Agreement and such other information as the Requesting Party, such lender or such prospective purchaser shall reasonably request, and all exceptions thereto. Such estoppel letter shall be provided to the Requesting Party within ten (10)

days after receipt of the request therefor. For purposes of this Paragraph 8, the term “**Requesting Party**” shall refer to the Grantor or Grantee, as applicable.

7. In the event that either party is required to initiate litigation to enforce the terms of this Agreement, the prevailing party shall be awarded its documented litigation costs and reasonable attorneys’ fees.

TO HAVE AND TO HOLD the Easement for said purposes, together with all and singular the rights, privileges and appurtenances thereto being, belonging or in any manner appertaining to the proper use and benefit of Grantee, its successors and assigns as owner of the Benefited Tract.

This Agreement and the rights, easements and obligations hereunder shall run as easements appurtenant to the Benefited Tract and all terms of this Agreement shall inure to the benefit of and binding upon the parties hereto, their successors and assigns. Without limitation of the foregoing, the parties hereto acknowledge and agree that the intended purposes and uses of the easement granted herein is of a commercial character, and, in the event of a finding by a court of competent jurisdiction that the above-described easements are not appurtenant, but are easements in gross of a commercial character, the parties hereto and the then current titleholders to the Grantor’s Tract and the Benefited Tract will take any steps reasonably necessary to cause their respective rights or obligations created hereunder to transfer to any transferee of the Benefited Tract as if such easements were easements appurtenant running with the land. Upon the good faith transfer of the Benefited Tract or the Grantor’s Tract, as applicable, the transferring party shall have no further liability for the performance of any of the covenants, obligations and indemnities of such transferring party set forth herein and the transferee of such transferring party shall be deemed to have assumed the covenants, obligations and indemnities of the transferring party hereunder; provided, however, the transferring party shall not be released from (and the transferee shall not be deemed to have assumed) liability hereunder arising out of acts or occurrences occurring prior to the date of such transfer.

Except as otherwise provided herein, all notices required or permitted hereunder shall be in writing and delivered to the addresses set forth below either (1) in person, (2) by a prepaid overnight delivery service, or (3) by electronic mail (Email), to the other party, with a copy by Email to the party’s broker and attorney. Notice shall be deemed to have been given as of the date and time it is actually received.:

To Grantor:

McBroom Family Partnership
Attn: Randy E. McBroom
943 Riverview Lane
Columbia, TN 38401
Email: mcbroom5@msn.com

With a copy to:

Law Office of K. Brian Hay
Attn: K. Brian Hay
104 W 6th St, Ste. 200
Columbia, TN 38401
Email: brian@kbrianhaylaw.com

To Grantee: John Maher Builders Inc.
3000 Reserve Blvd.
Spring Hill, TN 37174
Email: johnmaher1@johnmaherbuilders.com

With a copy to:

Miller & Martin PLLC
Attn: Kyle Fuller
401 Commerce Street
Suite 1010
Nashville, TN 37219
Telephone: (615) 744-8605
Email: kyle.fuller@millermartin.com

And:

John Hill
Maury County Realty
1217 Trotwood Avenue
Columbia, TN 38401
Email: johnrosshill@gmail.com

Any party may, from time to time, change its address by written notice to the other party at its then current address.

This document may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

[Signatures begin on next page]

IN WITNESS WHEREOF, Grantor and Grantee have signed and sealed this Agreement the day and year first above written.

GRANTOR:

MCBROOM FAMILY PARTNERSHIP, a
Tennessee general partnership

By: *Randy E. McBroom*
Randy E. McBroom, General Partner

By: *Lm Walker*
Linda McBroom Walker, General Partner

STATE OF TENNESSEE §
 §
COUNTY OF Maury §

Before me, the undersigned authority, on this day personally appeared Randy E. McBroom and Linda McBroom Walker, they being the General Partners of McBroom Family Partnership, a Tennessee general partnership, known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed on behalf of said general partnership.

Given under my hand and seal of office this 9 day of July, 2025.



[Signature]
Notary Public - State of Tennessee
My Commission Expires: 3-20-29

[GRANTOR SIGNATURE PAGE TO SANITARY SEWER EASEMENT AGREEMENT]

EXHIBIT A-1

TO SANITARY SEWER EASEMENT AGREEMENT

Description of the Easement Tract

Foster Lane Utility Easement

Sanitary Sewer Easement

A tract of land located in Maury County, Tennessee. A portion of parcel 018.02 as shown on Tax Map 112, the McBroom Family Partnership property as recorded in Deed Book R1466, page 134, and being more particularly described as follows.

Commencing at the south west corner of McBroom Family Partnership property as recorded in Deed Book R1466, page 134,

Thence SOUTH 79°14'39" EAST a distance of 240.74';

Thence SOUTH 80°54'30" EAST a distance of 212.21' to the **TRUE POINT OF BEGINNING**, having a Tennessee State Plane Coordinate N-455,136.7, E-1,640,594.6 (TDOT CORS);

Thence severing the property of McBroom and with a curve turning to the left with an arc length of 305.70', with a radius of 467.50', with a chord bearing of NORTH 05°33'20" WEST, with a chord length of 300.29', to a point;

Thence with the same, NORTH 24°17'19" WEST a distance of 537.51' to a point on the south line of James and Stacy Gore as recorded in Deed Book R2387, page 455, said point lying 78.13' from the north west corner of McBroom;

Thence with the south line of James and Stacy Gore as recorded in Deed Book R2387, page 455, SOUTH 87°37'10" EAST a distance of 72.74' to a point;

Thence severing the property of McBroom, SOUTH 24°17'19" EAST a distance of 504.86' to a point;

Thence with the same, with a curve turning to the right with an arc length of 343.57', with a radius of 532.50', with a chord bearing of SOUTH 05°48'19" EAST, with a chord length of 337.64', to a point;

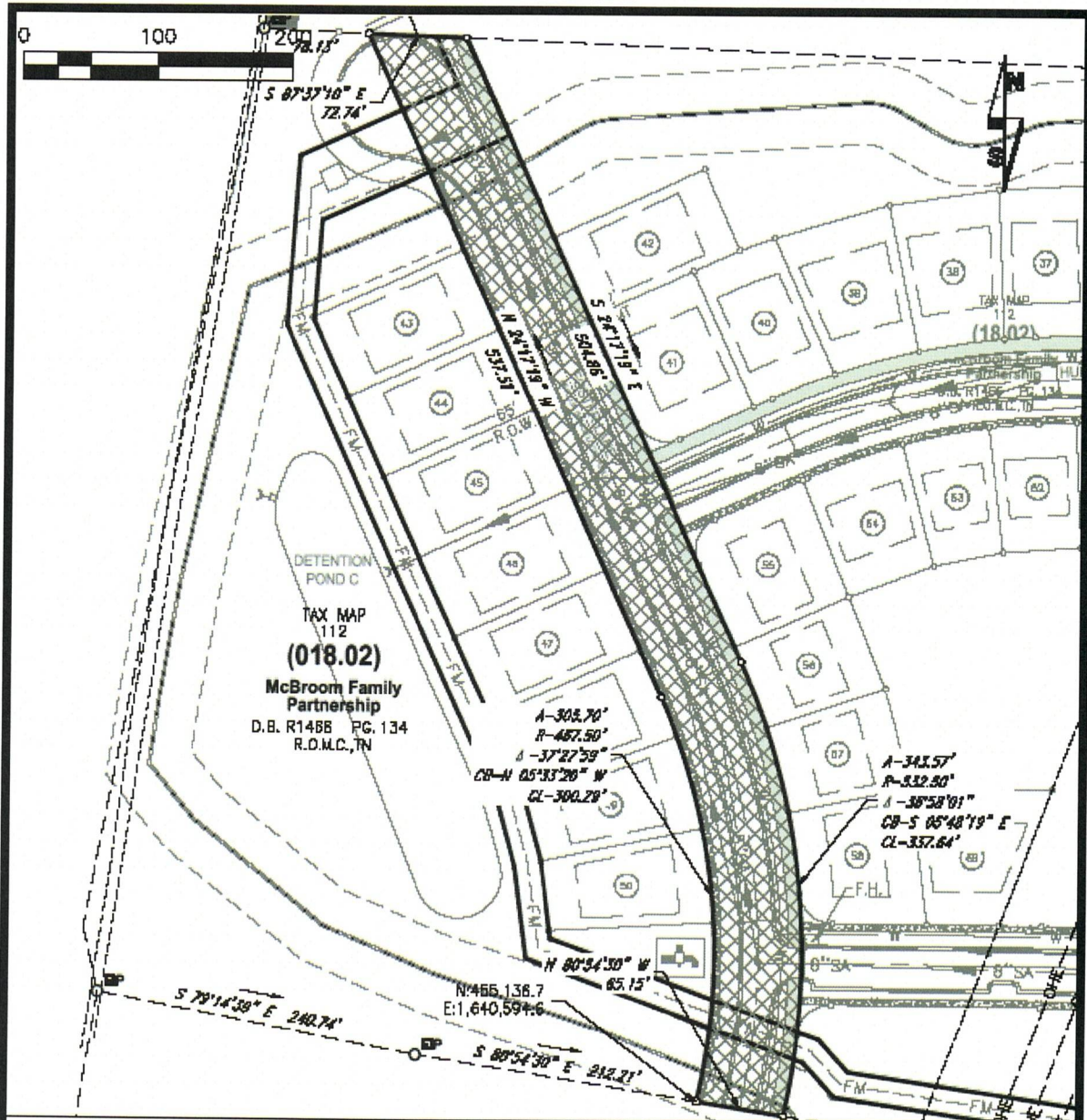
Thence with the north line of John Maher Builders, Inc. as recorded in Deed Book R2758, page 851, NORTH 80°54'30" WEST a distance of 65.15', which is the point of beginning, having an area of 54,978 square feet, 1.26 acres

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #17608, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 8th day of July 2025.

Allen B. O'Leary
TN R.L.S. No. 1987

EXHIBIT A-2



MAP SHOWING
SANITARY SEWER EASEMENT
 TO JOHN MAHER BUILDERS, INC.
 CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
 FROM
McBROOM FAMILY PARTNERSHIP

1 OF 2

PROJECT NO.: TROTWOOD	EASEMENT NO.: 1	SYSTEM: SANITARY
SCALE: 1"=100'	PARCEL NO.: 018.02	DATE: 1-29-25
		BY: W.E.S.


**EXHIBIT B
TO SANITARY SEWER EASEMENT AGREEMENT**

Description of the Grantor's Tract

53.5+/- acres on Hunters Glen Drive, in Columbia (Maury County), Tennessee acquired by deed of record in Book R1466 at page 134, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-018.02.

MAURY COUNTY REGISTER, STATE OF TENNESSEE

I or we hereby swear or affirm that the actual
Consideration for this transfer or value of the
property transferred whichever is greater is
\$ 0 which amount is equal to greater
than the amount which the property transferred
would command at a fair voluntary sale.


Subscribed and sworn before me this 9th day of July 2025 Affiant
John Fleming - Register of Deeds
by N.M.D.

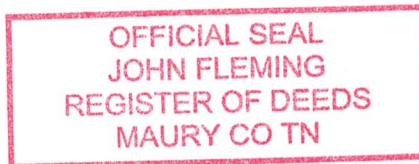


EXHIBIT C
TO SANITARY SEWER EASEMENT AGREEMENT

Description of Benefited Tract

85.711+/- acres on an unimproved roadway known as Foster Lane, in Columbia (Maury County), Tennessee acquired by deed of record in Book R2758 at page 851, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-017.00.

PICKUP: JOHN HILL

This Instrument Prepared By:

Miller & Martin PLLC
Attn: Kyle B. Fuller
401 Commerce Street, Suite 1010
Nashville, TN 37219

ACCESS EASEMENT

THIS ACCESS EASEMENT is made to be effective as of the 7 day of July, 2025, by and between MCBROOM FAMILY PARTNERSHIP, a Tennessee general partnership (“Grantor”) and JOHN MAHER BUILDERS INC., a Tennessee corporation (“Grantee”).

BACKGROUND

1. Grantor is the owner of certain property located in Maury County, Tennessee more particularly described on Exhibit A attached hereto and made a part hereof (“Grantor’s Property”).
2. Grantee is the owner of certain property adjacent to Grantor’s Property and more particularly described on Exhibit B hereto and made a part hereof (“Grantee’s Property”).
3. Grantor desires to grant a perpetual non-exclusive access easement to Grantee across a portion of Grantor’s Property more particular described and depicted on Exhibit C-1 and Exhibit C-2 attached hereto and made a part hereof (“Easement Area”) for access, ingress and egress to and from the Grantee’s Property to and from Sugar Tree Lane, a public right-of-way.

NOW, THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor, subject to the use restrictions set forth in section (b) herein below, hereby grants, bargains, sells and conveys to Grantee, its successors, tenants or assigns, a perpetual non-exclusive access easement over and across the Easement Area, running with the land for the purposes of access and vehicular and pedestrian ingress and egress to and from Grantee’s Property and Sugar Tree Lane (the “Access Easement”).

(a) Grantee shall indemnify, defense, and hold Grantor harmless from and against any and all liabilities, damages, losses, expenses, claims, suits, attorneys’ fees and judgments which may be suffered by, accrued against, charged to or recoverable from Grantor, as a result of or in connection with Grantee’s use or occupancy of the Easement Area. Grantor shall indemnify, defend and hold Grantee harmless, from and against any and all liabilities, damages, losses, expenses, claims, suits, attorney’s fees and judgments which may be suffered by, accrued against, charged to or recoverable from Grantee, as a result of or in connection with Grantor’s use or occupancy of the Easement Area.

(b) Such Easement Area shall not be used for any purpose other than those necessary for residential development of single-family homes. Such Easement Area may be used for

**BK/PG: R3080/197-206
25009731**

10 PGS:AL-EASEMENT	
NANCY BATCH: 356194 07/09/2025 - 02:10 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	50.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	52.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

With a copy to:

Miller & Martin PLLC
Attn: Kyle Fuller
401 Commerce Street
Suite 1010
Nashville, TN 37219
Telephone: (615) 744-8605
Email: kyle.fuller@millermartin.com

And:

John Hill
Maury County Realty
1217 Trotwood Avenue
Columbia, TN 38401
Email: johnrosshill@gmail.com

Any party may, from time to time, change its address by written notice to the other party at its then current address.

(f) All exhibits or attachments referred to in this Access Easement are attached hereto and incorporated herein by this reference. This Access Easement shall be construed in accordance with and governed by the laws of the State of Tennessee.

(g) This document may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

(h) In the event that either party is required to initiate litigation to enforce the terms of this Access Easement, the prevailing party shall be awarded its documented litigation costs and reasonable attorneys' fees.

[Signatures on Following Pages]

IN WITNESS WHEREOF, this Access Easement has been executed to be effective as of the date first above written.

GRANTOR:

MCBROOM FAMILY PARTNERSHIP,
a Tennessee general partnership

By: Randy E. McBroom Pts.
Randy E. McBroom, General Partner

By: Linda Walker
Linda McBroom Walker, General Partner

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Randy E. McBroom and Linda Walker McBroom, to me known (or proved to me on the basis of satisfactory evidence) to be the General Partners of MCBROOM FAMILY PARTNERSHIP, a Tennessee general partnership, who acknowledged that they executed the foregoing instrument for the purposes therein contained on behalf of said entity in such capacity.

WITNESS my hand, at office in Maury County Tennessee
this 9 day of July, 2025.

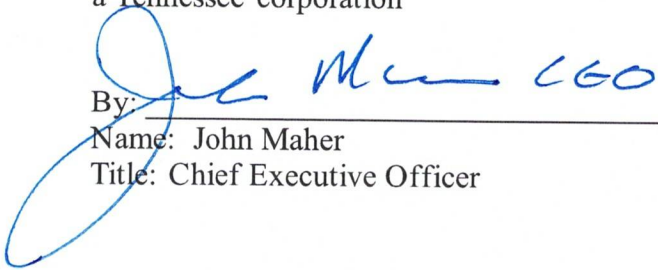


[Signature]
Notary Public
My Commission 3-20-29

IN WITNESS WHEREOF, this Access Easement has been executed to be effective as of the date first above written.

GRANTEE:

JOHN MAHER BUILDERS INC.,
a Tennessee corporation

By: 
Name: John Maher
Title: Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF Maury)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared John Maher, to me known (or proved to me on the basis of satisfactory evidence) to be the Chief Executive Officer of JOHN MAHER BUILDERS INC., a Tennessee corporation, who acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of said entity in such capacity.

WITNESS my hand, at office in Maury County
Tennessee, this 7 day of July, 2025.





Notary Public
My Commission 3-20-29

EXHIBIT A
Grantor's Property

53.5+/- acres on Hunters Glen Drive, in Columbia (Maury County), Tennessee acquired by deed of record in Book R1466 at page 134, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-018.02.

EXHIBIT B
Grantee's Property

85.711+/- acres on an unimproved roadway known as Foster Lane, in Columbia (Maury County), Tennessee acquired by deed of record in Book R2758 at page 851, Register's Office of Maury County, Tennessee, and being all of Tax Parcel #112-017.00.

EXHIBIT C-1
Easement Area

Sugar Tree Lane Easement

Access Easement

A tract of land located in Maury County, Tennessee. A portion of parcel 018.02 as shown on Tax Map 112, the McBroom Family Partnership property as recorded in Deed Book R1466, page 134, and being more particularly described as follows.

Beginning at a point lying NORTH 80°54'30" WEST a distance of 110.15' from the south east corner of McBroom Family Partnership property as recorded in Deed Book R1466, page 134, having a Tennessee State Plane Coordinate N-454,796.1, E-1,642,723.1 (TDOT CORS);

Thence with the north line of John Maher Builders, Inc. as recorded in Deed Book R2758, page 851, NORTH 80°54'30" WEST a distance of 65.32' to a point;

Thence severing the property of McBroom, NORTH 03°24'58" EAST a distance of 610.29' to a point;

Thence with the south line of Hunters Glen, Section 3, as shown in Plat Book P17, page 325, SOUTH 79°21'32" EAST a distance of 11.05' to a point;

Thence with the same, SOUTH 03°22'15" WEST a distance of 2.95' to a point;

Thence with the same, SOUTH 86°40'49" EAST a distance of 54.03' to a point;

Thence severing the property of McBroom, SOUTH 03°24'58" WEST a distance of 612.50', which is the point of beginning, having an area of 39,639 square feet, 0.91 acres.

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #17608, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "W.E.S, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 8TH day of July 2025.

Allen B. O'Leary
TN R.L.S. No. 1987

EXHIBIT C-2

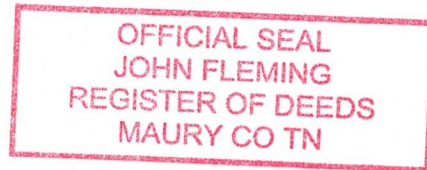
(Easement Area map)

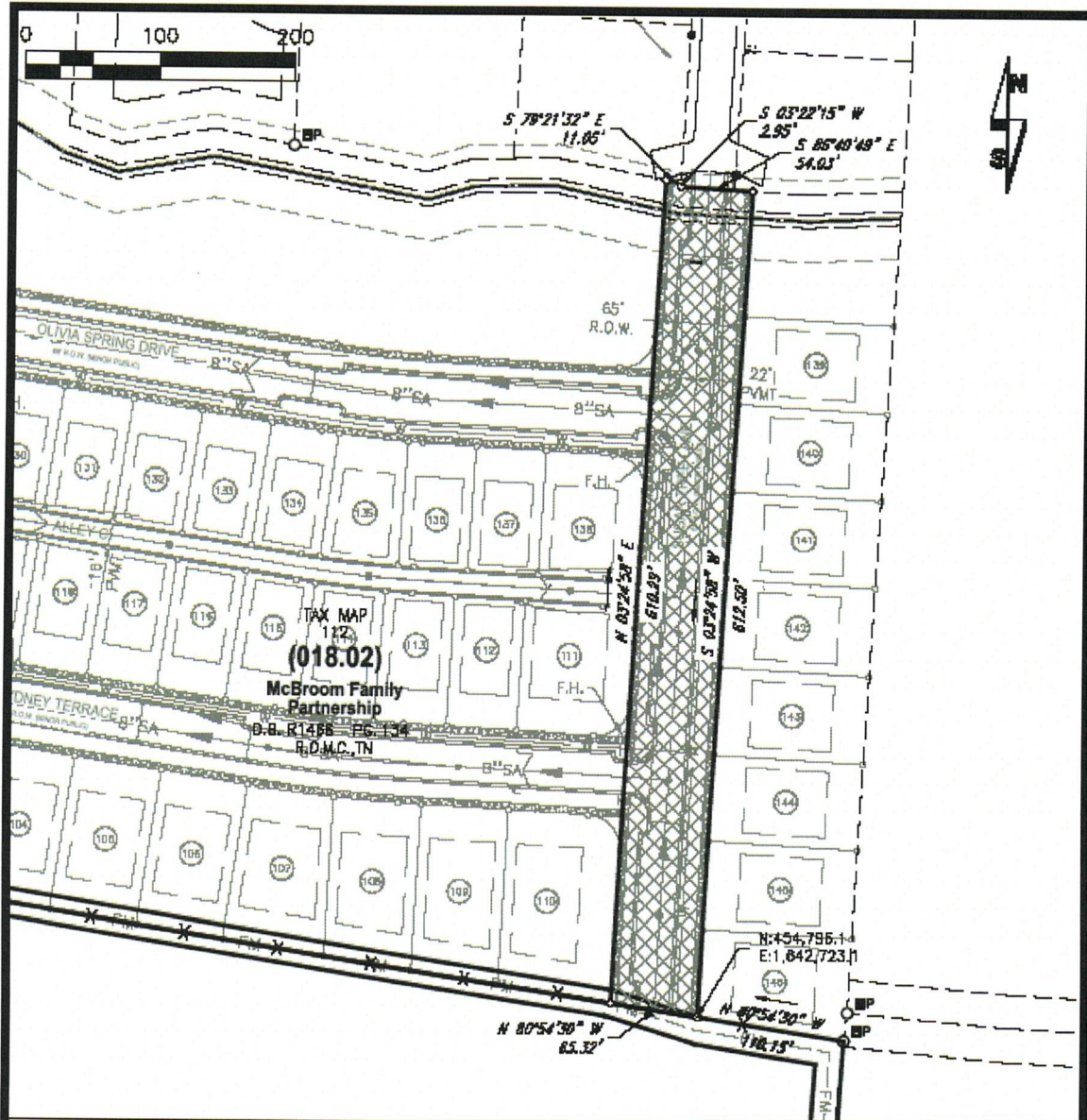
MAURY COUNTY REGISTER, STATE OF TENNESSEE

I or we hereby swear or affirm that the actual
Consideration for this transfer or value of the
property transferred whichever is greater is
\$ 0 which amount is equal to greater
than the amount which the property transferred
would command at a fair voluntary sale.

[Signature] Affiant
Subscribed and sworn before me this 9th day of July 2025

John Fleming - Register of Deeds
by N.M.



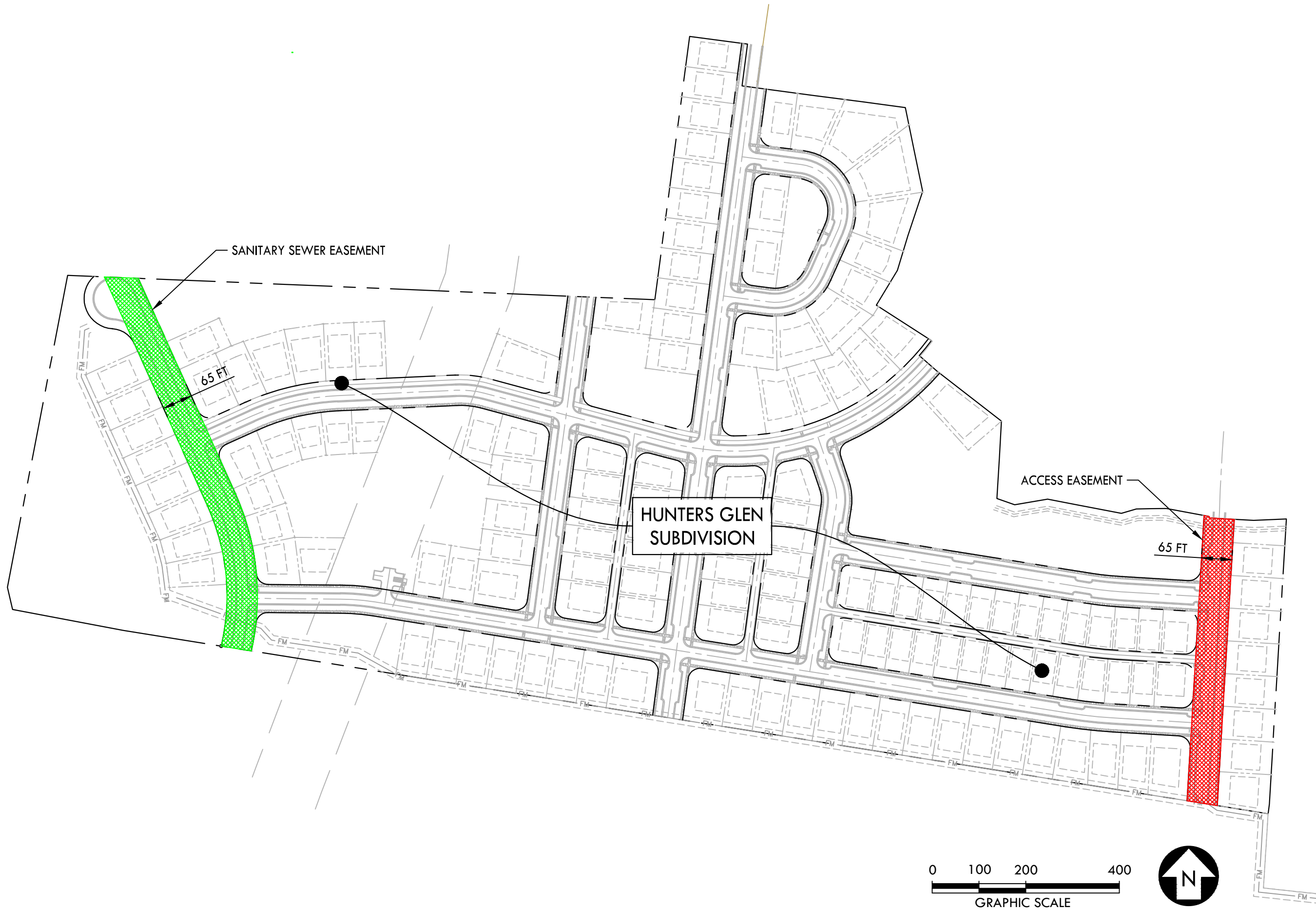


MAP SHOWING
ACCESS EASEMENT
 TO JOHN MAHER BUILDERS, INC.
 CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
 FROM
McBROOM FAMILY PARTNERSHIP

2 OF 2

PROJECT NO.: TROTWOOD	EASEMENT NO.: 2	SYSTEM: ACCESS
SCALE: 1"=100'	PARCEL NO.: 01B.02	DATE: 1-29-25
		BY: W.E.S.

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Hunters Glen Concept\Hunters Glen in Crunk Layers.dwg



CRUNK ENGINEERING LLC
 7112 CROSSROADS BOULEVARD
 SUITE 201
 BRENTWOOD, TN 37027
 (615) 873-1795
 WWW.CRUNKENG.COM



HUNTERS GLEN SUBDIVISION

COLUMBIA, TENNESSEE

10/16/2025 21072

1.0

EASEMENT
EXHIBIT



Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

December 4, 2024

Aaron Keathley, E.I.T.
Crunk Engineering, LLC

Re: Foster Lane, being Tax Map: 112 Parcel: 017.00

Dear Sir:

Columbia Power System serving this development is dependent on the development of the adjacent property and/or any necessary utility easements across adjacent properties.

We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

• Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

Parent Parcel Legal Description

A parcel of land located in the 9th Civil District of Maury County, Tennessee. More particularly described as follows:

Beginning at a found iron rod and cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in Deed Book R1466, Page 135, Register's Office Maury County, Tennessee (R.O.M.C., TN.);

Thence, along the south line of said lands of McBroom Family Partnership, South 79° 12' 28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the south line of said lands of McBroom Family Partnership, generally along a fence, South 80° 54' 28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of Lot 13 of Leatherwood Estates, Section 1, of record in Plat Book 56, Page 315, R.O.M.C., TN.;

Thence, along the west line of said Lot 13 of Leatherwood Estates, South 03° 36' 18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the southwest corner of Lot 13 Leatherwood Estates. Said point also being on the north line of lands owned by Edwin W. Halliday Family Trust, of record in Deed Book R2383, Page 186, R.O.M.C., TN.;

Thence, along the north line of said lands of Halliday Family Trust, North 83° 01' 05" West, a distance of 117.28 feet, to a tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of Foster Lane, North 09° 19' 07" East, a distance of 116.73 feet to the point of beginning.

Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

Of the total parent tract described herein, a portion containing 4.79 acres is designated as Civic Space pursuant to the requirements of the Comprehensive Plan Connect Columbia for natural hillside protection areas (775' elevation). The balance of the parcel, outside the Civic Space designation, is requested for rezoning to CD-3L.

Civic Space Legal Description

A portion of land located within the parent parcel, situated in the 9th Civil District of Maury County, Tennessee, more particularly described as follows:

Beginning at the same point of beginning as described in the parent parcel, being a found iron rod and cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30', also being the southwest corner of lands owned by the McBroom Family Partnership, of record in Deed Book R1466, Page 135, Register's Office Maury County, Tennessee (R.O.M.C., TN.);

Thence, from said point of beginning, along the parent parcel boundary, North 80°44'35" West, a distance of 1983.10 feet to the POINT OF BEGINNING of the Civic Space herein described;

Thence, from said point, South 80°44'35" East, a distance of 660.17 feet;

Thence, North 08°07'09" East, a distance of 346.26 feet;

Thence, North 75°29'59" West, a distance of 397.75 feet;

Thence, South 64°36'12" West, a distance of 163.02 feet;

Thence, South 32°16'11" West, a distance of 314.91 feet to the point of beginning of this Civic Space description.

Containing 4.79 acres, more or less, to be designated as Civic Space in accordance with the requirements of the Comprehensive Plan Connect Columbia. The remainder of the parent parcel outside this 4.79-acre area is to be designated CD-3L Zoning.

Parent Parcel Legal Description

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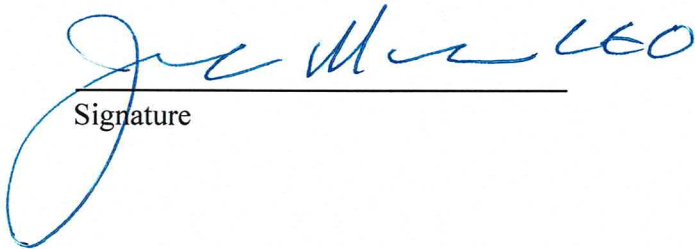


DEVELOPMENT SERVICES

I, John Maher being the sole owner of the Foster Lane Property more particularly described as Parcel 112 017.00 on Deed of Record in Deed Book R2758 Pages 851-853 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

John Maher
Print Name

12-2-24
Date


Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795



February 16, 2026

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Annexation & Rezoning // Statement of Justification

Columbia Planning Commission -

This letter serves as a formal request for the annexation of the parcel located on Foster Lane, identified as Tax Map #112 017.00, which abuts the City of Columbia boundary. In conjunction with annexation, we respectfully request that this parcel be assigned a zoning designation of CD-2 (Rural Character District).

According to Connect Columbia, the City's comprehensive plan, this parcel lies within the Rural Transitions (RT) future land use area. The intent of the RT designation is to enhance existing suburban areas while supporting the development of low-density residential neighborhoods that preserve open space and the rural character of the community. The comprehensive plan specifically identifies the CD-2 Rural Character District as an appropriate zoning classification within the RT area.

The CD-2 District consists of large-lot, semi-rural estates, open spaces, and legacy agricultural operations in low-density single-family detached residential areas. It is intended to preserve natural features, maintain significant open space, and ensure development patterns that respect the surrounding landscape and corridor character.

The proposed development plan includes 86 single-family residential lots across approximately 86.7 acres, resulting in a density of approximately 1.0 dwelling unit per acre. This density is consistent with the intent of the Rural Transitions designation and reflects a deliberate effort to maintain a low-intensity development pattern that preserves open space and reinforces the semi-rural character of the Foster Lane corridor.

While the adjacent Hunters Glen Subdivision to the north is zoned CD-3 and developed at a higher density, this proposal intentionally transitions to a lower density form that aligns directly with the comprehensive plan's recommendations for this area. The project is designed to complement existing infrastructure while maintaining the character and environmental quality envisioned in the City's long-term planning framework.

Because the CD-2 designation is expressly supported by the Rural Transitions future land use category, and because the proposed density and design remain fully compliant with the character district standards, no variances or zoning modifications are being requested.

We respectfully request approval of annexation and assignment of the CD-2 Rural Character District zoning designation for this parcel.

Respectfully,

A handwritten signature in black ink that reads "Adam Crunk".

Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795



February 16, 2026

City of Columbia
Development Services
700 North Garden Street
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Respectfully,

A handwritten signature in black ink that reads "Adam Crunk".

Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795

STIPULATION FOR REUSE
THE DRAWING WAS PREPARED FOR THE
COLUMBIA MARKET STORE AT 1234
NASHVILLE HWY AND HONEY FARM WAY
IN COLUMBIA, TN. THIS DRAWING IS
NOT TO BE REUSED FOR ANY OTHER
PROJECT WITHOUT THE WRITTEN
CONSENT OF HFA-AE, L.T.D. ANY
REUSE OF THIS DRAWING FOR ANY
OTHER PROJECT IS STRICTLY
PROHIBITED AND WILL BE
PROSECUTED TO THE FULL
EXTENT OF THE LAW.

Walmart
COLUMBIA, TN
NASHVILLE HWY AND HONEY FARM WAY
STORE NO. 03908-1000
JOB NUMBER: 22-24403888 PROTO: R-R-45 (R-XL)

ISSUE BLOCK

1	CCD#1	12/30/25
2	Revision 3	tbd

CHECKED BY: DS/DP
DRAWN BY: DS/AG/EC
DOCUMENT DATE: 09/08/25
PROTO: R-R-45 (R-XL)
PROTO CYCLE: 05/30/25

NOT FOR CONSTRUCTION

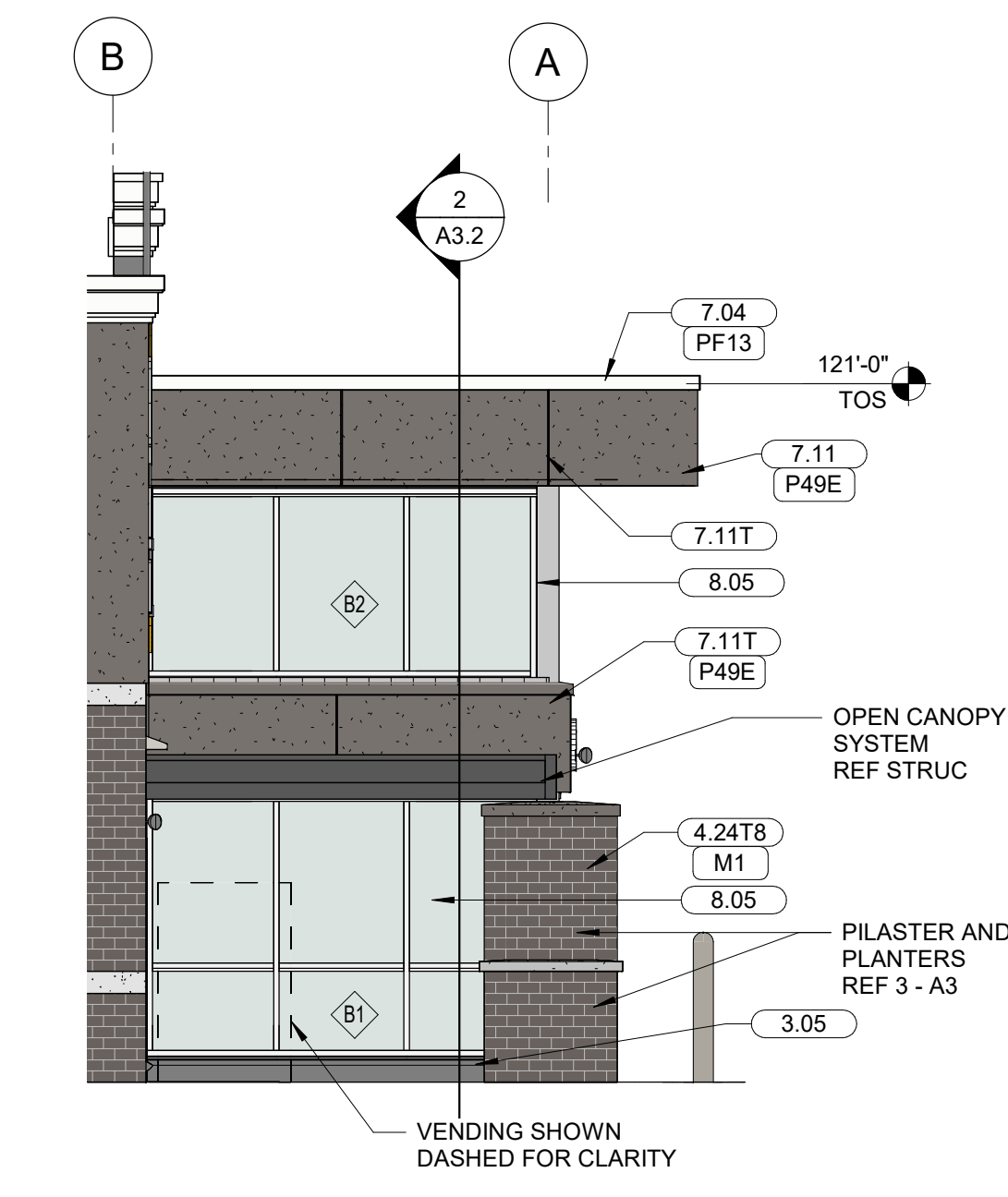
EXTERIOR ELEVATIONS

SHEET: **A2**

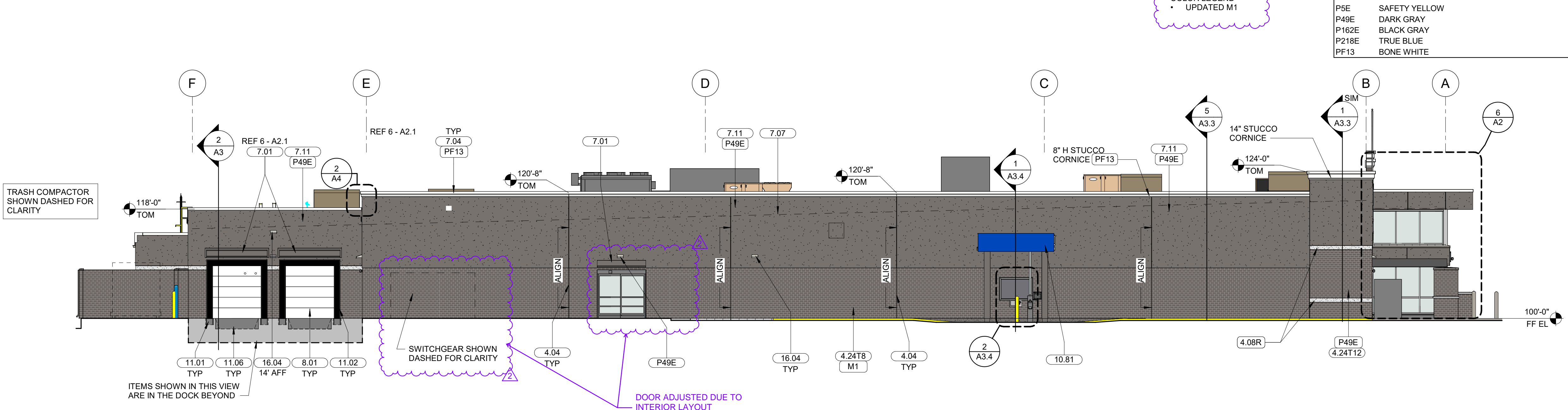
COLOR LEGEND

M1	INTEGRAL COLORED BLOCK FLINT BLEND BY SPECBRICK
P5E	SAFETY YELLOW
P49E	DARK GRAY
P162E	BLACK GRAY
P218E	TRUE BLUE
PF13	BONE WHITE

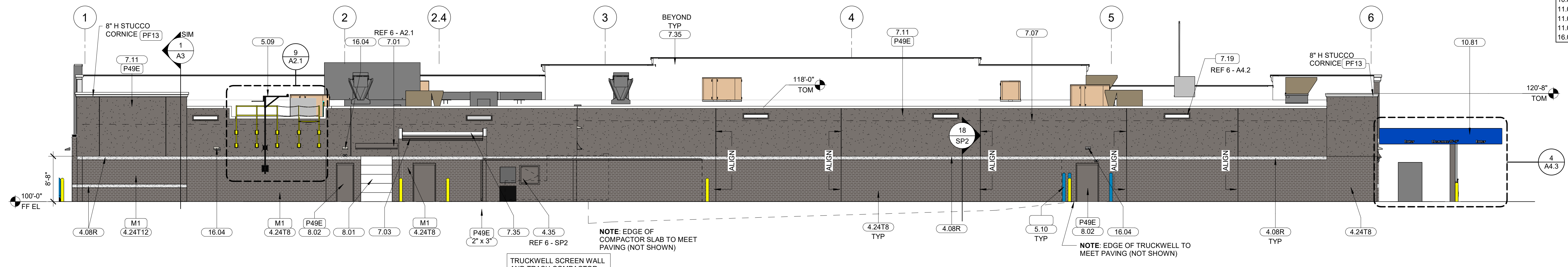
- SHEET NOTES**
1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY
 2. OVERFLOW DRAIN LEADERS, DOOR HOODS, HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO - IF THERE ARE TWO ADJACENT COLORS AT DOORS USE THE BOTTOM COLOR FOR THE ENTIRE DOOR
 3. PARAPET STEPS OCCUR AT CONTROL JOINTS - REF STRUCTURAL FOR CONTROL JOINT LOCATIONS
 4. GRIND SPLIT FACE CMU SMOOTH AT ANY BRACKET ATTACHMENTS TO MATCH THE SIZE OF THE BRACKET
 5. REF ROOF PLANS FOR DOWNSPOUT SIZES AND LOCATIONS
 6. REF ROOF PLANS FOR GUTTER SIZES
- KEYNOTE LEGEND**
- | | |
|---------|---|
| 1.01 | SIGNAGE |
| 3.05 | CONCRETE CURB |
| 4.04 | CONTROL JOINT, TYP, REF STRUC |
| 4.08R | SPLIT FACE CMU ACCENT COURSE |
| 4.24T8 | 8" ARCHITECTURAL MASONRY |
| 4.24T12 | 12" ARCHITECTURAL MASONRY |
| 4.24T20 | 8" ARCHITECTURAL MASONRY ON 12" SMOOTH FACE CMU |
| 4.35 | 40"X38" OPENING AT TRASH COMPACTOR, BOTTOM OF OPENING IS 42" AFF |
| 5.02 | PAINTED 6" PIPE BOLLARD |
| 5.06 | STEEL COLUMN |
| 5.09 | JIB CRANE HOIST ARM AND RAILING ASSEMBLY |
| 5.10 | 6" PIPE BOLLARD WITH BLUE PLASTIC SLEEVE, 72" HEIGHT |
| 7.01 | SHEET METAL DOOR HOOD PAINTED TO MATCH ADJACENT UNO |
| 7.03 | METAL GUTTER, PREFINISHED, UNO |
| 7.04 | METAL FASCIA COVER |
| 7.07 | ROOF LINE BEYOND |
| 7.09 | METAL DOWNSPOUT, PREFINISHED |
| 7.11 | EXTERIOR CEMENT PLASTER |
| 7.11T | PLASTER REVEAL |
| 7.19 | OVERFLOW SCUPPER |
| 7.35 | ROOFING MEMBRANE |
| 8.01 | SECTIONAL OVERHEAD DOOR, TYP |
| 8.02 | HOLLOW METAL DOOR AND FRAME |
| 8.05 | ALUMINUM STOREFRONT |
| 10.01 | FLAGPOLE |
| 10.02 | LOCKABLE FLAGPOLE CLEAT |
| 10.37 | 3 1/2"X3 1/2" HIGH IMPACT HEAVY DUTY EPDM CORNER GUARD, HOLD 2" AFF |
| 10.81 | CANOPY SYSTEM, OWNER FURNISHED, GC INSTALLED |
| 11.01 | DOCK BUMPERS |
| 11.02 | DOCK SEAL |
| 11.06 | EDGE LEVELER |
| 16.04 | EXTERIOR LIGHT FIXTURE |



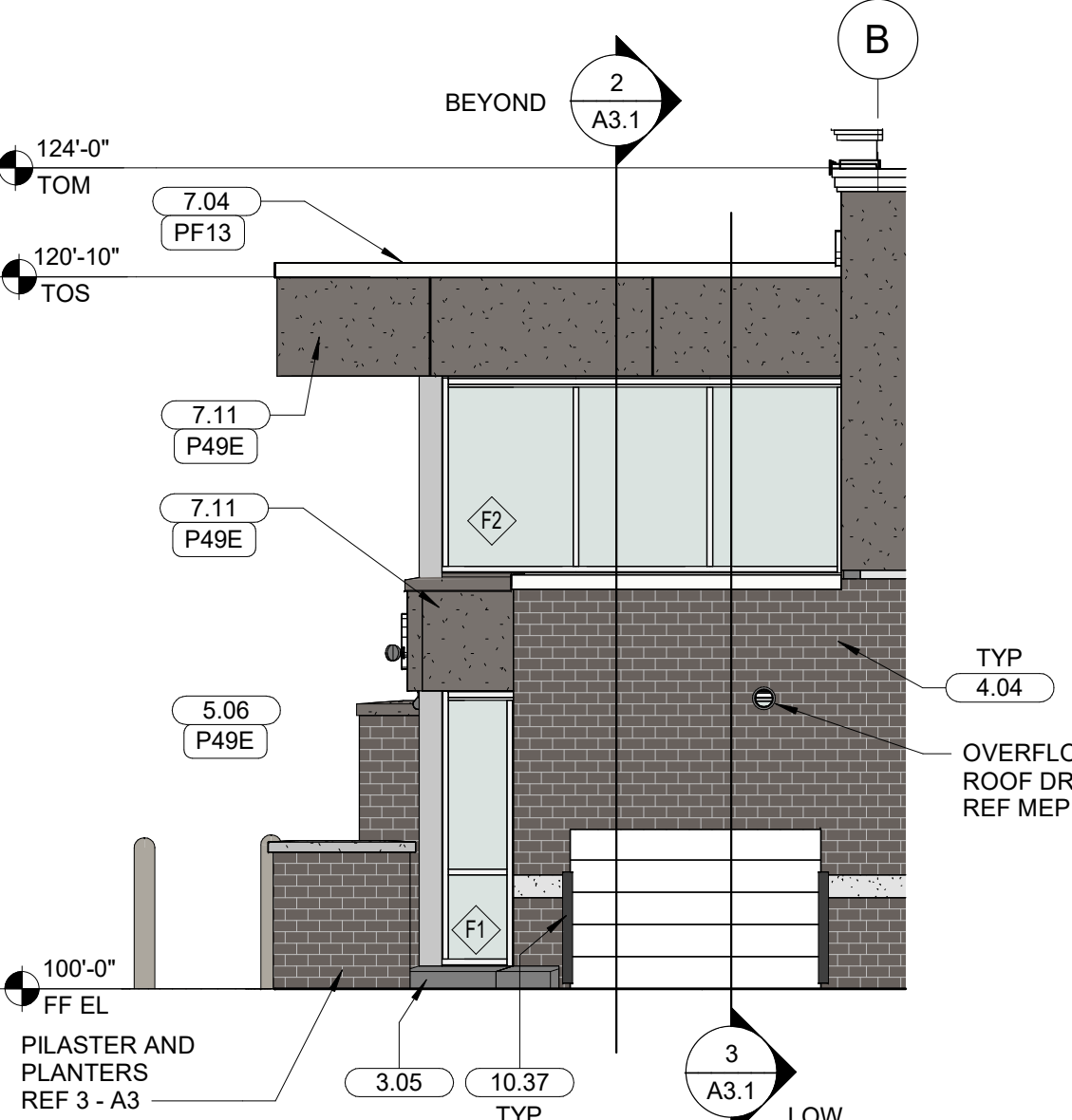
6 ENTRY SIDE ELEVATION
3/16" = 1'-0"



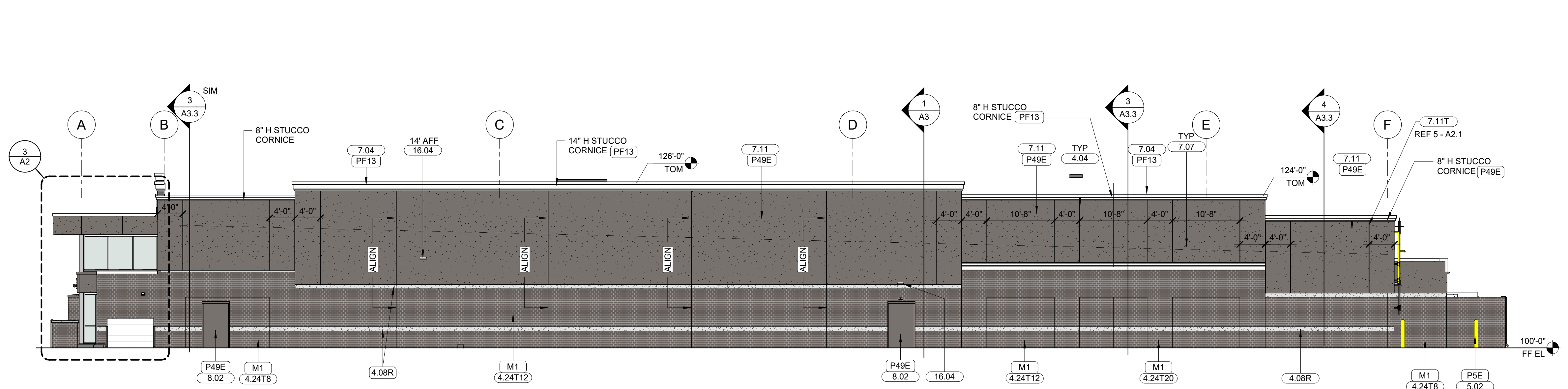
5 LEFT ELEVATION
1" = 10'-0"



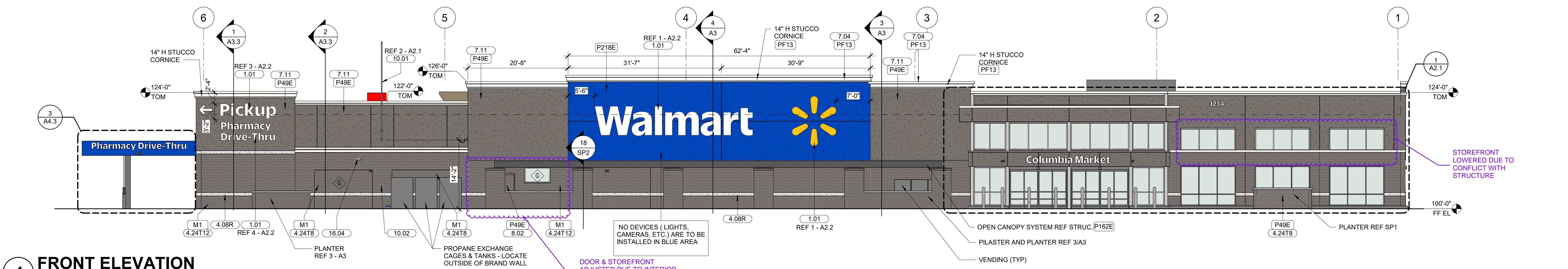
4 REAR ELEVATION
1" = 10'-0"



3 ENTRY RIGHT ELEVATION
3/16" = 1'-0"



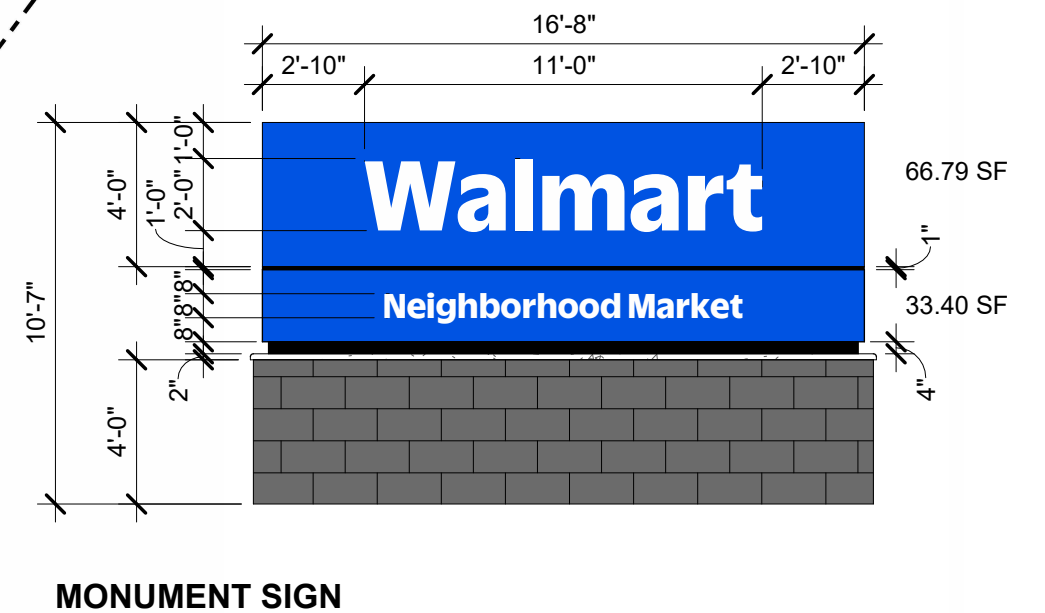
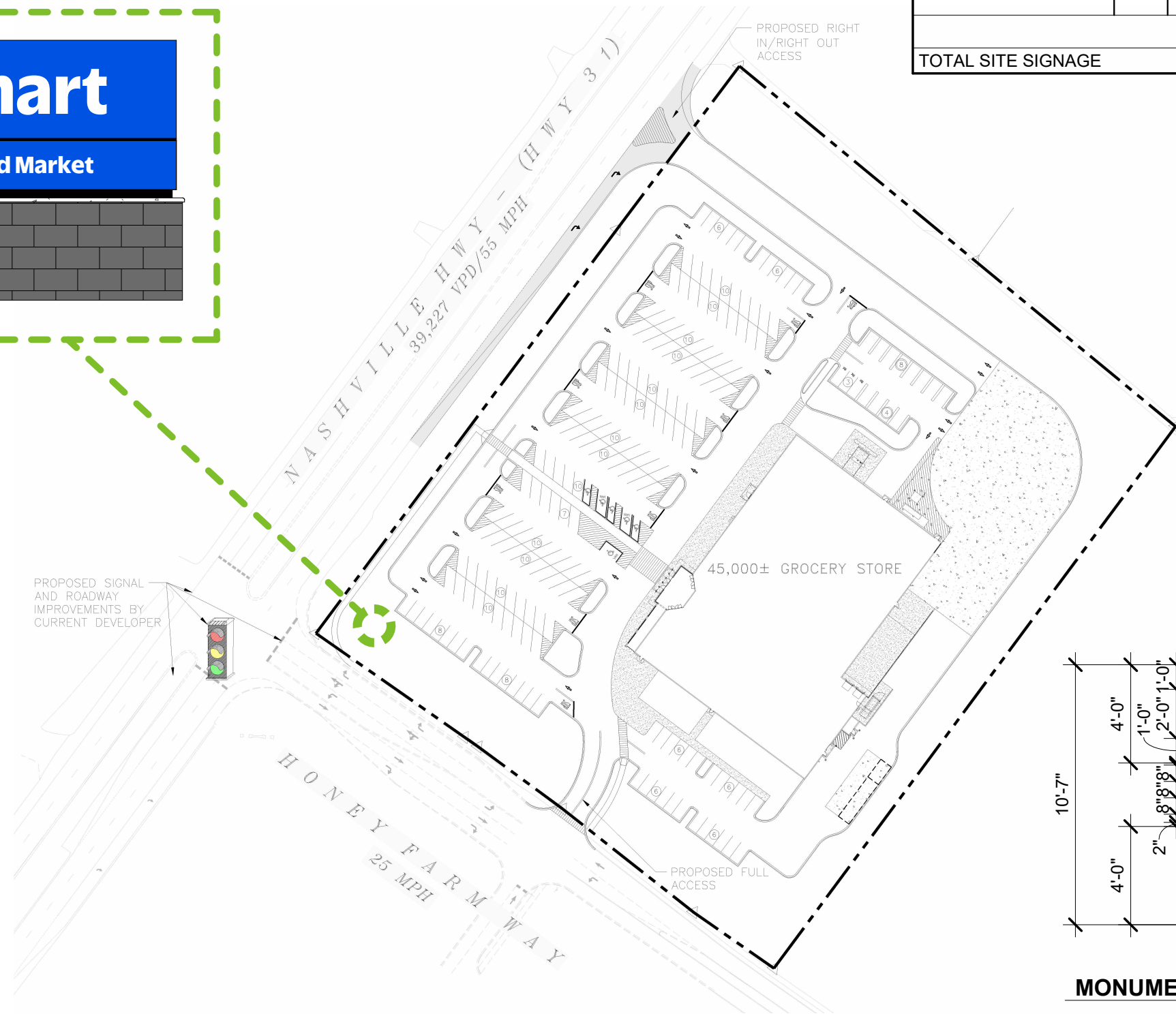
2 RIGHT ELEVATION
1" = 10'-0"

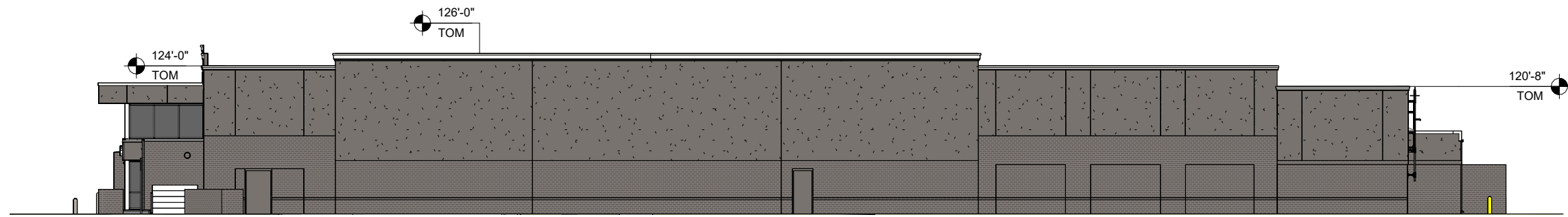


1 FRONT ELEVATION
1" = 10'-0"

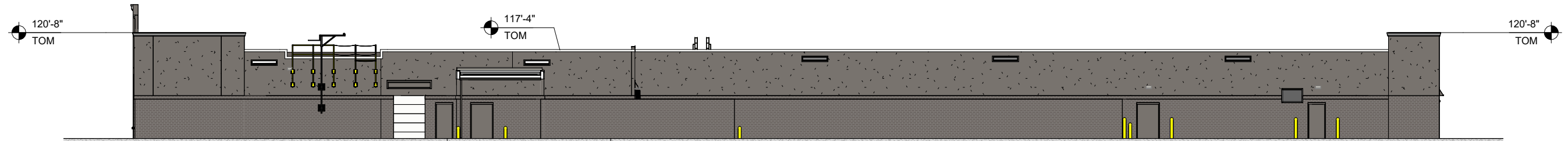
SITE SIGNAGE SCHEDULE

SIGNAGE	QTY	ILLUMINATED	COLOR	INDIVIDUAL AREA		TOTAL AREA	
Walmart Monument	1	YES	WHITE LETTERING	100.19	SF	100.19	SF
TOTAL SITE SIGNAGE						100.19	SF

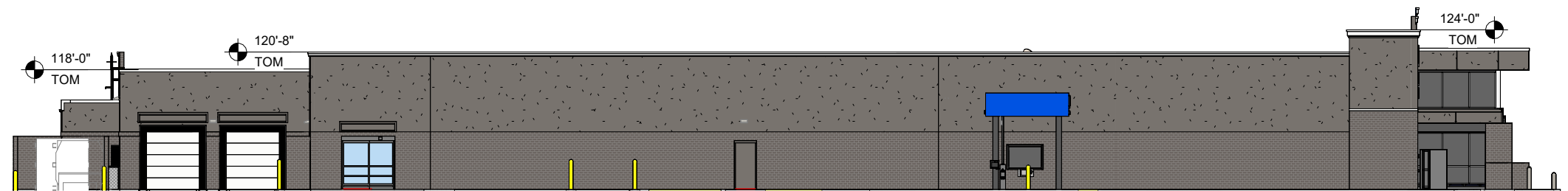




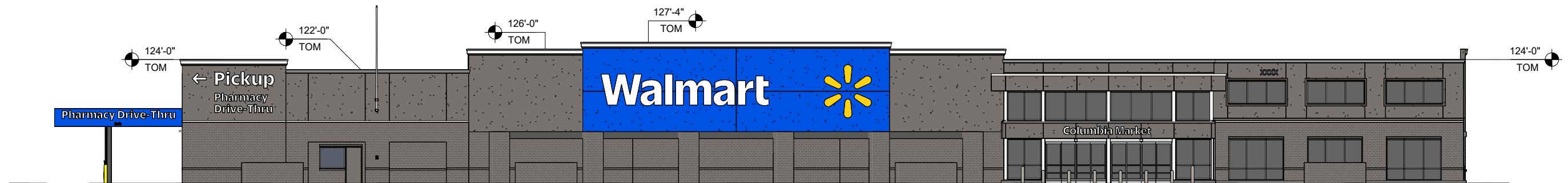
SIDE ELEVATION (SOUTHWEST)



REAR ELEVATION (SOUTHEAST)

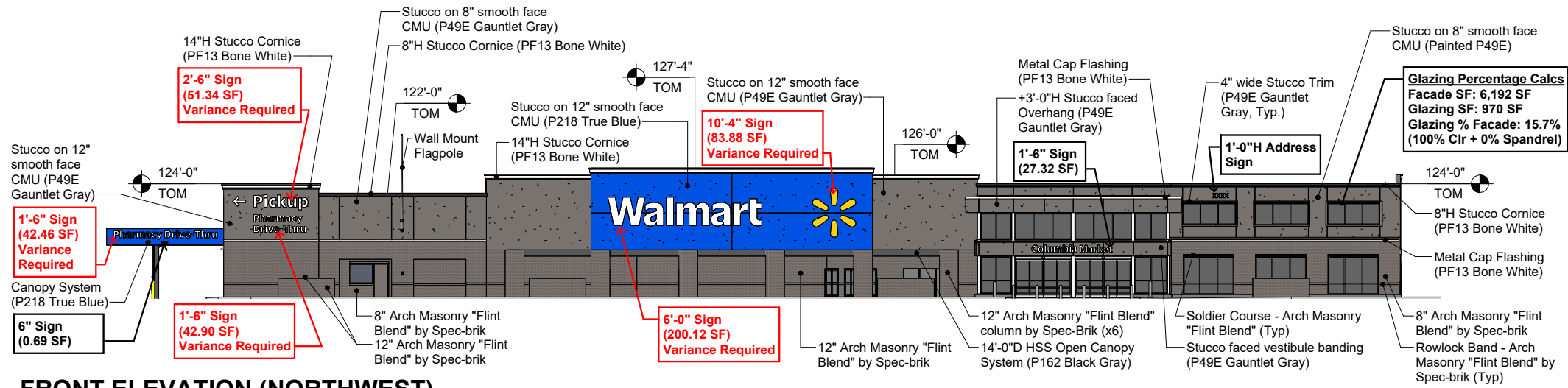


SIDE ELEVATION (NORTHEAST)

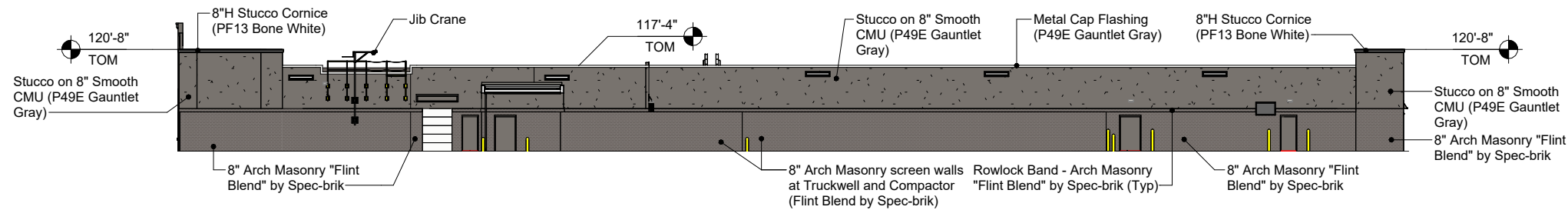


FRONT ELEVATION (NORTHWEST)

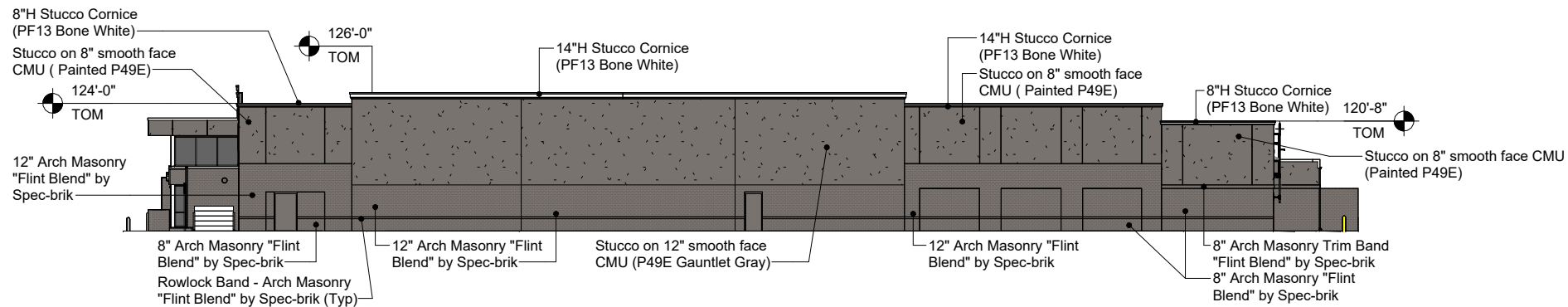




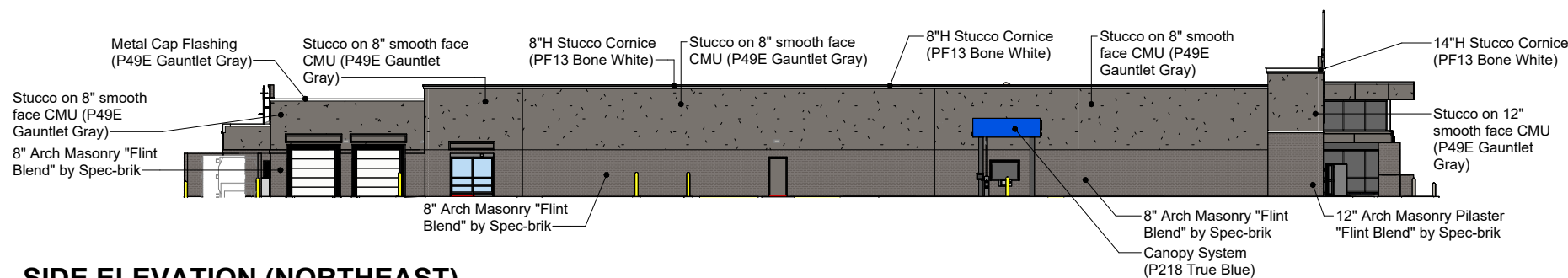
FRONT ELEVATION (NORTHWEST)



REAR ELEVATION (SOUTHEAST)



SIDE ELEVATION (SOUTHWEST)



SIDE ELEVATION (NORTHEAST)



Perspective - Honey Farm Way - South



LANDSCAPING SHOWN ONLY FOR REFERENCE ONLY - FINAL LANDSCAPING PER CIVIL

Perspective - Parking Front RX Corner



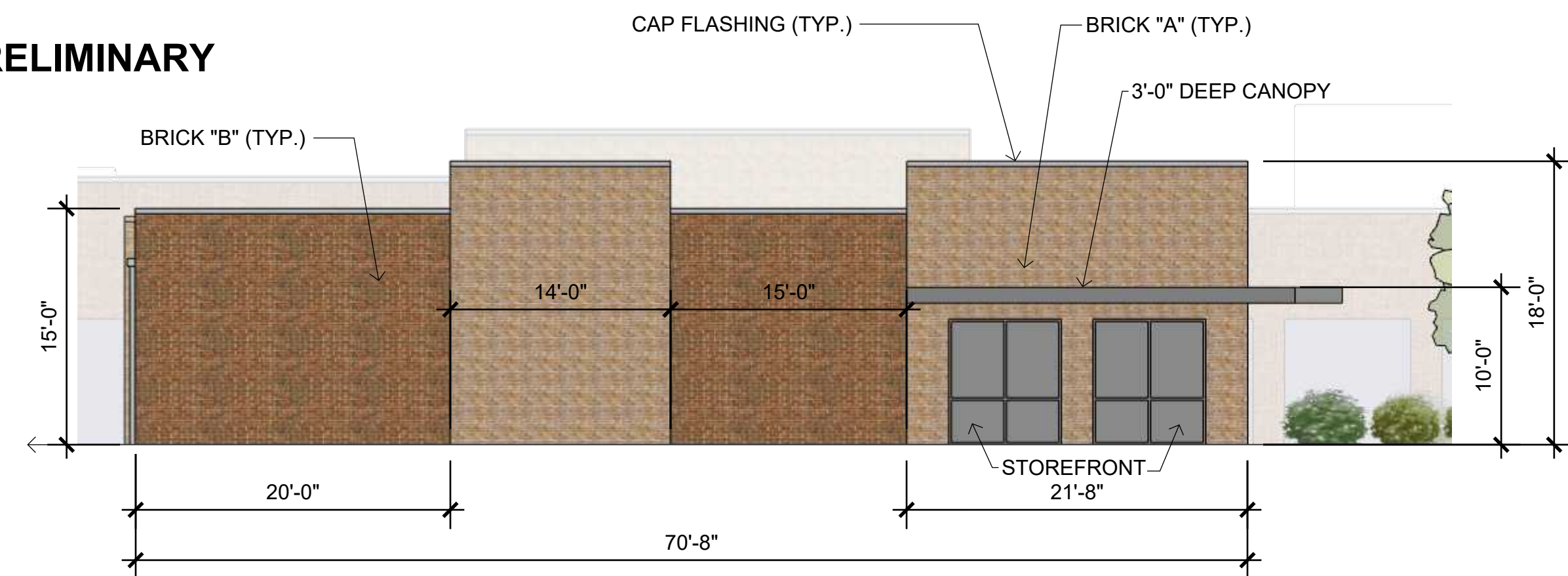
LANDSCAPING SHOWN ONLY FOR REFERENCE ONLY - FINAL LANDSCAPING PER CIVIL

Perspective - Parking Front SW Corner

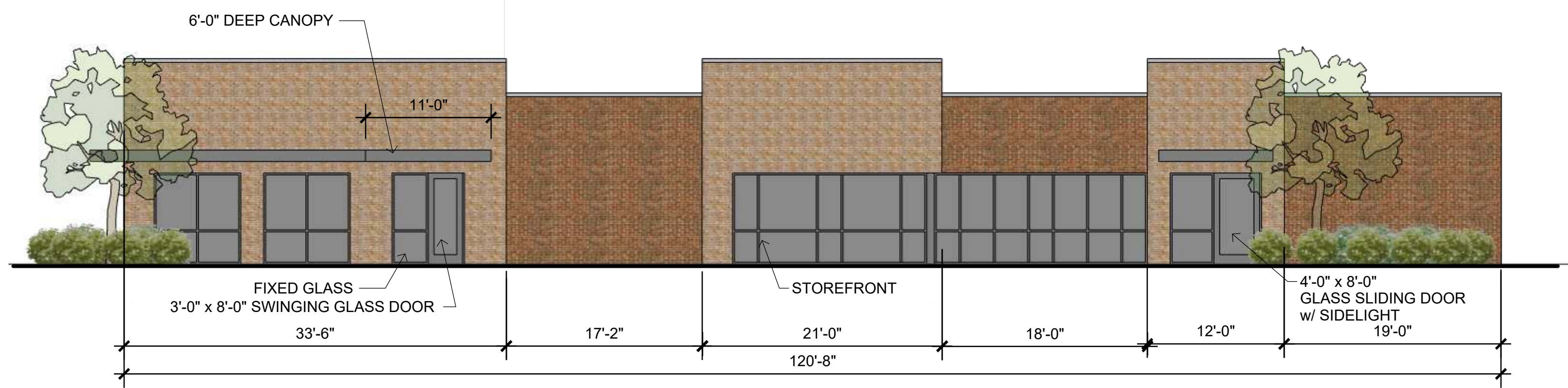


Perspective - Monument Sign Visibility

PRELIMINARY

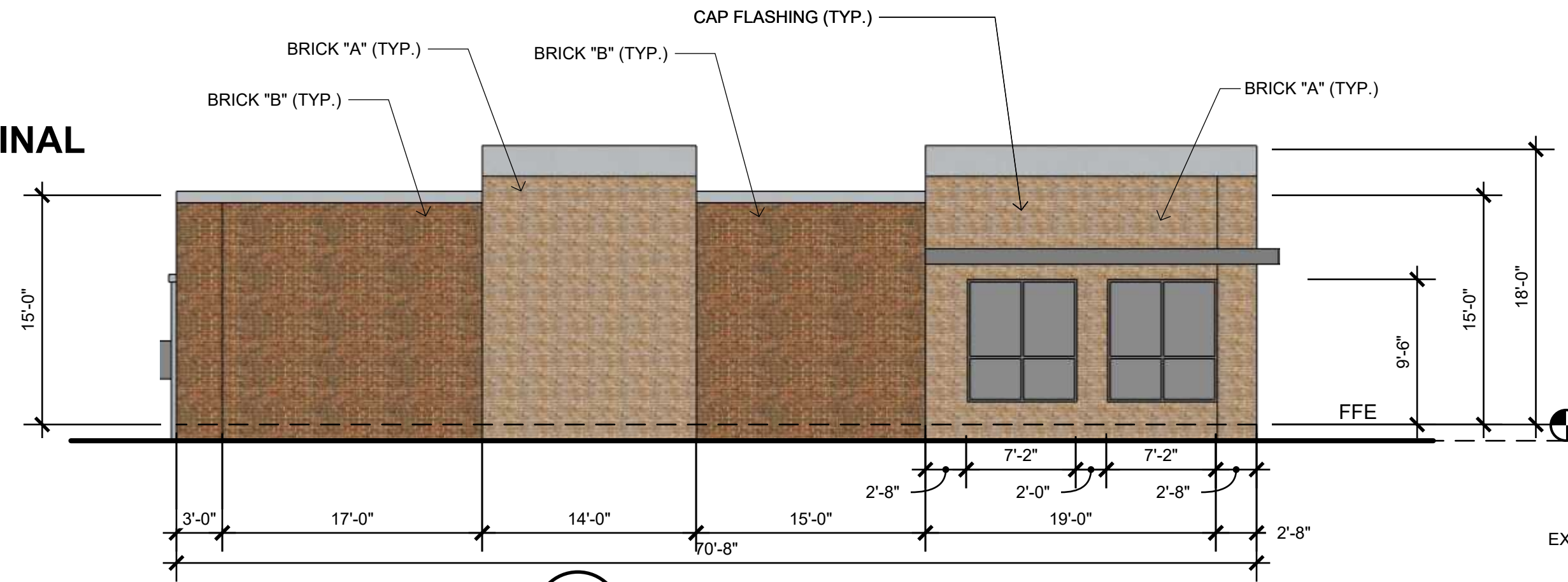


1 Building #1 North Elevation
A201 1/8" = 1'-0"

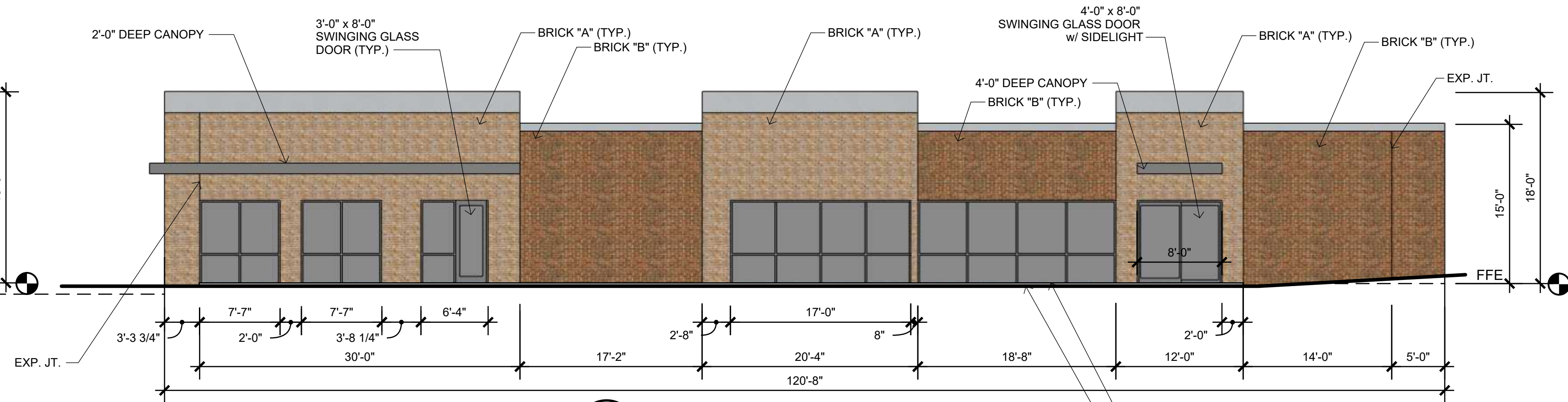


2 Building #1 West Elevation
A201 1/8" = 1'-0"

FINAL

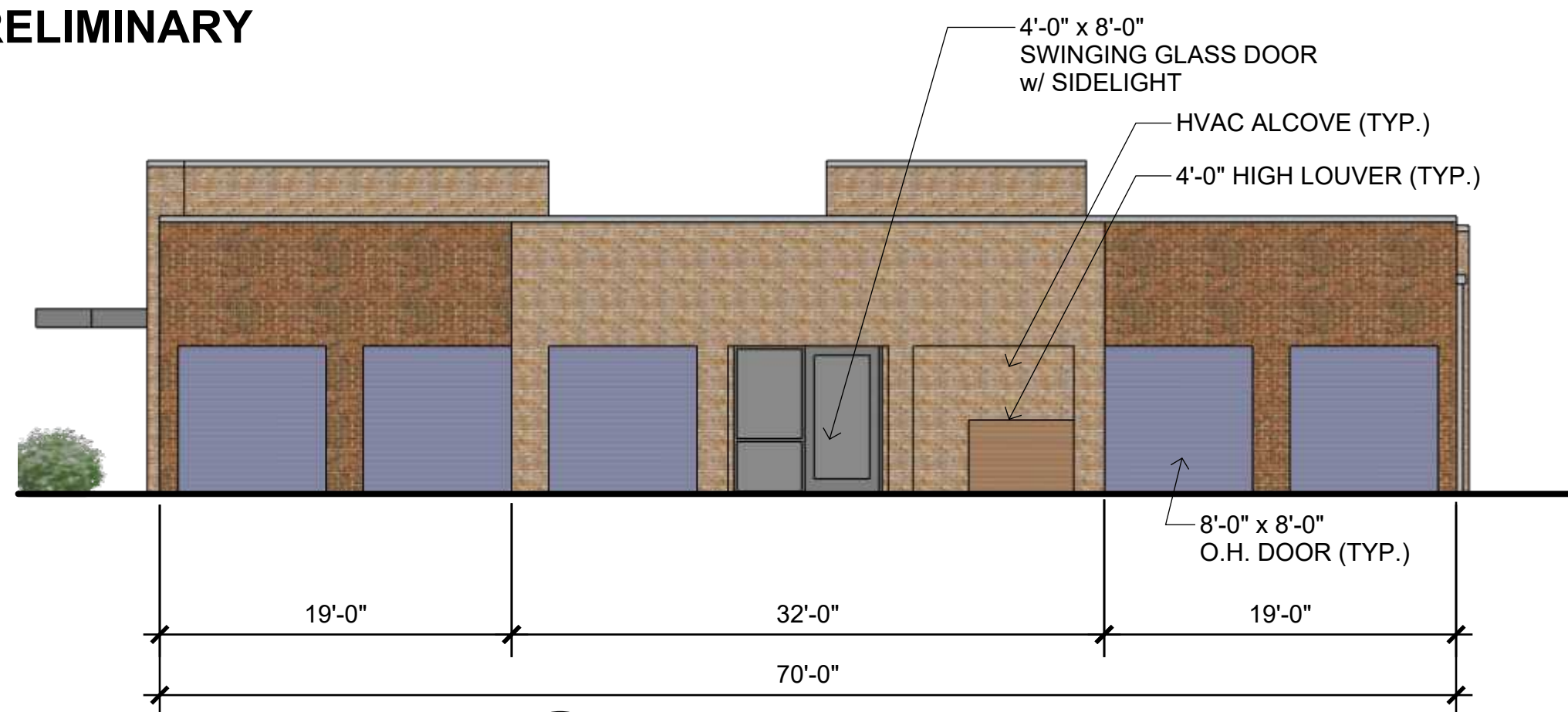


1 Building A North Elevation
A201 1/8" = 1'-0"

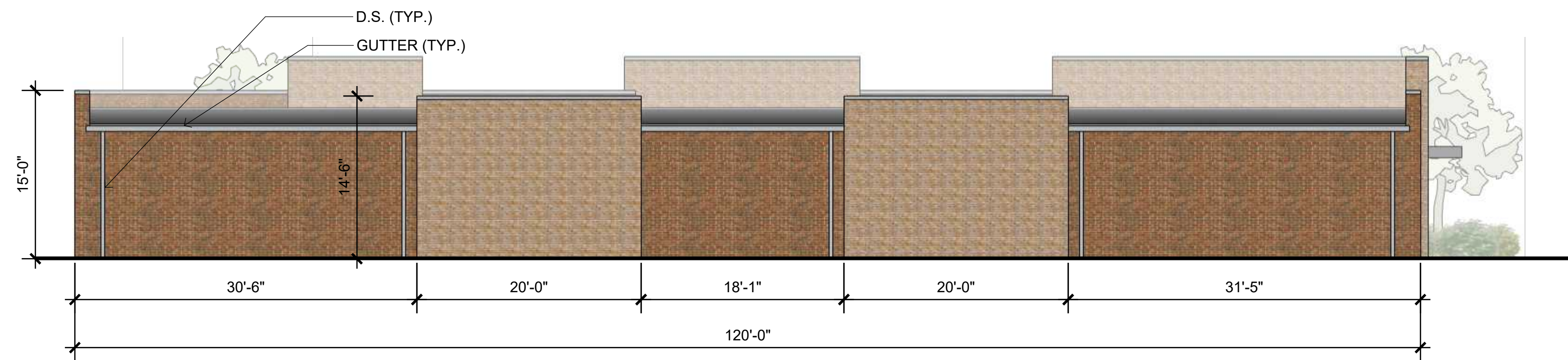


2 Building A West Elevation
A201 1/8" = 1'-0"

PRELIMINARY

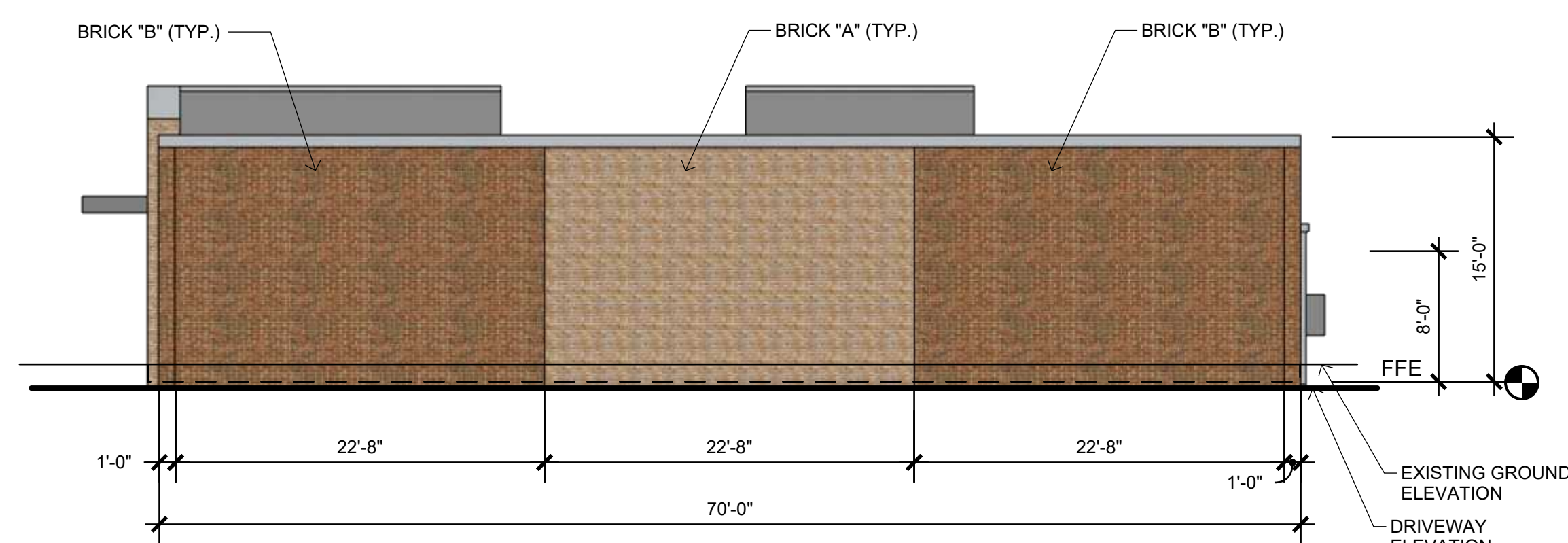


3 Building #1 South Elevation
A201 1/8" = 1'-0"

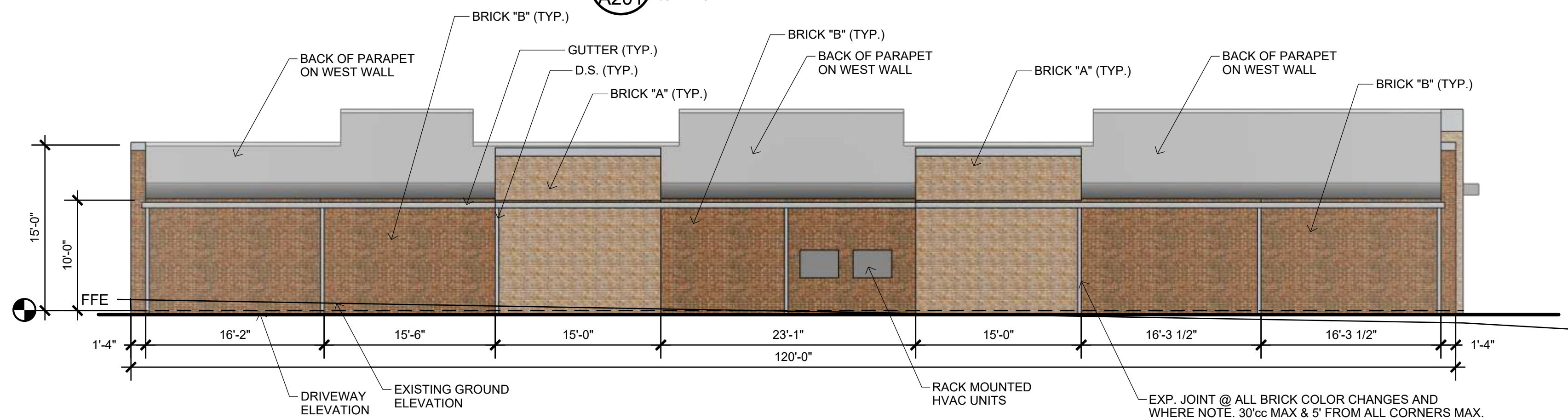


4 Building #1 East Elevation
A201 1/8" = 1'-0"

FINAL



3 Building A South Elevation
A201 1/8" = 1'-0"



4 Building A East Elevation
A201 1/8" = 1'-0"

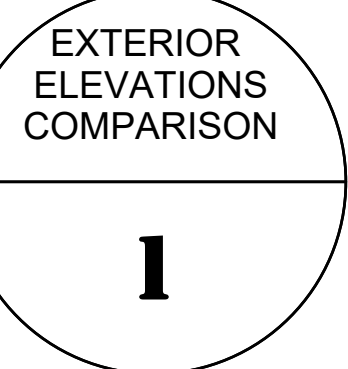
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Huntsville, AL 35801
256 536 1160
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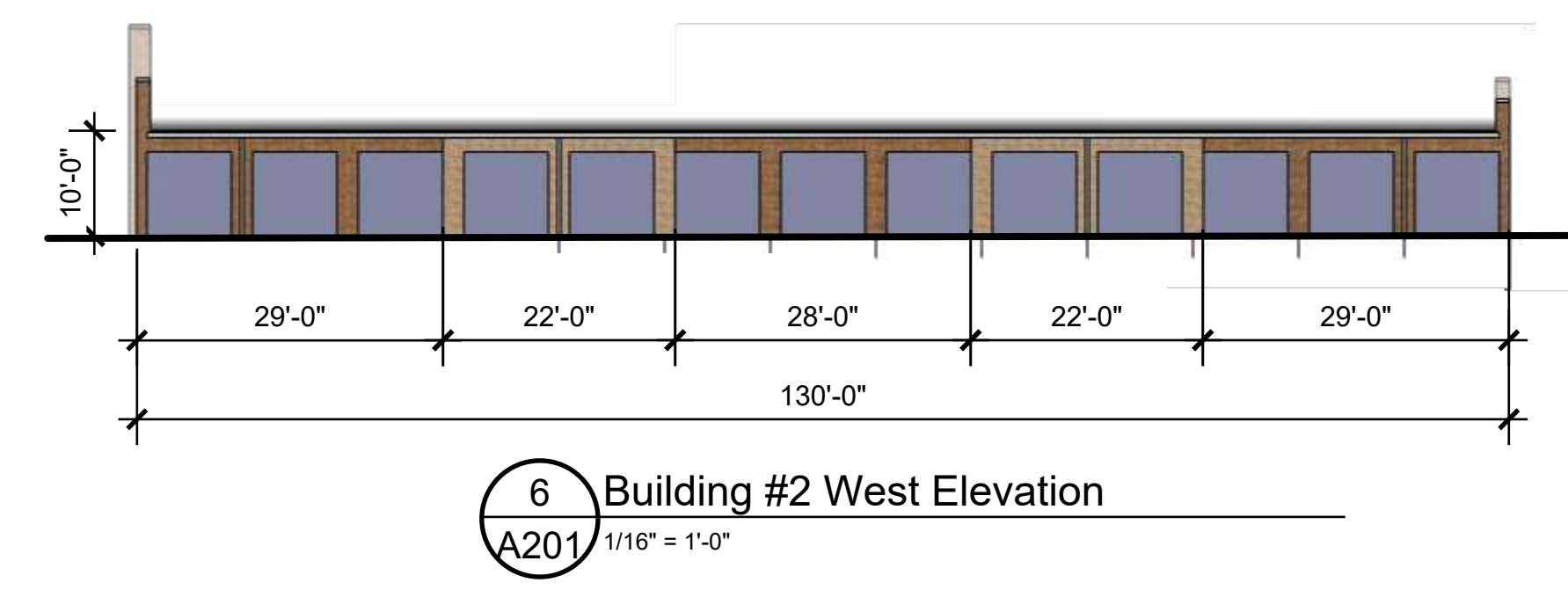
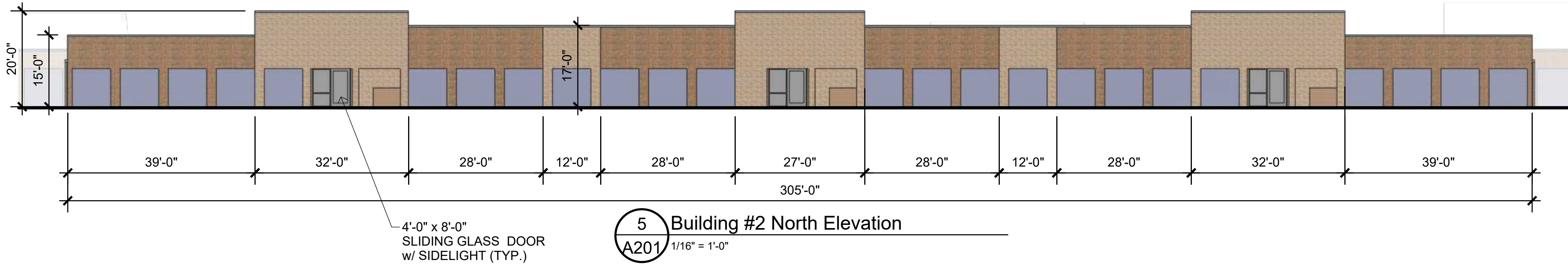
MULETOWN STORAGE
1600 POLK PLACE,
COLUMBIA, TN

Revisions	No.	Date	Description
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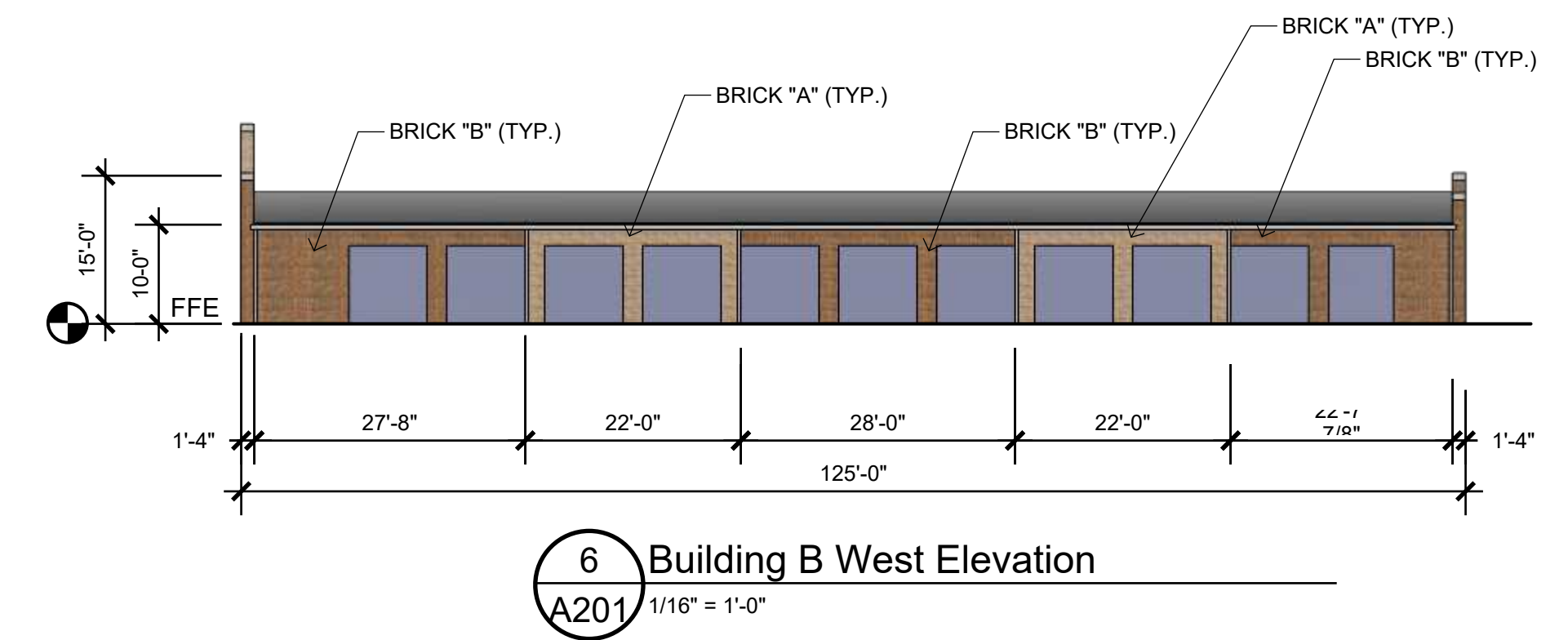
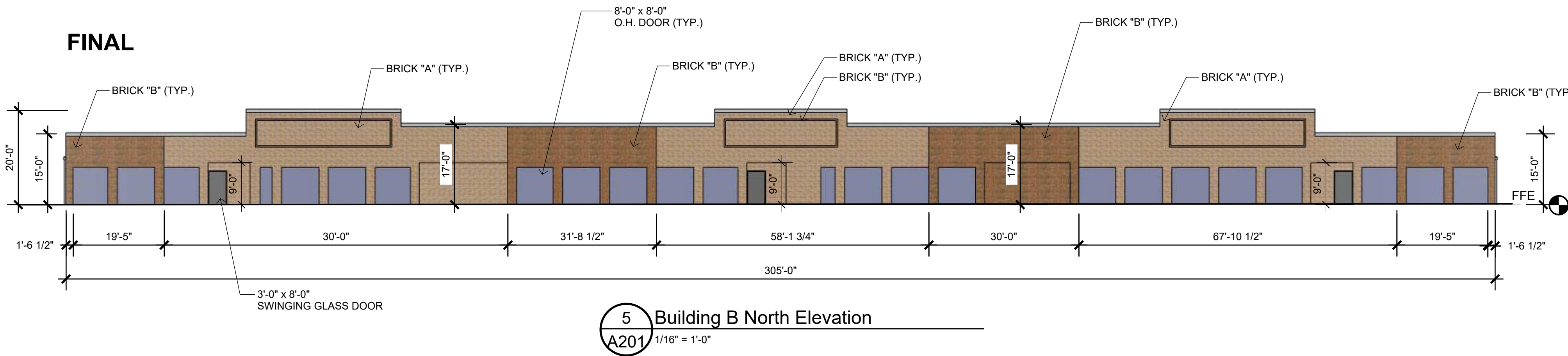
Date: 12/05/2025
Project No.: 2219



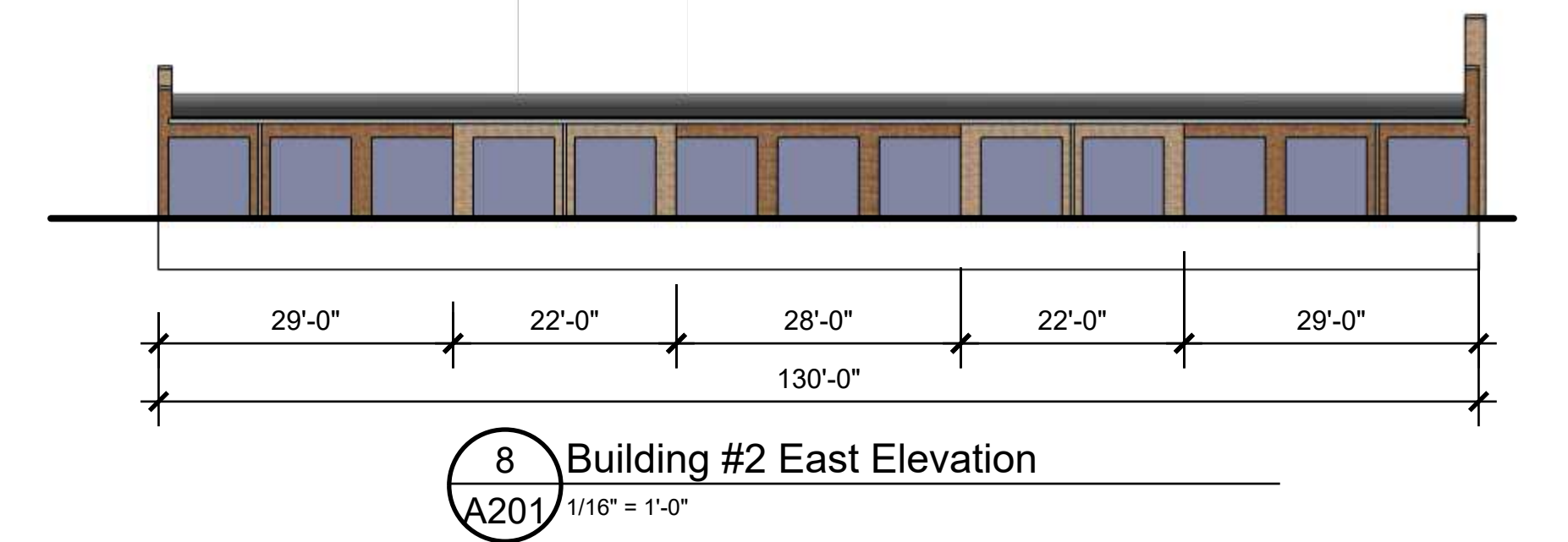
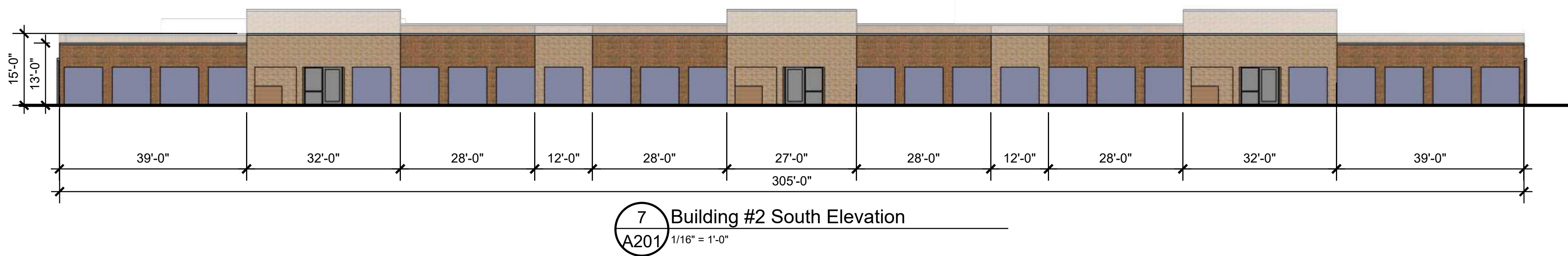
PRELIMINARY



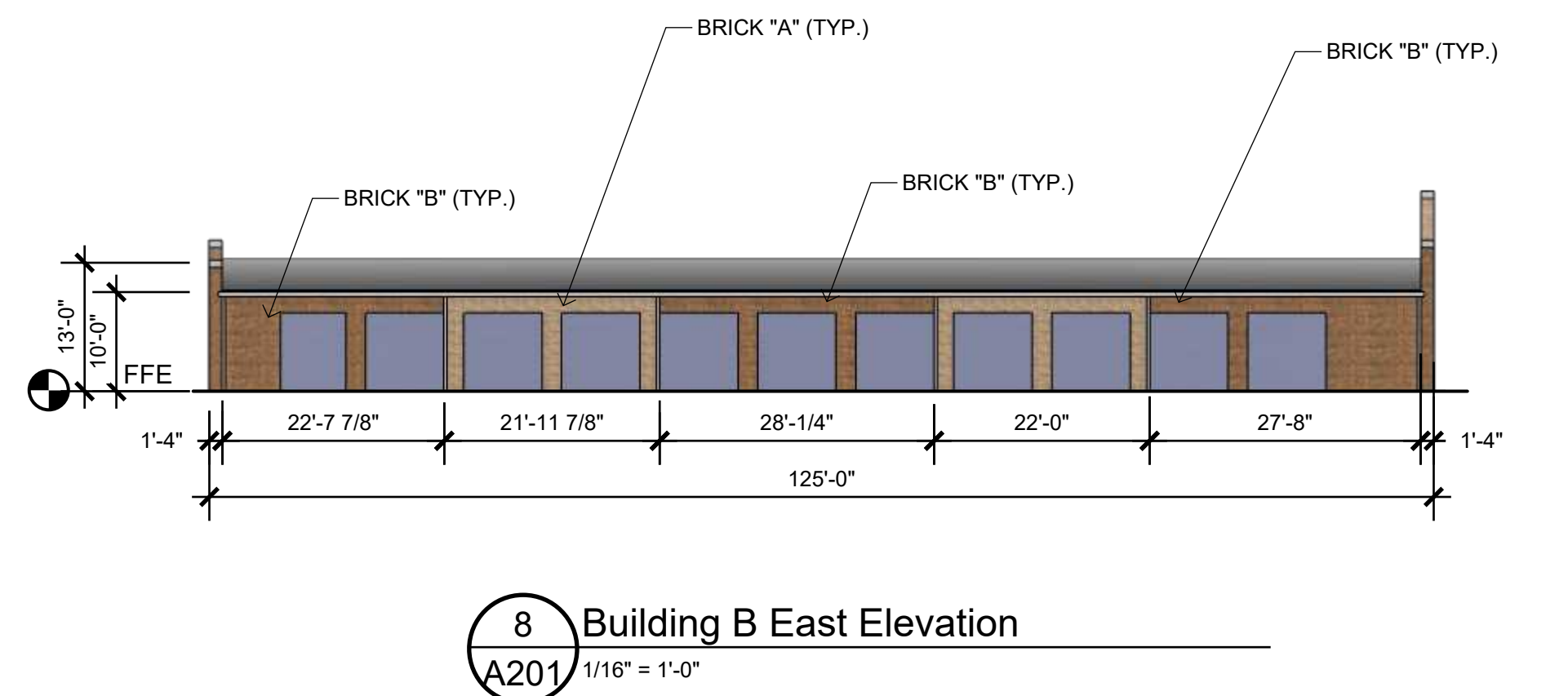
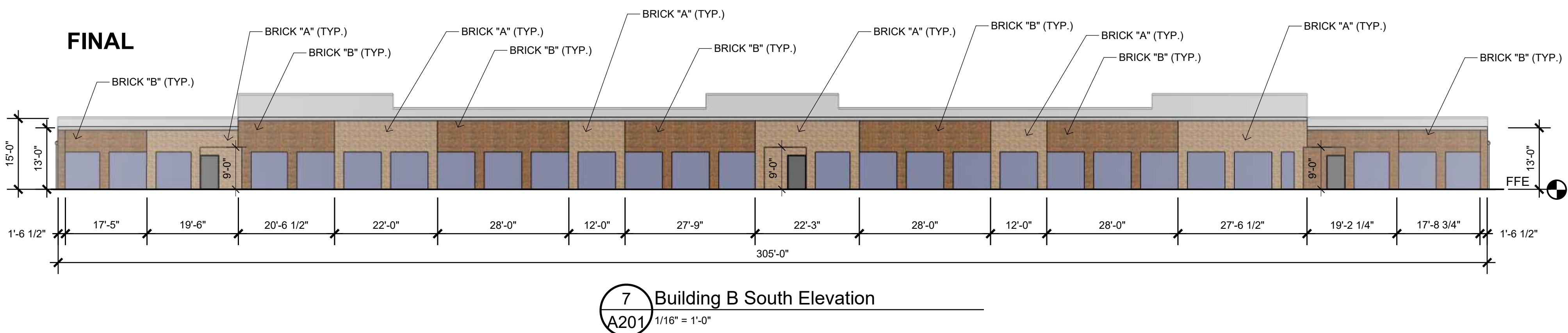
FINAL



PRELIMINARY



FINAL



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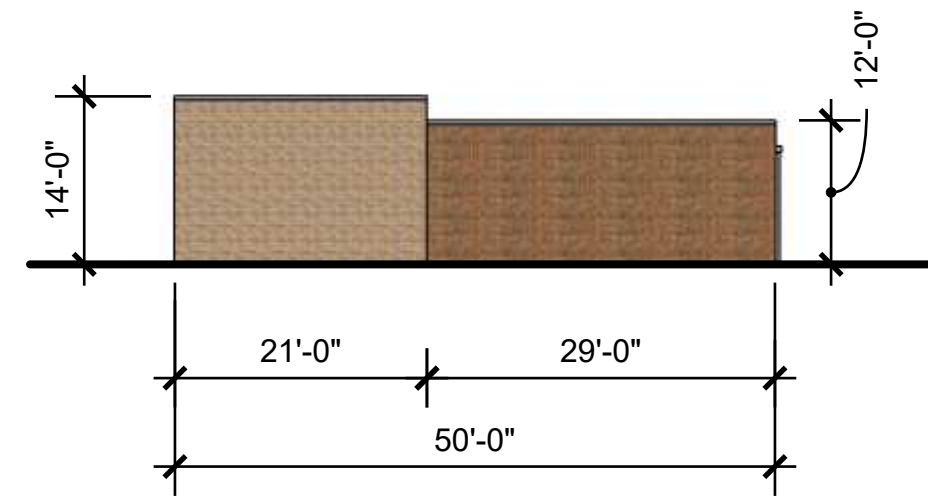
MULETOWN STORAGE
1600 POLK PLACE,
COLUMBIA, TN

Revisions No.	Date	Description

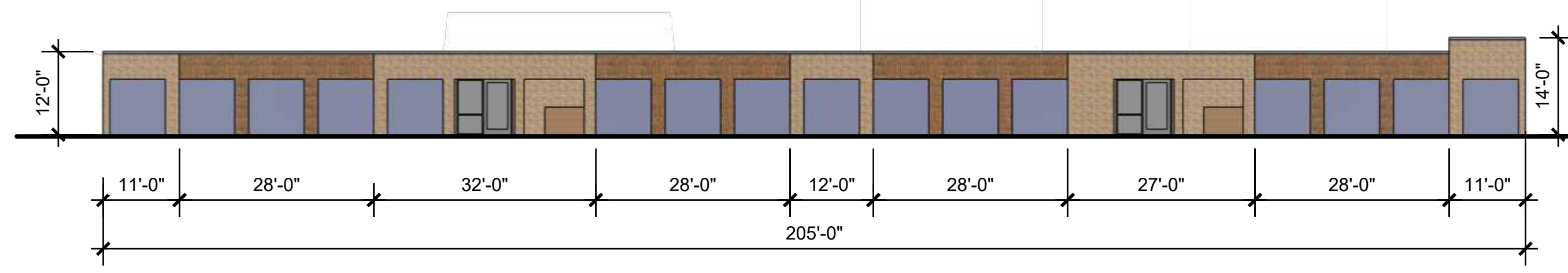
Date 12/05/2025
Project No. 2219

EXTERIOR ELEVATIONS COMPARISON

PRELIMINARY

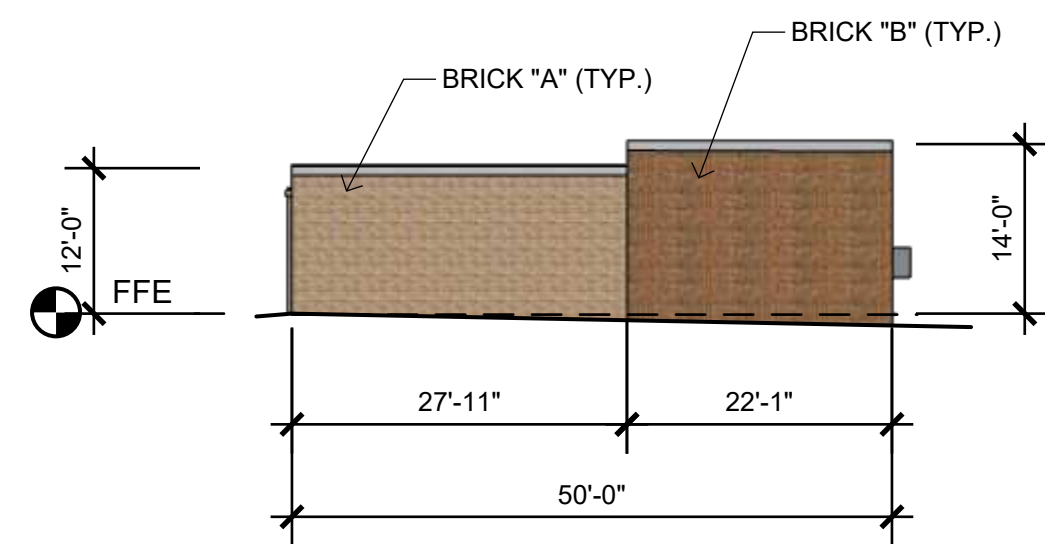


2 Building #3 West Elevation
A202 1/16" = 1'-0"

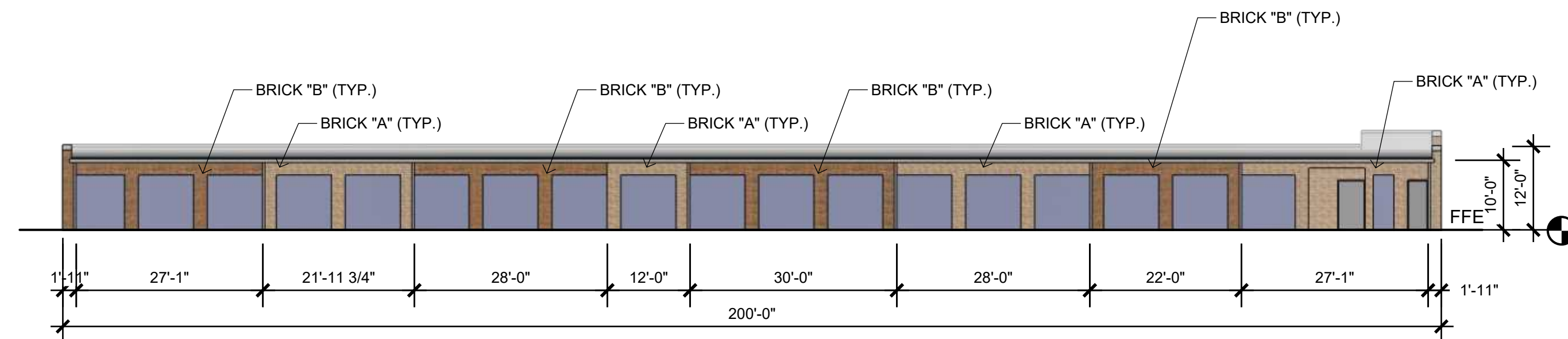


1 Building #3 North Elevation
A202 1/16" = 1'-0"

FINAL

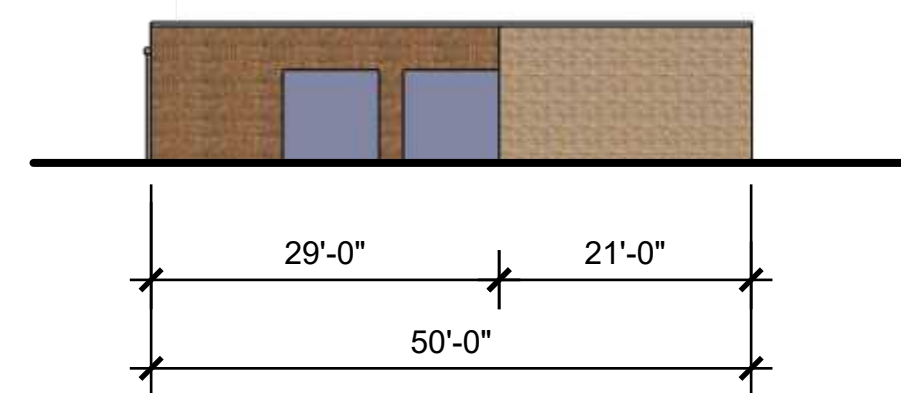


3 Building C West Elevation
A202 1/16" = 1'-0"

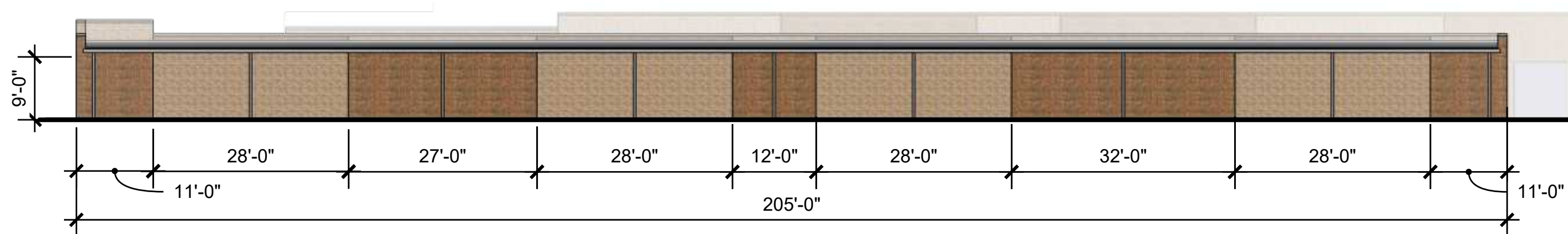


2 Building C North Elevation
A202 1/16" = 1'-0"

PRELIMINARY

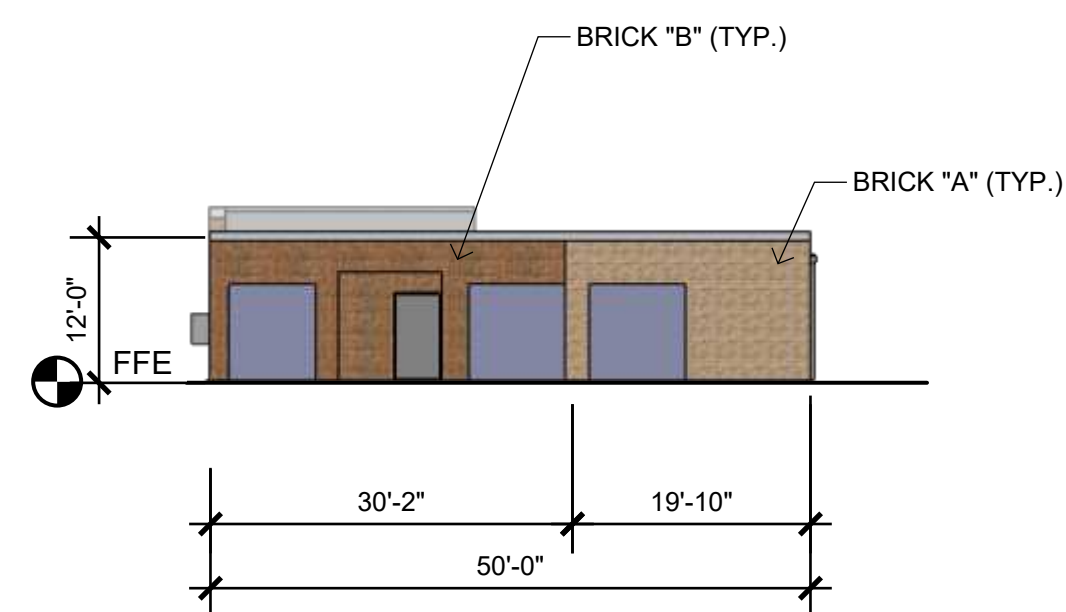


4 Building #3 East Elevation
A202 1/16" = 1'-0"

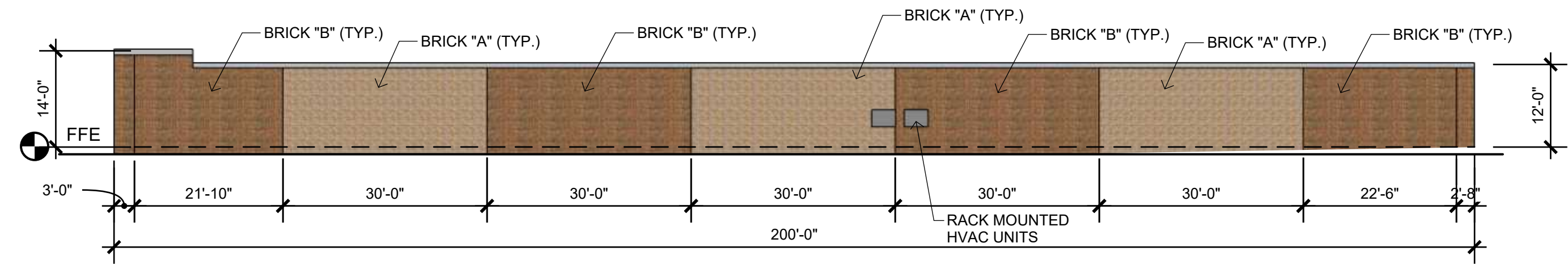


3 Building #3 South Elevation
A202 1/16" = 1'-0"

FINAL



4 Building C East Elevation
A202 1/16" = 1'-0"



7 Building C South Elevation
A202 1/16" = 1'-0"

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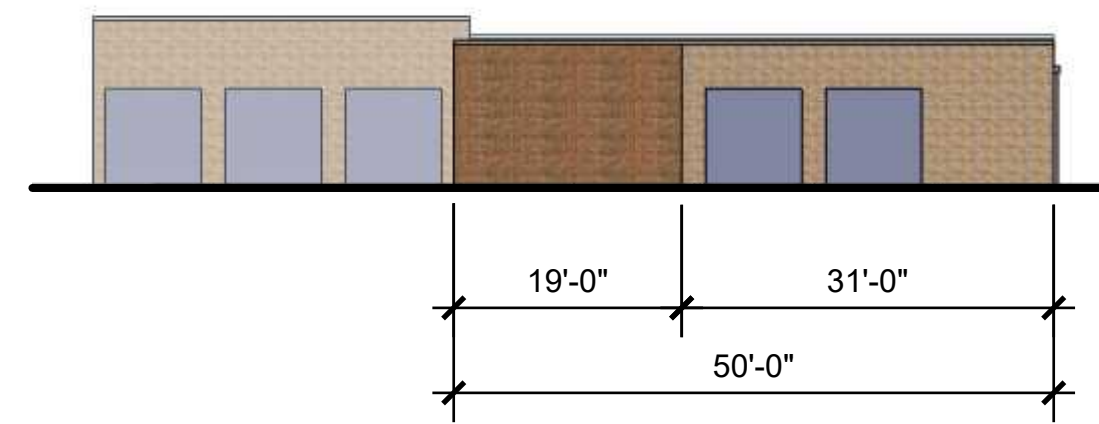
MULETOWN STORAGE
1600 POLK PLACE,
COLUMBIA, TN

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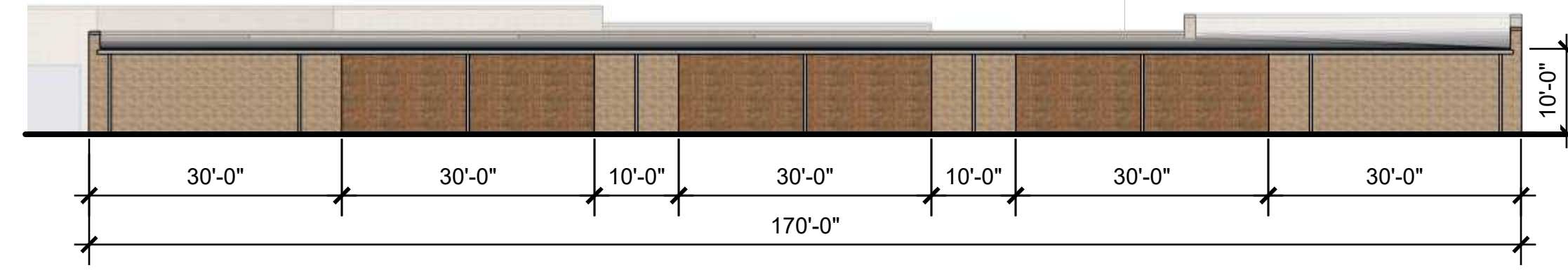
Date 12/05/2025
Project No. 2219

EXTERIOR
ELEVATIONS
COMPARISON

PRELIMINARY

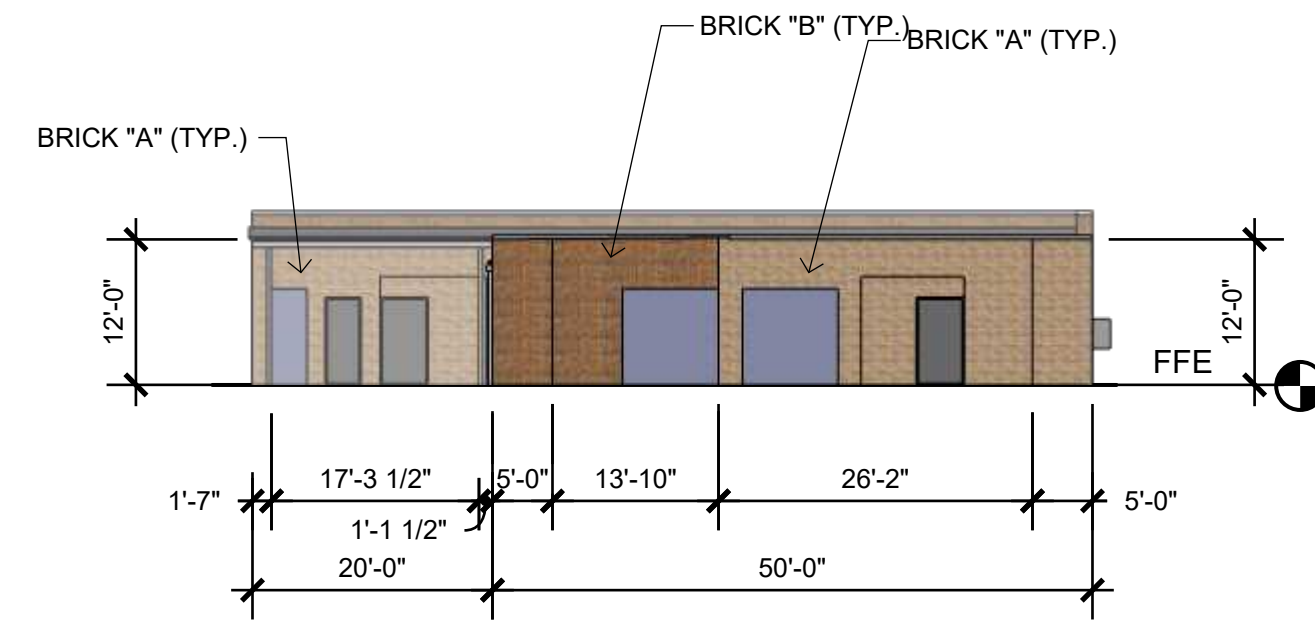


6 Building #4 West Elevation
A202 1/16" = 1'-0"

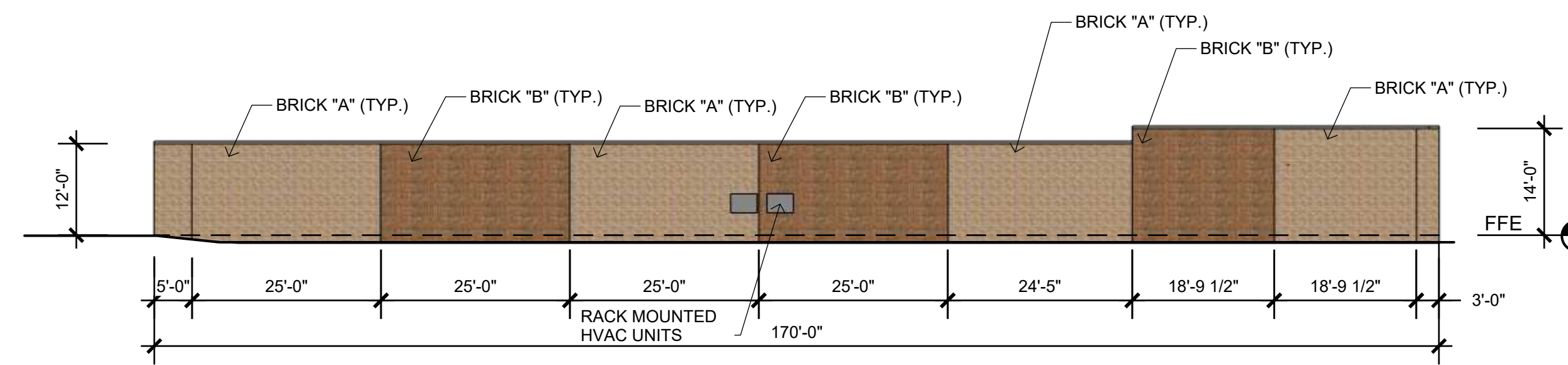


7 Building #4 South Elevation
A202 1/16" = 1'-0"

FINAL

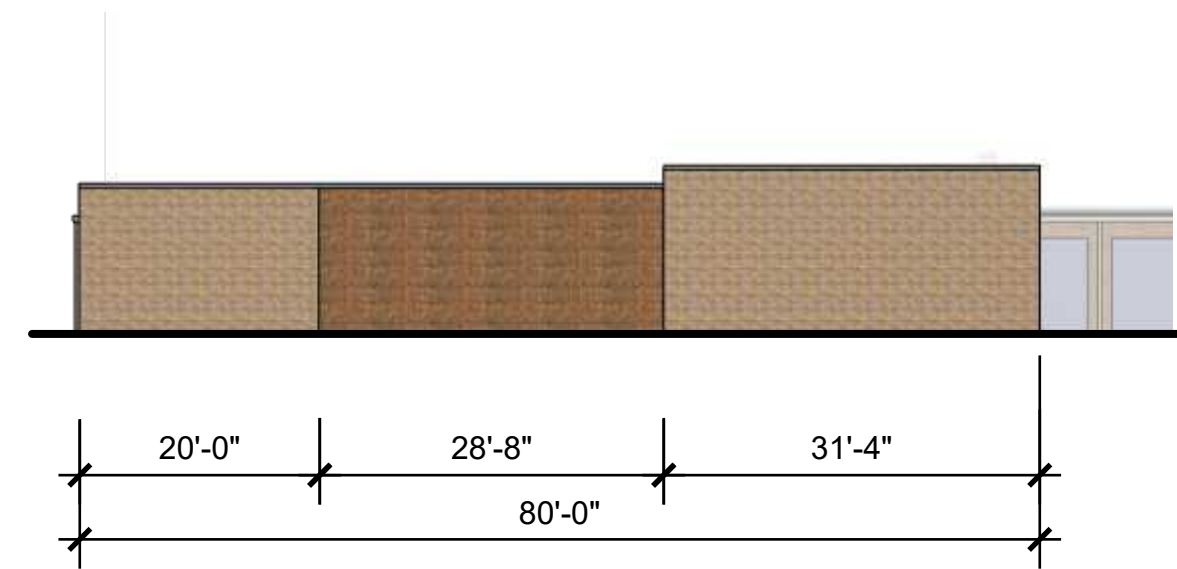


6 Building D West Elevation
A202 1/16" = 1'-0"

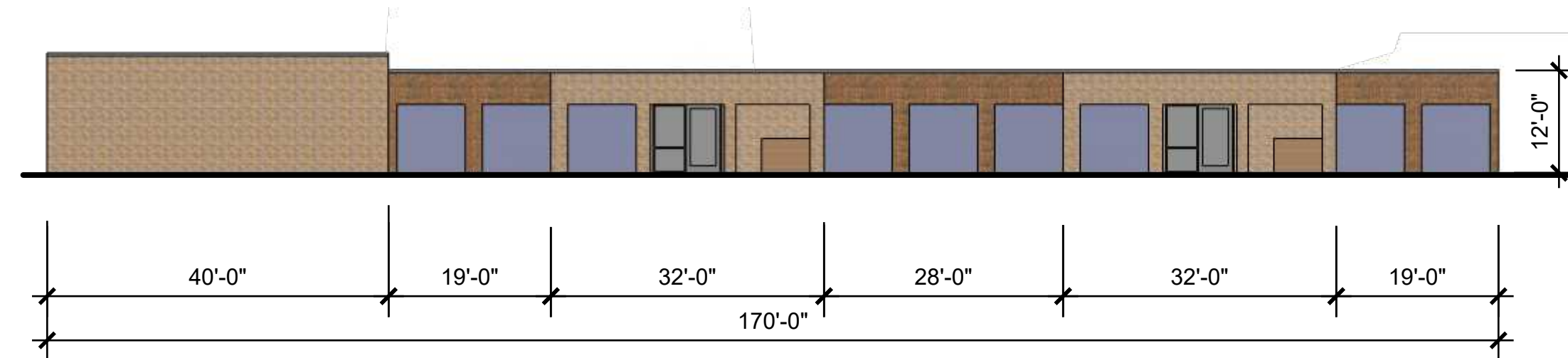


8 Building D South Elevation
A202 1/16" = 1'-0"

PRELIMINARY

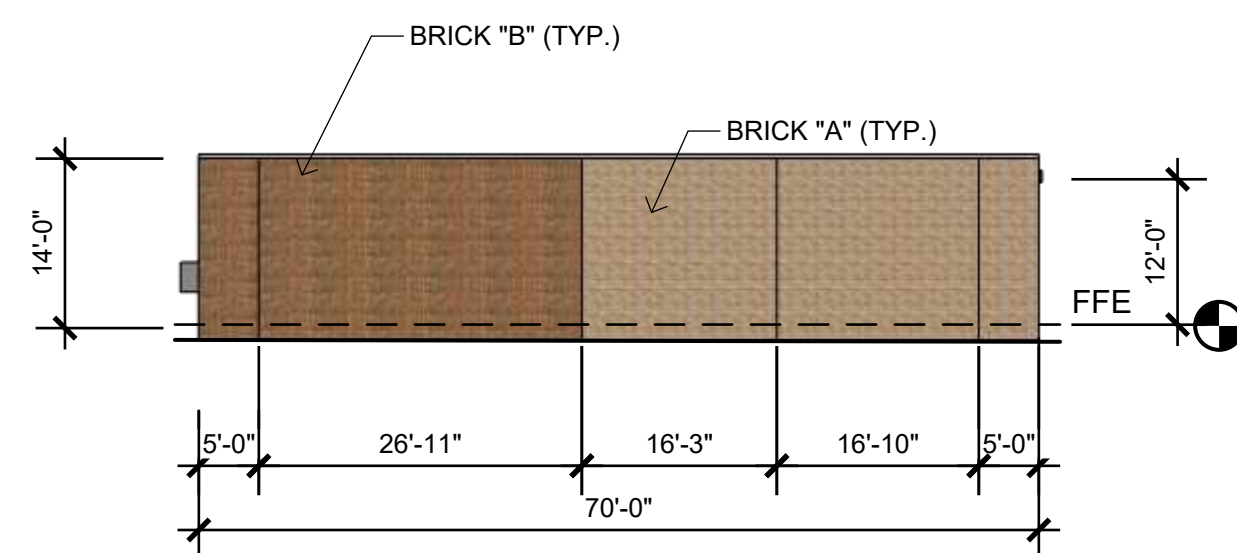


8 Building #4 East Elevation
A202 1/16" = 1'-0"

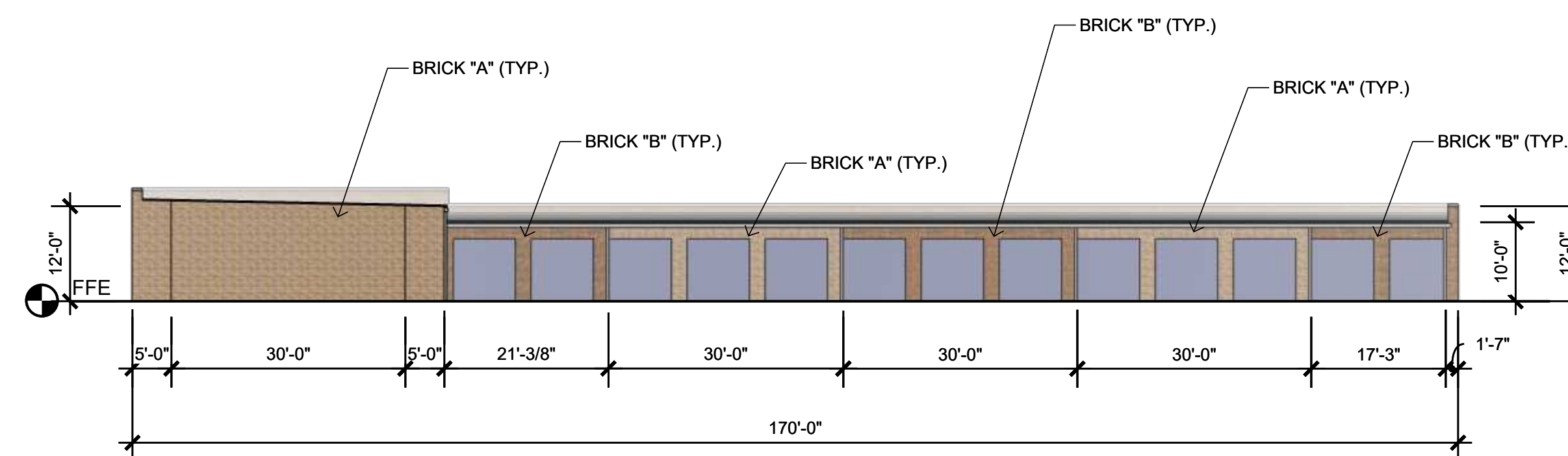


5 Building #4 North Elevation
A202 1/16" = 1'-0"

FINAL



5 Building D East Elevation
A202 1/16" = 1'-0"



1 Building D North Elevation
A202 1/16" = 1'-0"

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Date 12/05/2025
Project No. 2219

EXTERIOR
ELEVATIONS
COMPARISON

LEGEND

- PROPERTY LINE
- CENTER LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE
- TELECOMMUNICATION LINE
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WATER LINE
- SEWER LINE
- FORCE MAIN SEWER
- GAS LINE
- SILT FENCE
- DRAWN BY DEED (NOT SURVEYED)
- WELL
- UTILITY POLE
- GRID STAKE (XX) TYPICAL
- FOUND/EXISTING IRON PIN (UNLESS NOTED)
- FOUND/EXISTING CONCRETE MONUMENT
- SET 1/2" CAPPED IRON PIN (UNLESS NOTED)
- POINT
- BENCHMARK
- FIRE HYDRANT
- ELECTRIC METER
- WATER METER
- GAS METER
- SEWER MANHOLE
- STORM MANHOLE
- WATER SPIGOT
- WATER VALVE
- ELECTRIC TRANSFORMER BOX
- ELECTRIC PULL BOX
- SOIL PIPE
- CLEAN OUT
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- WATER SOURCE
- EXISTING BUILDING
- EXISTING EASEMENT

BKPO: R3085/258-261
25010922

This Instrument Prepared By:
Tammy L. Anderson, Attorney at Law
104 W 4th Street, Ste. 200
Columbia, TN 38401

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Christopher Sharp, also known as Christopher S. Sharp and Christopher Shaun Sharp, Christopher Sharp, also known as Christopher S. Sharp and Christopher Shaun Sharp, relinquish and quitclaim to Pitch Perfect Properties, LLC, a Tennessee limited liability company (herein called "Grantee"), all of Grantee's right, title and interest in and to the following described property situated and located in Maury County, Tennessee, to wit:

TRACT 1:
SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee and being more particularly described as follows:
Lot 2 (0.65 acres) of the Survey of Burchell Enterprises, LLC property as shown by a map of record in Plat Book P20 at page 297-298 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.
Being the same property conveyed to Christopher Sharp by instrument of record in Book R2515, Page 148 in the Maury County, Tennessee Register of Deeds office.
Tax Parcel # 100E-B-017.00
Known as 419 W. 10th Street

TRACT 2:
Located in the Second (2nd) Civil Ward of the City of Columbia, Tennessee, bounded on the North by West 10th Street, East by Rainey, more recently Garber, South by the City of Grain and Feed Company lot, now Oaks Furniture Manufacturing Company, and on the West by W.L. Hunter, fronting 50 feet on the South side of West 10th Street and extending back Southwardly between parallel lines 175 feet, more or less, the same being a vacant lot.
This lot being the Eastern 50 feet of the 150 foot lot sold by Addie Rainey Giles to Sherman High, T.B. Forgy, and Charles R. Padgett by deed recorded in Book 289, Page 76, Register's Office of Maury County, Tennessee.
Being the same property conveyed to Christopher Sharp by instrument of record in Book R2875, Page 959 in the Maury County, Tennessee Register of Deeds office.
Tax Parcel #100E-B-018.00
411 W. 10th Street

NOTE: The property conveyed hereby is UNIMPROVED.

TRACT 3:
Tract or parcel of land, lying and being in Maury County, Tennessee and being more particularly described as follows:
The following described lot is bound on the South by Lawrence W. Lee, West by Jeffrey O. Reese, North by James B. Farris, and on the East by Westover Drive. Beginning at an iron rod found in the West margin of Westover Drive (20 feet from center), said point being approximately 396 feet East of the center of Morningside Drive, said point being the southeast corner of James B. Farris, said point being the northeast corner of this lot, thence with said margin South 39

Book R3085 Page 258

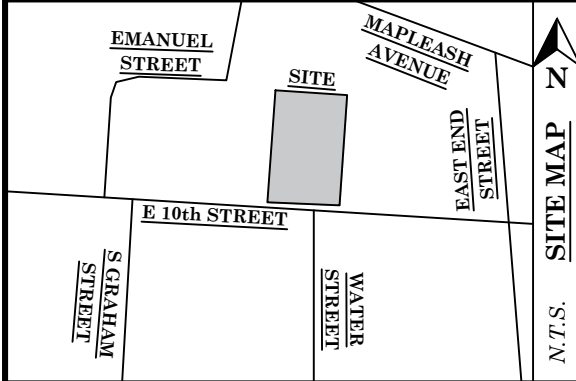
PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- POSITIONAL ACCURACY: 0.05 FEET
- DATE OF SURVEY: 11/08/2023
- DATUM / EPOCH: NAD83 (2011) EPOCH
- PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- GEOID MODEL: GEOID 12B
- COMBINED GRID FACTOR: 0.99992956



CHAPDELAIN & ASSOCIATES
LAND SURVEYING

7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
surveying@chapsurveyor.com
Randolph L. Chapdelaine
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

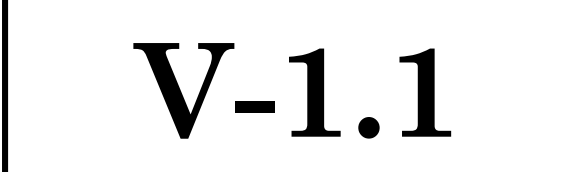
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

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

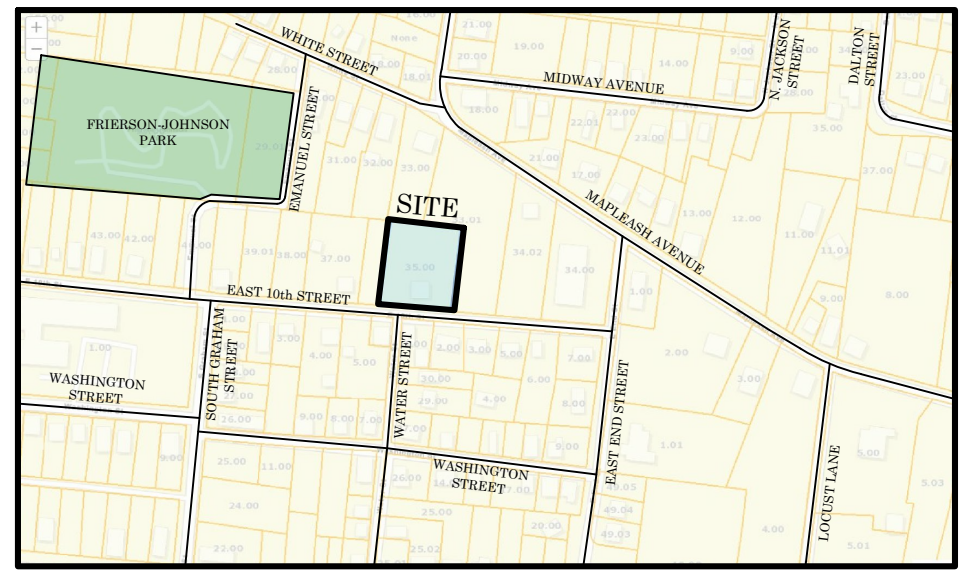
PROPERTY OWNER:
PITCH PERFECT PROPERTIES, LLC.
601 E 10th STREET
RECORD BOOK R3085 PAGE 258
R.O.M.C.
9th CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE
PROPERTY MAP 99-H GROUP "D" PARCEL 35
CURRENT ZONING: CD-3
0.64 ACRES

REVISION #	DATE

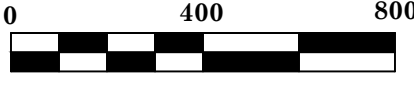
DATE: DECEMBER 12, 2025
DRAWN BY: DHH
JOB #: 7858
SCALE: 1" = 40'



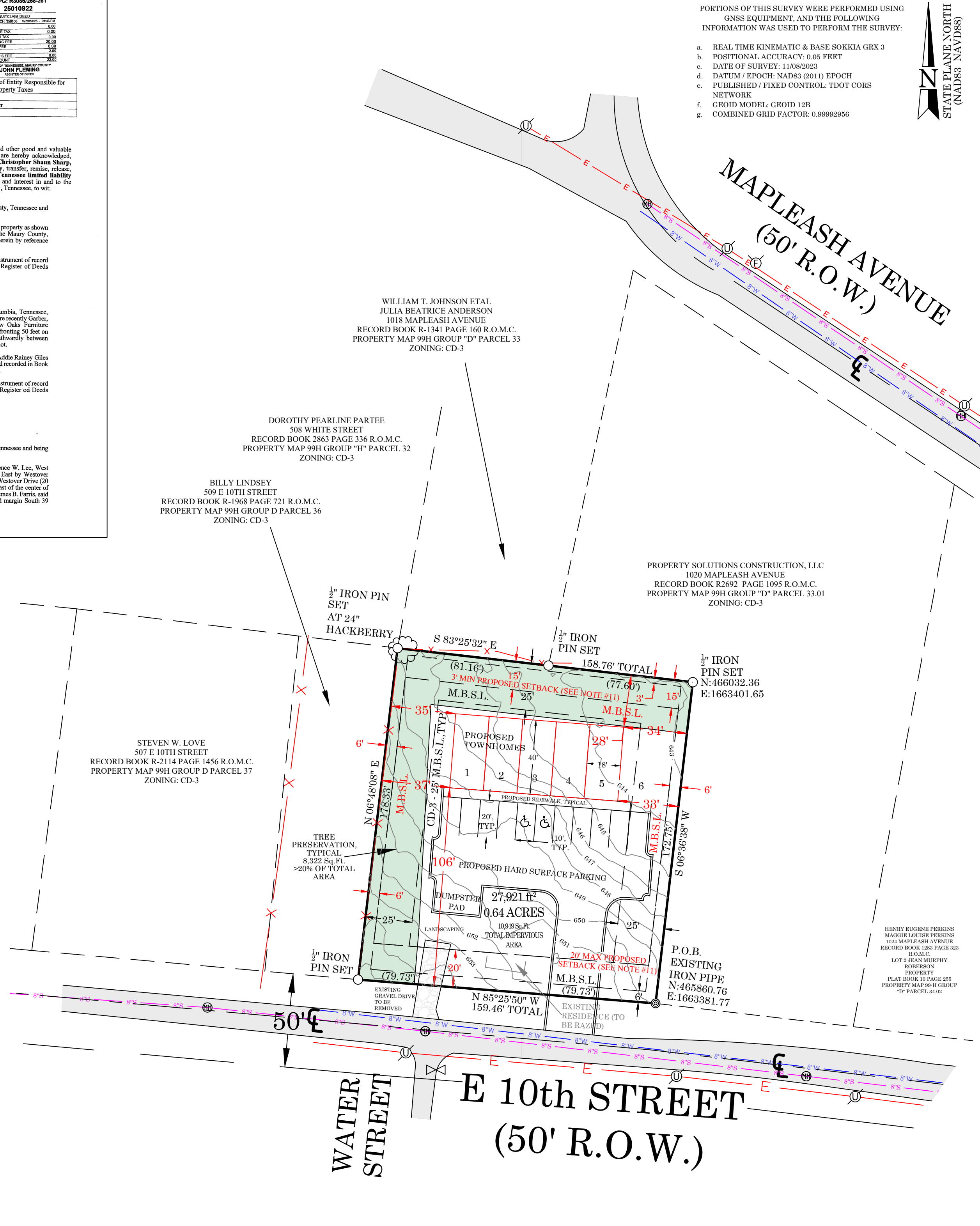
V-1.1



SITE MAP SCALED 1:400'



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO PROVIDE A CONCEPT DEVELOPMENT PLAN WITH THE PROPOSED REZONE OF A 0.64 ACRE PARCEL IN ORDER TO REZONE FROM CD-3 TO CD-4.
 - POTABLE PUBLIC WATER FOR PROPERTY SERVED BY COLUMBIA POWER AND WATER SYSTEMS.
 - THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47119C0285E DATED 4/16/2007.
 - ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORNS.
 - 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 PLAN. 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 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
 - SEWER IS SERVED BY COLUMBIA WASTE WATER DEPARTMENT.
 - ALL FACADES ON STRUCTURES SHALL CONFORM TO STANDARDS IN TABLE 4.3.1-D AND TABLE 4.3.8.B OF THE ZONING ORDINANCE. CONFORMITY WILL BE CONFIRMED AT BUILDING PERMIT.
 - ALL PRIVATE LANDSCAPING WILL CONFORM TO SECTION 4.3.16 OF THE ZONING ORDINANCE.
 - LIGHTING AT PARCEL LINES WILL NOT EXCEED 10 FOOT CANDLE AND ON-SITE OUTDOOR LIGHTING WILL CONFORM TO THE STANDARDS OF SECTION 4.3.17.B OF THE ZONING ORDINANCE.
 - HOMEOWNERS ARE TO BE RESPONSIBLE FOR INDIVIDUAL REFUSE SERVICE.
 - THE SUBJECT PROPERTY IS CURRENTLY ZONED CD-3; FRONT SETBACK 25', SIDE SETBACK 8', REAR SETBACK 25'.
 - PROPOSED ZONING CD-4; FRONT SETBACK 6' MIN, 20' MAX, SIDE SETBACK 6' MIN BETWEEN INDIVIDUAL TOWNHOUSE UNITS & DUPLEX UNITS OTHERWISE 6' MIN, REAR SETBACK 3' MIN OR 15' FROM CENTER OF REAR ALLEY.



SKETCH DEVELOPMENT PLAN FOR PROPOSED REZONE EAST 10th DEVELOPMENT



Columbia Fire & Rescue

Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: 10/24/2023

Name: ZACKHARVILL

Phone: 615-799-8104

Email:

zharvill@chapsurveyor.com

Address/Parcel ID: 601 E 10TH STREET.099H, GROUP D, PARCEL 035.00

Property Type: Residential
 Commercial
 Industrial

Construction Type: Residential

Enclosed Area (ft²): <3,600

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

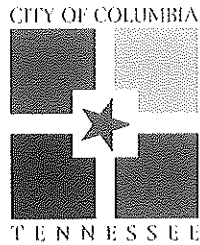
Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 10/27/2023



WASTEWATER DEPARTMENT

24 October 2023

Zack Harvill
Chapdelaine and Associates Land Surveying
7376 Walker Road
Fairview, TN 37062

RE: 601 E 10th St, Columbia, TN 38401

Zack,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

A handwritten signature in black ink, appearing to read "Donnie Boshers", is written over a white background.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department



2 PGS:AL-WARRANTY DEED	
JANE BATCH: 299455	03/13/2023 - 11:20 AM
VALUE	80000.00
MORTGAGE TAX	0.00
TRANSFER TAX	296.00
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	309.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING

REGISTER OF DEEDS

Jelle
 Prepared by:
 Security Title & Escrow Co., LLC
 1500 Hatcher Lane
 Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Ruth Silva, married**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Christopher Shaun Sharp, married**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the Ninth (9th) Civil District of Maury County, Tennessee, and being more particularly described as follows:

BEING bounded on the North by Lyman Johnson, et al, on the East by J. R. Steele, on the South by East 10th Street and on the West by Dodson Wakefield. The said lot fronts approximately 160 feet on the East 10th Street and extends back Northwardly approximately 190 feet with a width at the rear of approximately 125 feet.

BEING the same property conveyed to Ruth Silva, a married woman, by deed dated April 26, 2022 of record in Book R2837, Page 1301, Register's Office of Maury County, Tennessee. See prior deed dated September 16, 2016 of record in Book R2392, Page 1038, Register's Office of Maury County, Tennessee.

Map 99H, Group D, Parcel 35

Property Address: 601 East 10th Street, Columbia, TN 38401

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **MAURY** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever. IN WITNESS WHEREOF, this conveyance has been executed on the 10 day of March, 2023.

Ruth Silva
Ruth Silva

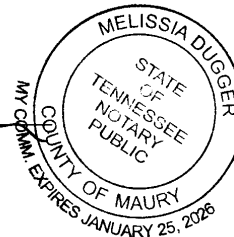
STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, **Ruth Silva**, with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10 day of March, 2023.

My commission expires:
11/22/26

Melissa Duger
Notary Public



STATE OF TENNESSEE
COUNTY OF MAURY

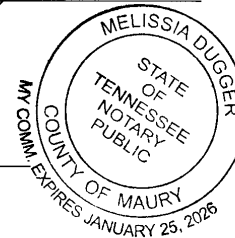
I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **80,000.00**.

Christopher Shaun Sharp
Affiant

WITNESS my hand, at office, this 10 day of March, 2023.

My commission expires:
11/22/26

Melissa Duger
Notary Public

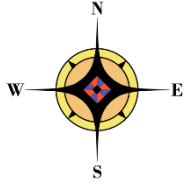


NEW PROPERTY OWNERS:

PERSON(S) RESPONSIBLE FOR TAXES:

Christopher Shaun Sharp
601 East 10th Street
Columbia, TN 38401

2975 Valley Creek Rd
Culleoka TN 37451



Chapdelaine & Associates Land Surveying

7376 Walker Rd. Fairview, TN 37062

(615) 799-8104

surveying@chapsurveyor.com

SI CUPIS TERRAM MENSURARE VOLI STELLAS SPECTARE

1/21/2026

January 21, 2026

Our client Christopher Sharp wishes to create 2 lots and rezone 1020 Mapleash Avenue from CD-3 to CD-4.

Christopher and Chapdelaine & Associates had a pre-application meeting that revealed this project supports the City of Columbia Comprehensive Plan.

Ashley Hughes (COO)
Chapdelaine & Associates Land Surveying
615-799-8104
surveying@chapsurveyor.com