



**CITY OF PORTLAND
PORTLAND MUNICIPAL PLANNING COMMISSION
AGENDA
February 13, 2024**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**

A. January 9th, 2024

Public Recognition

In accordance with Tennessee Public Chapter No. 300, public comments are allowed when those comments are germane to actionable agenda items, except where otherwise prohibited; and the number of individuals speaking may be limited to ensure opposing viewpoints are fairly represented. Individuals wishing to comment on an actionable agenda item must sign up before the start of the meeting and are allotted 5 minutes to speak.

6. Public Hearing

- A. A request by Marshall Boyd (applicant) for rezone approval of 523 West Market Street for a parcel of about 0.83 acres +/- . (Tax Map 034E, Group C, Parcel 005.00) zoned from RS-20 (Medium Density Single Residential) to R-15 (Residential).

7. New Business

- A. A request by Marshall Boyd (applicant) for rezone approval of 523 West Market Street for a parcel of about 0.83 acres+/- . (Tax Map 034E, Group C, Parcel 005.00) zoned from RS-20 (Medium Density Single Residential) to R-15 (Residential}.
- B. A request by George Mears (applicant/surveyor) for approval of Rockland Estates Preliminary Plat, Phase 1&2, (Tax Map 016, Parcels 44.00, 44.01, 61.00} acreage 51.95 +/- . Zone Residential PUD (Plan Unit Development}.
- C. A request by Kyle Schneider (applicant) for site plan approval of Procaps Laboratories location Eubanks Road, Robertson County (Tax Map 012, Parcel 61.03) 10.43 acres, Zoned IG (Industrial General).

8. Old Business

9. Presentation

10. City Planner's Comments

11. Planning Commission Members Comments

Adjournment



413811

TOTAL AREA = 2.62 ACRES



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 151, Page 34, R.O.S.C., and that I (we) hereby adopt this plan with my (our) free consent, establish the minimum building restriction line, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

DATE: 11-21-97 Ruth Jernigan OWNER

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Portland Planning Commission and that the monuments shown have been or will be placed to the specifications of the city or county engineer or his authorized representative, and that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated.

DATE: 11-21-97 Jan J. Willis REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify (1) that the following utility systems outlined or indicated on the final subdivision plat entitled R. JERNIGAN & HARRIS have been installed in accordance with current local and/or state government requirements, or (2) a surety bond has been posted with the Planning Commission to assure completion of the following improvements in case of default.

WATER SYSTEM: Public Works SUPERINTENDENT OF PUBLIC WORKS
DATE: 12-29-97
SEWER SYSTEM: Public Works SUPERINTENDENT OF PUBLIC WORKS
DATE: 12-29-97

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify (1) that all streets designated on the final subdivision plat entitled R. JERNIGAN & J.H. HARRIS have been constructed in accordance with local and/or state government requirements, or (2) a surety bond has been posted with the Planning Commission to assure completion of street improvements in case of default.

DATE: 12-29-97 Bruce Jordan COUNTY ROAD OR PUBLIC WORKS SUPERINTENDENT

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

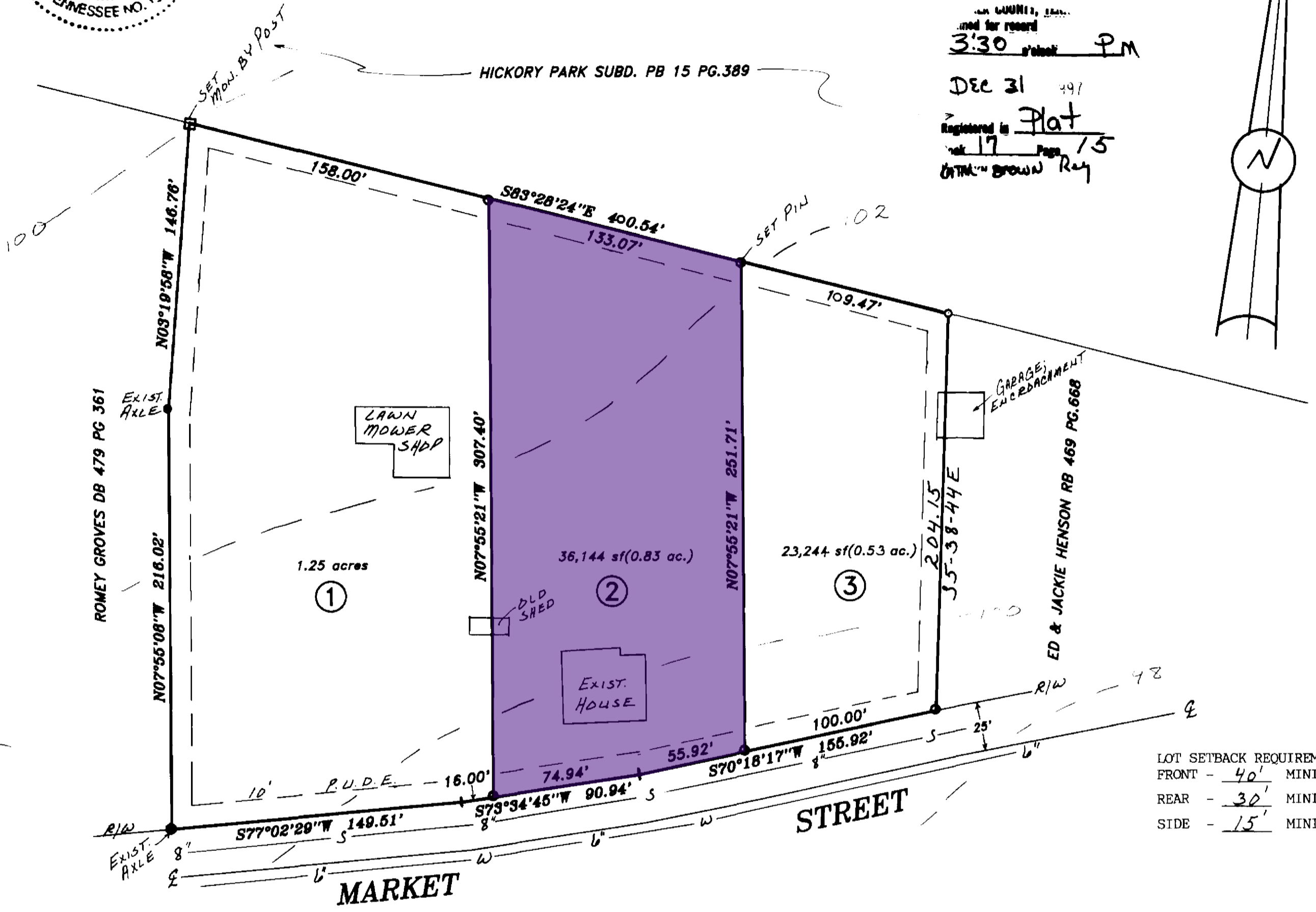
General approval is hereby granted for the lots proposed hereon as being suitable for subsurface sewage disposal, with such restrictions, if any, as noted. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

DATE: _____ ENVIRONMENTALIST

CERTIFICATE OF APPROVAL FOR RECORDING

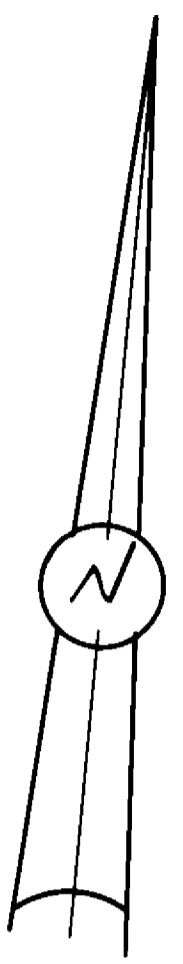
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision standards for Portland, Tennessee, with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the County Register.

DATE: 29 DEC 97 [Signature] SECRETARY PLANNING COMMISSION

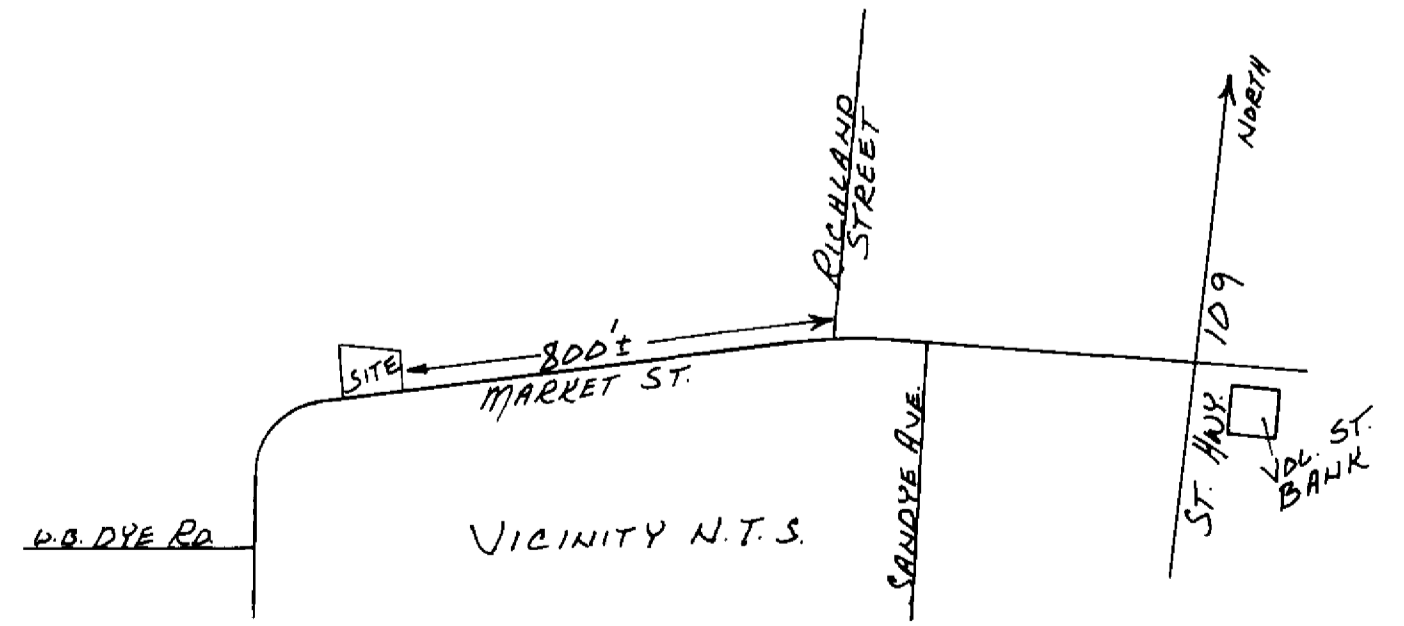


INDEXED

FILED FOR RECORD
3:30 P.M.
DEC 31 1997
Registered in Plat
Book 17 Page 15
GTR: Brown Ray



LOT SETBACK REQUIREMENTS:
FRONT - 40' MINIMUM
REAR - 30' MINIMUM
SIDE - 15' MINIMUM



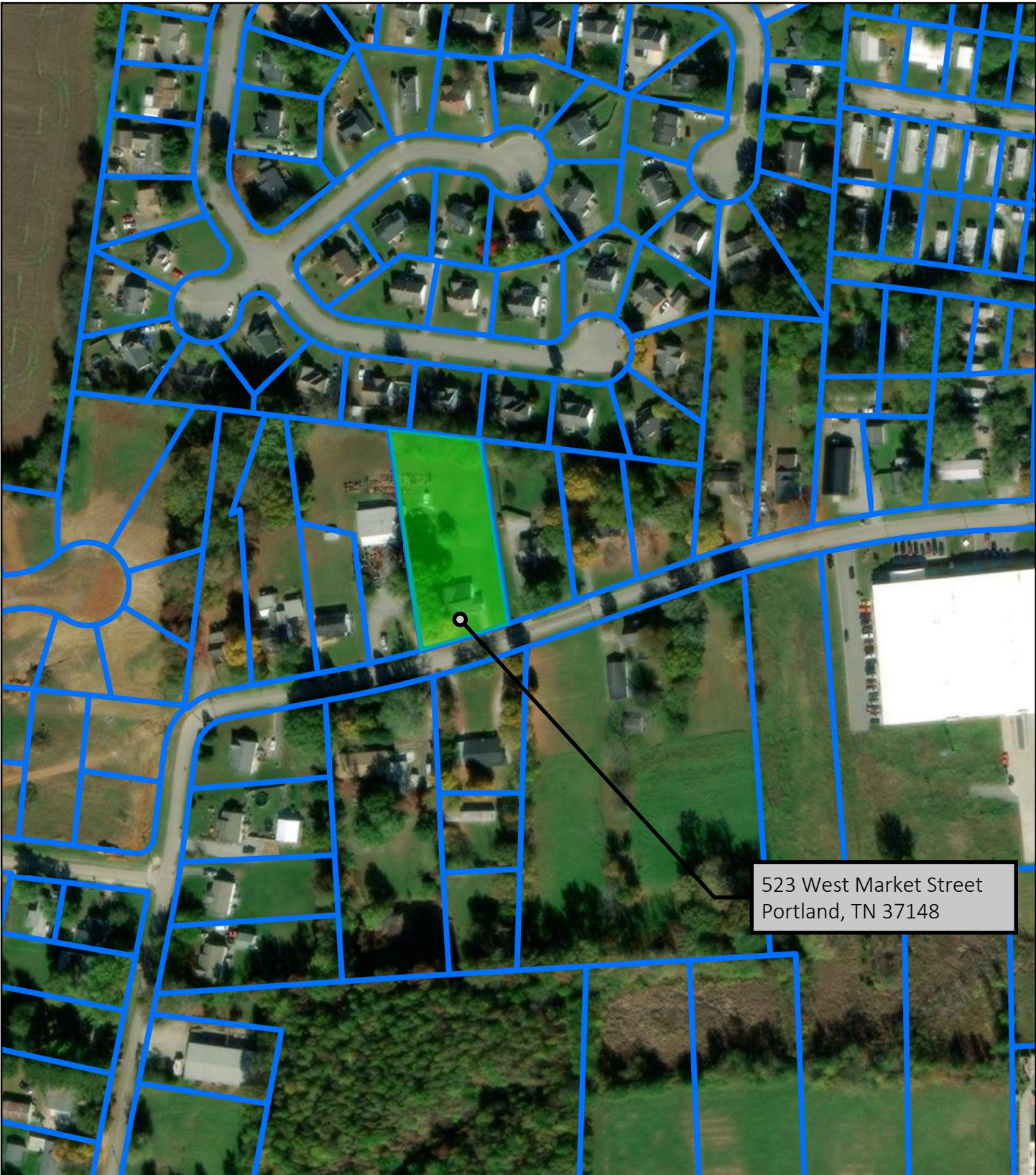
FINAL PLAT
THE RUTH JERNIGAN & J.H. HARRIS SUBD.

16TH CIVIL DIST. SUMNER CO. TN. CITY OF PORTLAND
DATE: JULY 12, 1997 SCALE: 1"=50'
OWNER: RUTH JERNIGAN & H. HARRIS 523 W. MARKET ST.
RECORD: DB 151 PG. 34 & DB 131 PG 30
TAX MAP# 34E (34D"B") PAR. 12 & 12.01
CURRENT ZONING: R-520

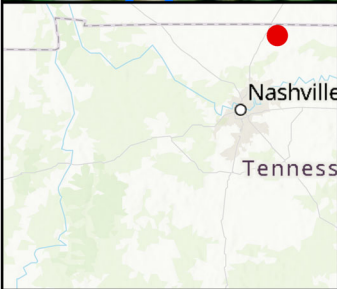
FOR: J.R. JERNIGAN

PREPARED BY:
WILLIS LAND SURVEYING
345 N. CENTER POINT RD.
PORTLAND TN. 325-2690

ENTERED
PLANNING COMMISSION
DEC 31 1997



523 West Market Street
Portland, TN 37148



523 West Market Street Rezoning Application

Maxar, Microsoft, Esri, HERE, Garmin, FAO, NOAA, USGS, EPA, Esri, USGS

2023

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

N

0 0.03 0.05 Mi

0 0.05 0.1 Km

CITY OF PORTLAND, TENNESSEE

Planning Commission Application Rezoning Information and Checklist



Title of Project: 523 WEST MARKET ST. REZONING

Street Location: 523 WEST MARKET ST.

County: Sumner County or Robertson County (Circle One)

Tax Map: 034E Group: C Parcel: 005.00

Total Acreage: 0.83

Rezoning: From RS-20 to R-15

Applicant:

Name: STEVE LAUGHTER

Company or Partnership: _____

Address: 105 LIBERTY COVE

City: HENDERSONVILLE State: TN Zip: 37075

Telephone: (615) 480-8269 Fax: () Mobile: ()

Email: STEVE LAUGHTER 1 @ I CLOUD . COM

Owner (If Applicant is not owner):

Name: _____

Company or Partnership: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: () Fax: () Mobile: ()

Email: _____

Surveyor/Engineer:

Name: MARSHALL BOYD

Company or Partnership: EVENTIDE CONSULTING LLC

Address: 110 EVENTIDE DR

City: HENDERSONVILLE State: TN Zip: 37075

Telephone: (615) 788-1010 Fax: () Mobile: ()

Email: MARSHALLBOYD 21 @ GMAIL . COM

CITY OF PORTLAND, TENNESSEE

Planning Commission Application Rezoning Information and Checklist



Title of Project: 523 WEST MARKET ST. REZONING

Provided with Submittal		For Office Use
✓	Non-refundable Application Fee (See current fee schedule)	
✓	Completed Rezoning Application	
✓	Completed Agent Authorization Form	
✓ (PLAT)	Legal Description of Property being Rezoned	
✓	Copy of recorded deed.	
✓	8 1/2" by 11" map with the subject property highlighted	
N/A	If applicant is not the property owner one of the following items is required: letter of consent that has been notarized, a copy of the purchase contract with a zoning contingency, or the agent authorization form.	
✓	Tax Map and Parcel Number Information for Subject Parcel(s)	
✓	Total Acreage of Parcel(s)	
✓	Current and Requested Zoning of Subject Parcel(s)	
	Other information as may be Requested by the Planning Commission or Staff	

This application shall be accompanied by maps, drawings, or other supportive information necessary to explain the request. It is recommended that the applicant or a representative be present at the Planning Commission subsequent Portland City Council meetings. The Planning Commission reviews the request and makes a recommendation to the City Council. Rezoning is done by ordinance, approved by the City Council. Approving an ordinance is a two reading process with a public hearing held at the second reading.

As the applicant or the applicant's agent, I understand that it is my sole responsibility to notify my client of the time, date, and location of the Planning Commission and subsequent Portland City Council meetings at which this application will be heard and to ensure that someone representing this item is in attendance at each of these meetings.

I hereby attest that I have provided a complete application and included all of the necessary attachments as required. I understand that if information is incomplete and/or otherwise not provided, this application may be deferred until such time as the necessary information is provided.

Signature of Person Completing & Submitting this Application

CITY OF PORTLAND, TENNESSEE

Planning Commission Application

Rezoning Information and Checklist



Title of Project: 523 WEST MARKET ST. REZONING

Agent Acting on the Property Owners Behalf

The Agent Authorization Form shall be required for all applications. This form will allow your surveyor or engineer to act on behalf of the property owner and/or applicant. The applicant may also provide a purchase contract giving them the right to request the approval sought with this application. The purchase contract must be provided to the Planning Department along with this application.

Applications for Sketch, Preliminary, and Final Plats must include a Licensed Surveyor authorized to practice in the State of Tennessee. Applications for Site Plans must include the stamp of a Licensed Surveyor, Licensed Engineer, Licensed Architect, or Licensed Landscaped Architect according to the particular type of development. The a Licensed Surveyor, Licensed Engineer, Licensed Architect, or Licensed Landscaped Architect shall be authorized to represent the owner applicant in the matter before Planning Commission.

Agent Authorization Form

In connection with the above listed project, I hereby appoint the person indicated as the applicant and/or surveyor/engineer to act as my agent for the purpose of filing the attached application with the City of Portland Planning Commission.

STEVE LAUGHTER

Printed Name of Owner:

Steve Laughter

Signature of Owner:

STATE OF TENNESSEE COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, TISHA WILLIAMS, known to me to be the person who signed the foregoing instrument, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office this the 5 day of JANUARY, 2024.

Tisha Williams

Notary Public

My Commission Expires: 07/21/2026



My Commission Expires July 21, 2026

Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 544194 Instrument 655882
Rec'd: 10.00 NBK: 95 Pg 444
State: 259.00 Recorded
Clerk: 1.00 6/11/2003 at 8:00 am
EDP: 2.00 in Record Book
Total: 272.00
1755 Pg 114

1120

Ret
This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Stephen F. Laughter and wife,
Angelica D. Laughter

*105 Liberty Cove
Hendersonville, TN 37075*

SEND TAX BILLS:
Same **ENTERED**
Phillip G. Simpson
PROPERTY ASSESSOR

Map 34E, Group B, CTL Map 34D, Parcel 12.00

JUN 11 2003
16th - 34E-B-34D-
MAP GP CTL PAR *12.00*

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHERMAN D. WILLIAMS, unmarried person**, hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey the following described property unto **STEPHEN F. LAUGHTER and wife, ANGELIC D. LAUGHTER, as Tenants by the Entireties**, the following described property to wit:

Situated in the 16th civil District of Sumner County, Tennessee, and described as follows:

Being Lot #2 on the final plat of the Ruth Jernigan & J.H. Harris Subdivision to the City of Portland, a plat of which is of record in Plat Book 17, Page 15, Register's Office of Sumner County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to **Sherman D. Williams, unmarried person** by Deed from **Bobby Lassiter** of record in Book 1482, Page 14, Register's Office for Sumner County, Tennessee.

THIS CONVEYANCE is made subject to plan of record in Plat Book 17, Page 15, Register's Office for Sumner County, Tennessee and any visible and unrecorded easements, building regulations and zoning regulations.

Taxes for 2003 are to be paid by the Grantees named herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and the Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, that he has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further

covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 16 day of May, 2003.

Sherman D. Williams
SHERMAN D. WILLIAMS

**STATE OF TENNESSEE
COUNTY OF SUMNER**

Personally appeared before me, the undersigned, a Notary Public for said County and State, **SHERMAN D. WILLIAMS** with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 16 day of May, 2003.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/19/2007

**STATE OF TENNESSEE
COUNTY OF SUMNER**

The actual consideration or value, whichever is greater, for this transfer is \$ 70,000~~00~~.

Stephen L. Laughter
AFFIANT

Subscribed and sworn to before me this the 16 day of May, 2003.

[Signature]
NOTARY PUBLIC

My Commission Expires: 2/19/2007
d:/laughter.wd

THIS PRELIMINARY PLAT WAS TENTATIVELY APPROVED BY THE PORTLAND MUNICIPAL-REGIONAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS IN THE MINUTES OF THE COMMISSION ON

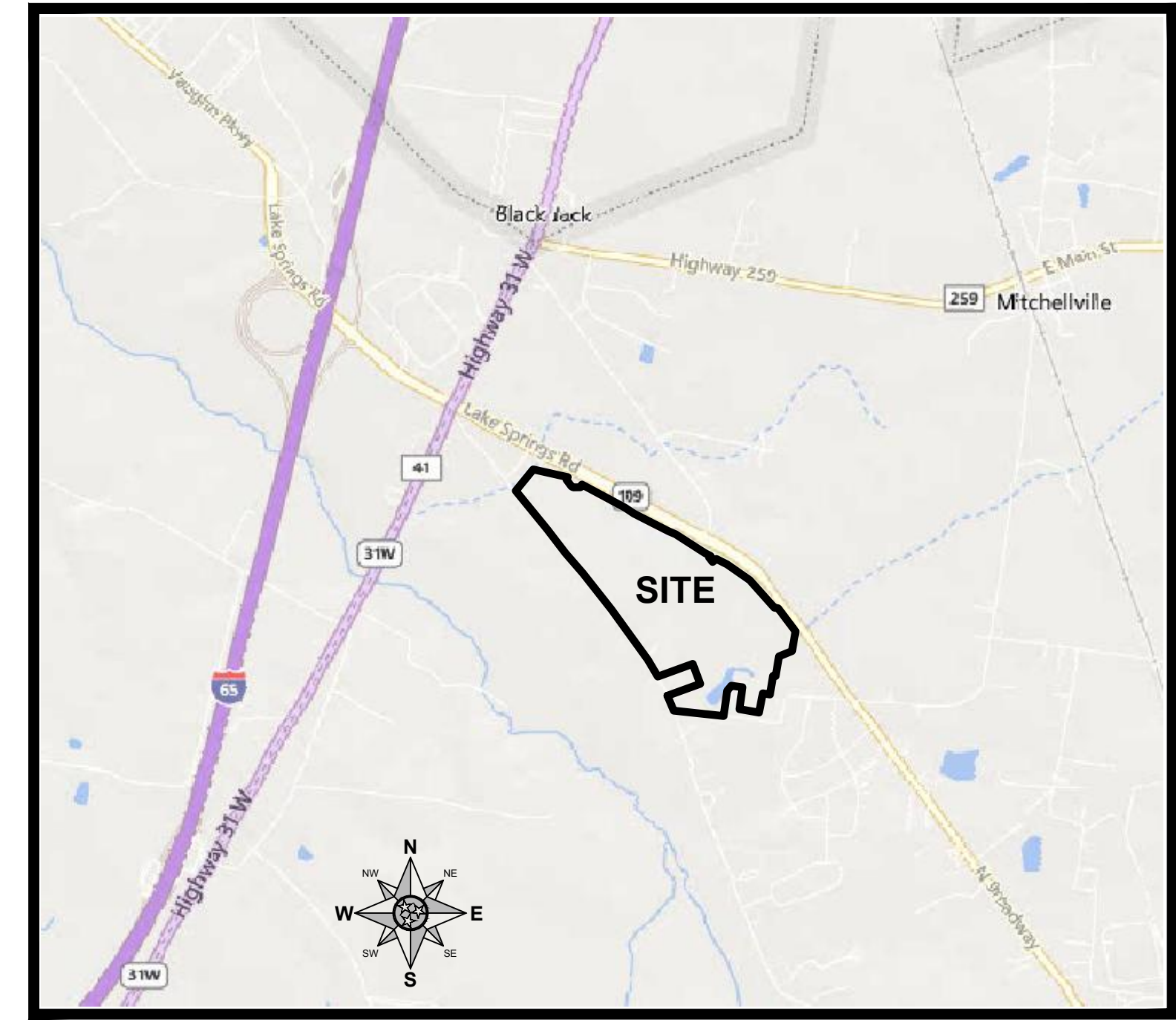
(DATE)

THIS APPROVAL SHALL NOT BECOME FINAL AND NO GRADING OR CONSTRUCTION SHALL TAKE PLACE UNTIL CONSTRUCTION PLANS CONTAINING THE INFORMATION REQUIRED BY SECTION 3.7 (CONSTRUCTION PLANS), OF THE SUBDIVISION REGULATIONS ARE APPROVED.

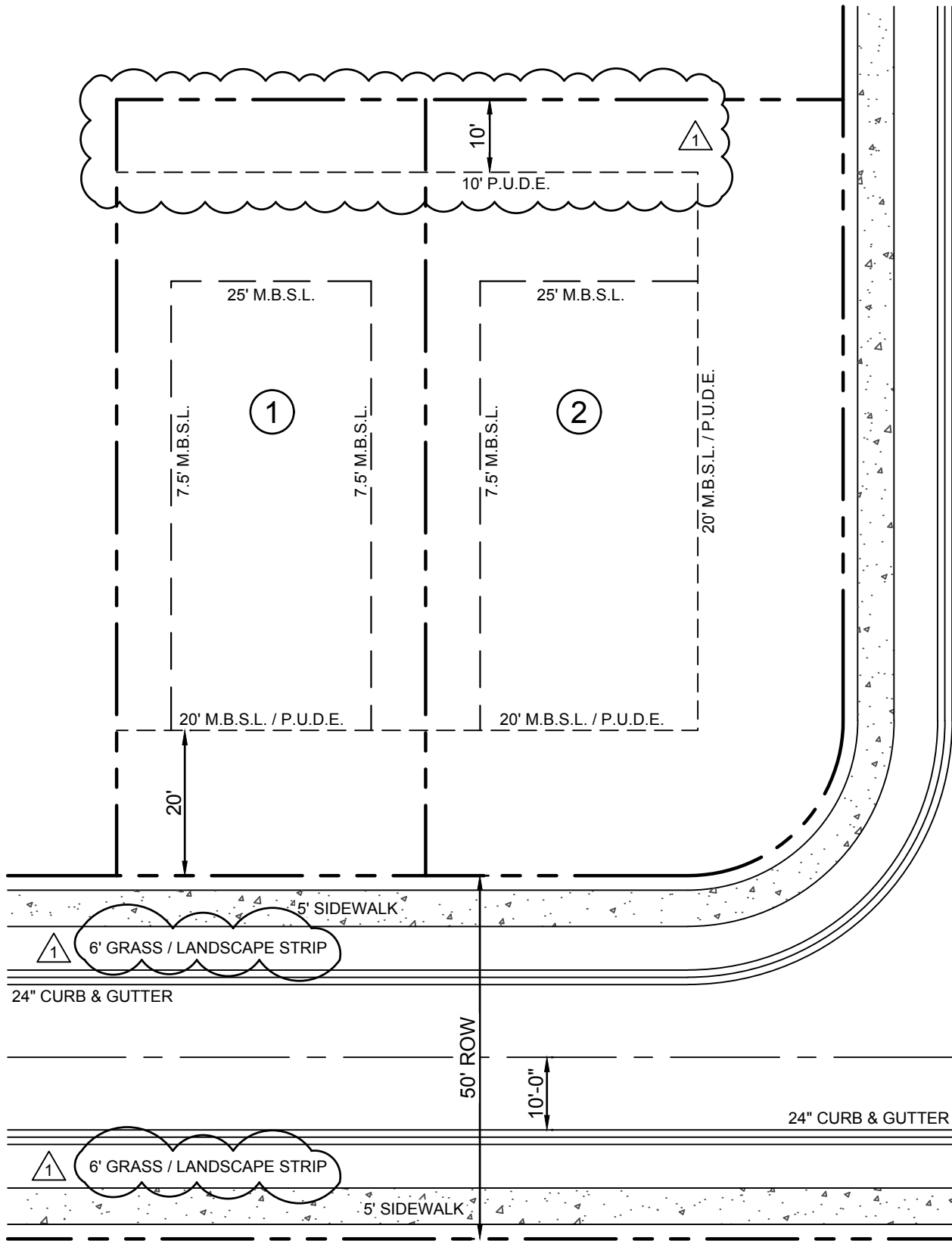
SECRETARY OF PLANNING COMMISSION

PRELIMINARY PLAT FOR: ROCKLAND ESTATES PHASES 1 & 2

P/O TAX MAP 16, PARCEL 44.01
TAX MAP 16, PARCELS 44.00, & 61.00
1026 NORTH BROADWAY
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE
JANUARY 10, 2024

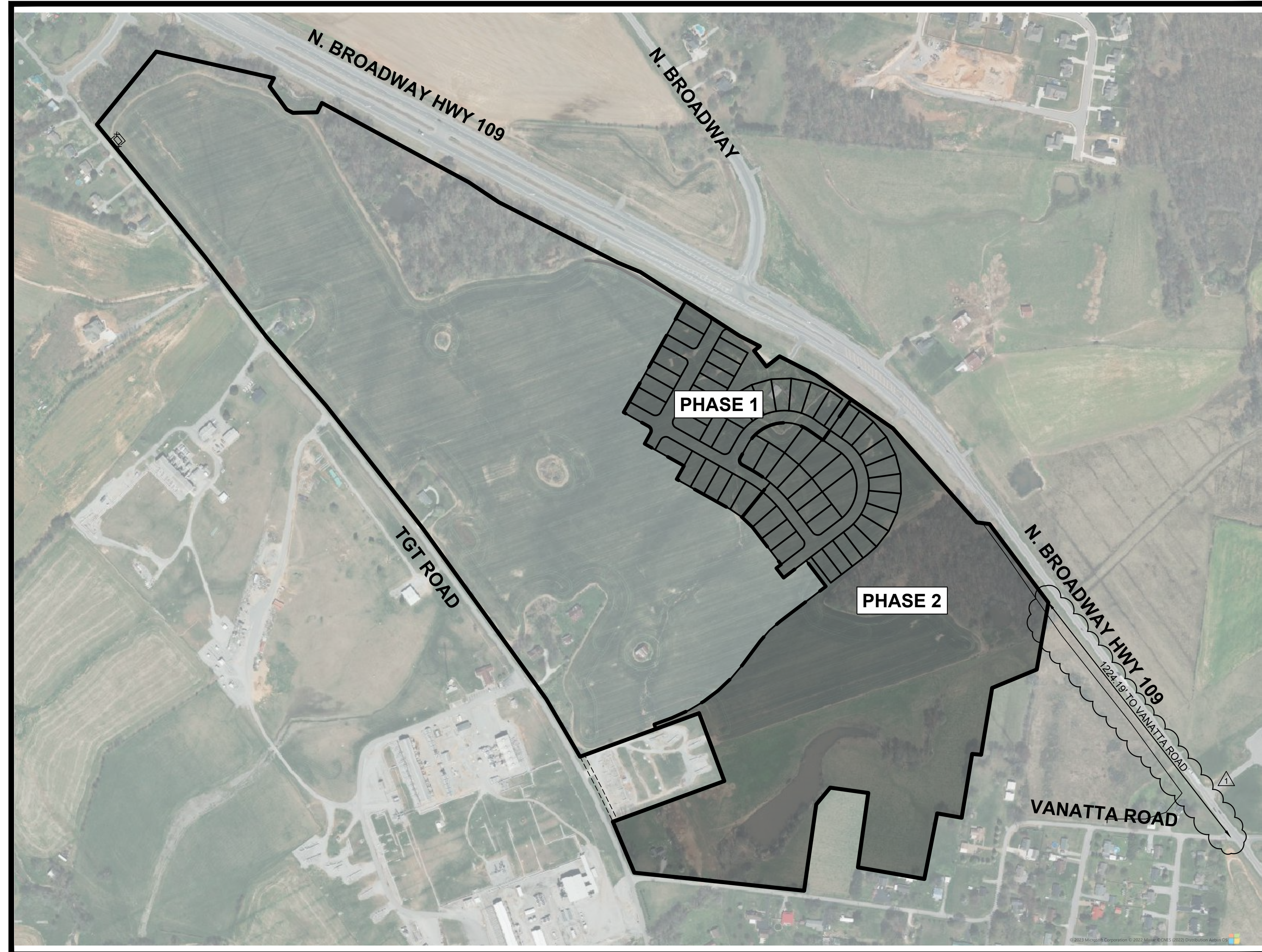


VICINITY MAP
SCALE: 1" = 2,000'
SOURCE: USGS



LOT SIZES VARY, SEE LOT TABLE FOR DETAILS.

TYPICAL LOT LAYOUT
SCALE: 1" = 20'



DEVELOPMENT MAP
SCALE: 1" = 300'

Sheet List Table	
Sheet Number	Sheet Title
PP-01	COVER SHEET
PP-02	EXISTING CONDITIONS
PP-03	PRELIMINARY PLAT
PP-04	PRELIMINARY PLAT
PP-05	PRELIMINARY PLAT
PP-06	TURN LANE PLAN

GENERAL NOTES:

- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT PROPER APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47165C0131G, PANEL NUMBER 131, EFFECTIVE DATE APRIL 17, 2012.
- NO ALTERATIONS OF THESE STREAMS, WETLANDS, OR BUFFERS SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.

BULK STANDARDS / SITE DATA:

PROPERTY ZONED	RR (RURAL RESIDENTIAL) PER ZONING ORDINANCE
PROPOSED ZONING	PUD RESIDENTIAL
SITE ADDRESS	1026 NORTH BROADWAY PORTLAND, TENNESSEE 37148
TAX MAP	16
PARCELS	44.00, 61.00, & P/O 44.01
SITE ACREAGE	51.95± AC.
LOTS	56
MINIMUM LOT AREA	7,500 S.F.
MINIMUM LOT WIDTH	56 FEET
MINIMUM SETBACK	
FRONT YARD	20 FEET
SIDE YARD	7.5 FEET
REAR YARD	25 FEET
OPEN SPACE	36.95± AC.

CONTACT LIST

CIVIL ENGINEER

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (615) 477-1379
CONTACT: KEVIN M. BOHMAN, P.E.
E-MAIL: kevin@m2grouppllc.com

PROPERTY OWNERS

JAMES R JOHNSON
304 ROLLING ROAD DRIVE
FRANKLIN, KY 42134

PATRICK LEE VEJR
300 CARDINAL DRIVE
FRANKLIN, KY 42134

UTILITY CONTACTS:

WATER SUPPLY:
CITY OF PORTLAND
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 323-1437

ELECTRIC SERVICE
CUMBERLAND ELECTRIC
MEMBERSHIP CORP. (CEMC)
207 S BROADWAY
PORTLAND, TN 37148

SANITARY SEWER
CITY OF PORTLAND
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 323-1437

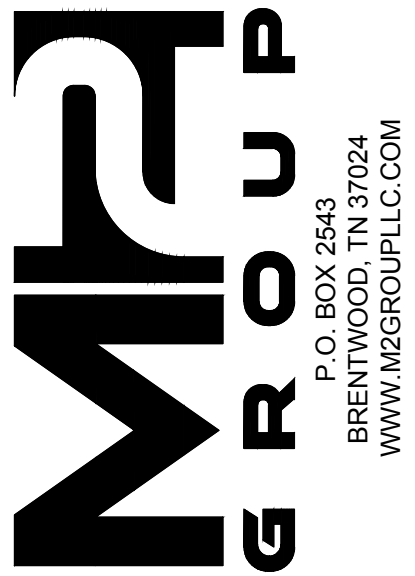
GAS SERVICE
CITY OF PORTLAND
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 323-1437

KINDER MORGAN
1001 LOUISIANA STREET, SUITE 1000
HOUSTON, TX 77002
(713) 369-9000

REVISION #	DATE	DESCRIPTION
1	02/07/2024	REVISIONS PER CITY OF PORTLAND COMMENTS

DRAFT

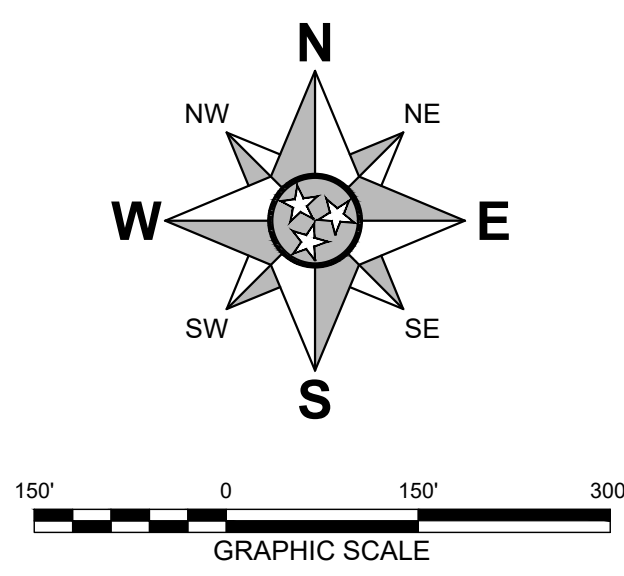
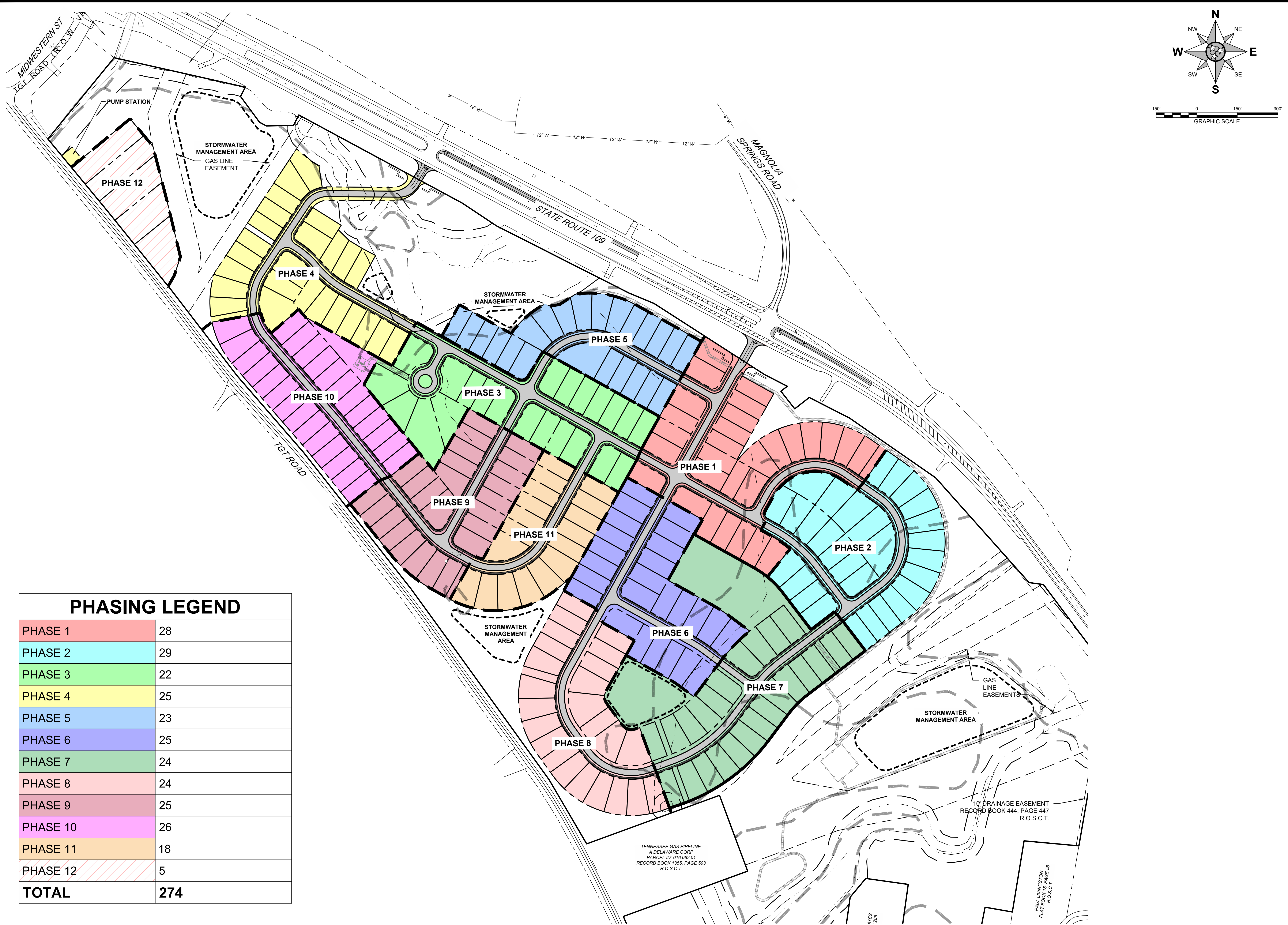
PRELIMINARY PLAT FOR:
**ROCKLAND ESTATES
PHASES 1 & 2**
1026 NORTH BROADWAY
CITY OF PORTLAND
SUMNER COUNTY, TENNESSEE 37148



DATE:	JANUARY 10, 2024	DRAWN BY:	ERG
PROJECT NO.:	23-066	CHECKED BY:	KWB

COVER SHEET

SHEET NUMBER:
PP-01



PHASING LEGEND	
PHASE 1	28
PHASE 2	29
PHASE 3	22
PHASE 4	25
PHASE 5	23
PHASE 6	25
PHASE 7	24
PHASE 8	24
PHASE 9	25
PHASE 10	26
PHASE 11	18
PHASE 12	5
TOTAL	274

REVISION #	DATE	DESCRIPTION

FINAL MASTER DEVELOPMENT
 PLANS FOR:
**ROCKLAND ESTATES
 SUBDIVISION**
 4852 MURFREESBORO ROAD / STATE ROUTE 96
 PORTLAND
 ROBERTSON COUNTY, TENNESSEE



PHASING PLAN	DATE: MARCH, 2023	DRAWN BY: BPH
	PROJECT NO.:	CHECKED BY: MWB

SHEET NUMBER:
C2.3

22-033 - FNDP - PHASING PLAN.DWG (Wednesday, March 15, 2023 11:26:56 AM)

23-066-PP-PH 1 & 2 - EXISTING CONDITIONS DWG / Wednesday, February 7, 2024, 11:43:08 AM

ROBERT E. & BEVERLY B. FREEMAN
PARCEL ID: 016 033.00
RECORD BOOK 4824, PAGE 613
R.O.S.C.T.

ELM TREE PARTNERS LLC. & BRATTON LUTHER
PARCEL ID: 016 031.00
RECORD BOOK 5499, PAGE 428
R.O.S.C.T.

TENNESSEE GAS PIPELINE
A DELAWARE CORP.
PARCEL ID: 016 062.01
RECORD BOOK 1355, PAGE 503
R.O.S.C.T.

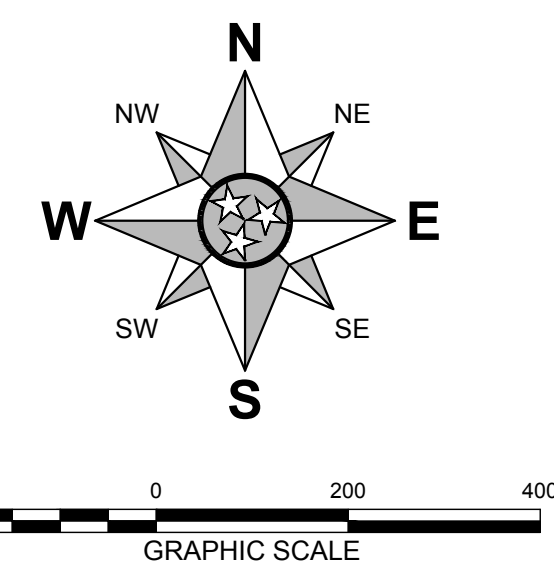
JOHN SOVEREIGN ESTATES
PLAT BOOK 331, PAGE 206
R.O.S.C.T.

PAULA ANN & TIMOTHY MICHAEL HERRINGTON
PARCEL ID: 016 060.00
RECORD BOOK 5249, PAGE 412
R.O.S.C.T.

CHARLES W. & CYNTHIA R. PATTEN
PARCEL ID: 016 059.00
DEED BOOK 326, PAGE 466
R.O.S.C.T.

JOSEPH KESSLER JR.
PARCEL ID: 016 078.00
RECORD BOOK 1585,
PAGE 169 R.O.S.C.T.

PAUL LIVINGSTON
PLAT BOOK 15, PAGE 55
R.O.S.C.T.



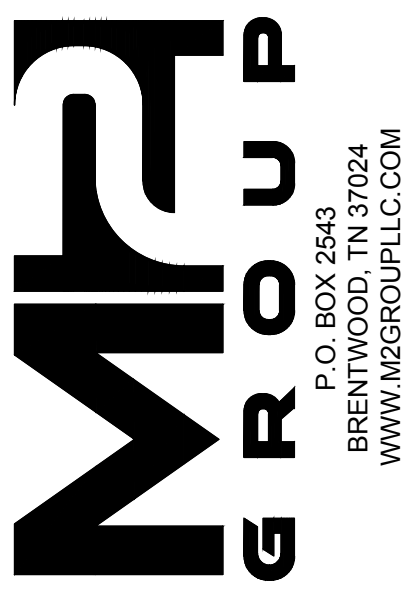
LEGEND:

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING FENCE
	EXISTING SANITARY SEWER LINE
	EXISTING FORCEMAIN LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TREELINE
	SIGN
	SANITARY MANHOLE
	SEWER BOX (SEWER VALVE)
	FIRE HYDRANT
	TREE, DECIDUOUS
	POWER POLE
	GUY WIRE
	WETLAND
	STREAM / WETLAND BUFFER

REVISION #	DATE	DESCRIPTION
1	02/07/2024	REVISIONS PER CITY OF FORTLAND COMMENTS

DRAFT

PRELIMINARY PLAT FOR:
**ROCKLAND ESTATES
PHASES 1 & 2**
1028 NORTH BROADWAY
CITY OF FORTLAND
SUMNER COUNTY, TENNESSEE 37148



EXISTING CONDITIONS

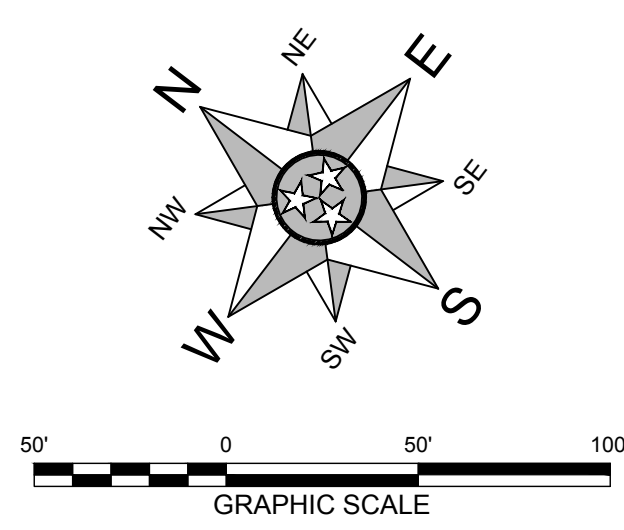
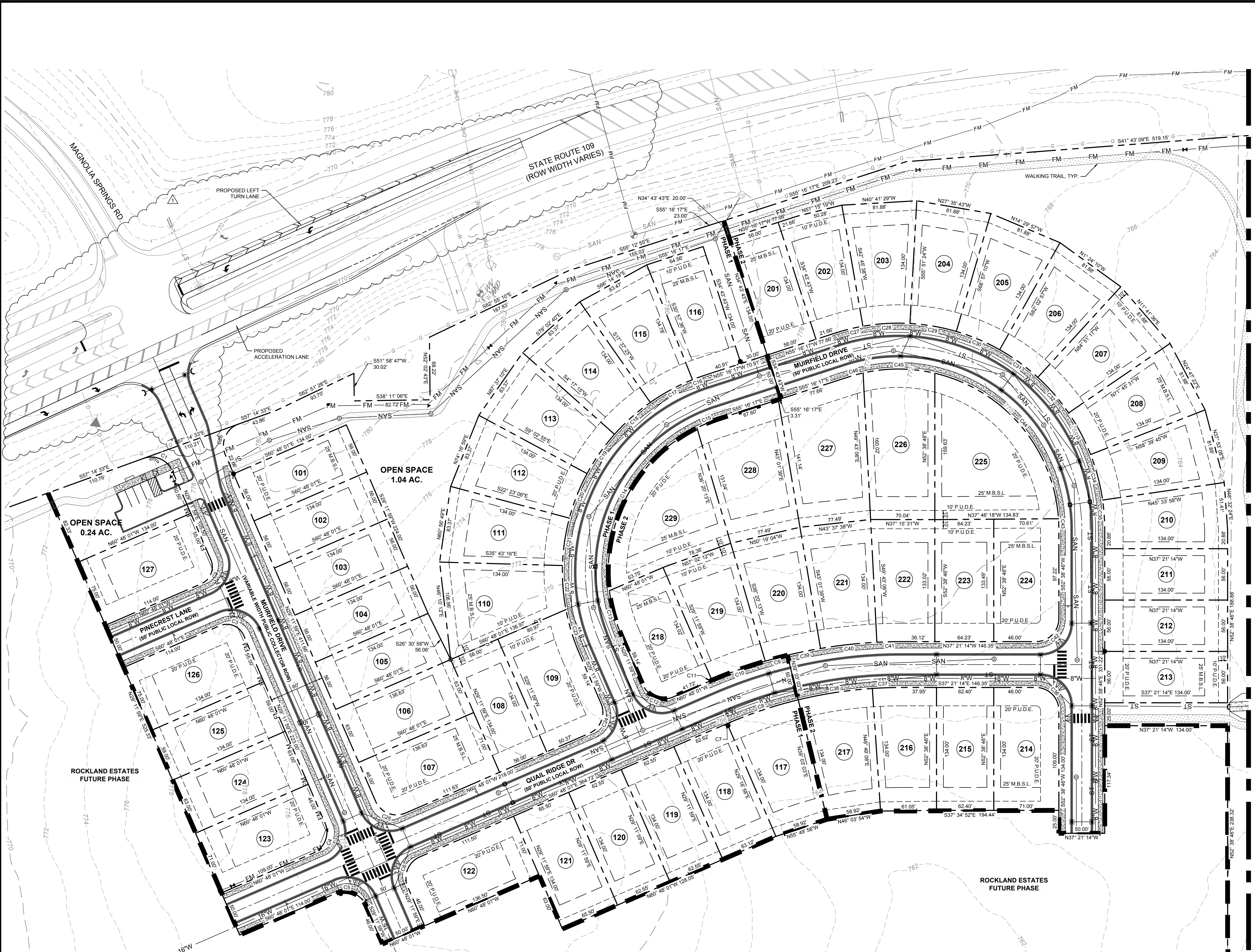
DATE:	JANUARY 10, 2024	DRAWN BY:	ERG
PROJECT NO.:	23-066	CHECKED BY:	KWB



Know what's below.
Call before you dig.

SHEET NUMBER:
PP-02

23-086-PP-PH1 & 2 - PRELIMINARY PLAT DWG (Wednesday, February 7, 2024 11:43:13 AM)



- LEGEND:**
- PROPOSED PROPERTY LINE
 - FM PROPOSED FORCEMAIN LINE
 - SAN PROPOSED SANITARY SEWER LINE
 - ST PROPOSED STORM SEWER LINE
 - G PROPOSED GAS LINE
 - W PROPOSED WATER LINE
 - UG-E PROPOSED UNDERGROUND ELECTRIC
 - PROPOSED SIGN
 - PROPOSED FIRE HYDRANT
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - SAN EXISTING SANITARY SEWER LINE
 - ST EXISTING STORM SEWER LINE
 - G EXISTING GAS LINE
 - W EXISTING WATER LINE
 - OHE EXISTING OVERHEAD ELECTRIC
 - S EXISTING SANITARY MANHOLE
 - WETLAND
 - STREAM / WETLAND BUFFER
 - WALKING TRAIL

- GENERAL NOTES:**
- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
 - ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
 - THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 4716SC0131G, PANEL NUMBER 131, EFFECTIVE DATE APRIL 17, 2012.
 - NO ALTERATIONS OF THESE STREAMS, WETLANDS, OR BUFFERS SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.
 - SEE SHEET PP-01 FOR TYPICAL LOT LAYOUT.
 - SEE SHEET PP-05 FOR CURVE TABLE.

PHASE 1 LOT TABLE

LOT #	AREA (S.F.)	AREA (AC.)
101	7,504	0.17
102	7,504	0.17
103	7,504	0.17
104	7,504	0.17
105	7,578	0.17
106	8,607	0.20
107	9,568	0.22
108	7,504	0.17
109	10,059	0.23
110	10,170	0.23
111	8,972	0.21
112	8,972	0.21
113	8,972	0.21
114	8,972	0.21
115	9,005	0.21
116	8,062	0.19
117	9,484	0.22
118	8,471	0.19
119	8,381	0.19
120	8,381	0.19
121	8,777	0.20
122	9,557	0.22
123	9,380	0.22
124	8,442	0.19
125	7,906	0.18
126	9,964	0.23
127	9,964	0.23

PHASE 2 LOT TABLE

LOT #	AREA (S.F.)	AREA (AC.)
201	7,504	0.17
202	8,367	0.19
203	8,816	0.20
204	8,816	0.20
205	8,816	0.20
206	8,816	0.20
207	8,816	0.20
208	8,816	0.20
209	8,816	0.20
210	8,375	0.19
211	7,504	0.17
212	7,504	0.17
213	7,504	0.17
214	9,380	0.22
215	8,361	0.19
216	8,800	0.20
217	9,484	0.22
218	8,260	0.21
219	9,331	0.21
220	9,283	0.21
221	9,283	0.21
222	8,873	0.20
223	8,558	0.20
224	9,360	0.21
225	15,020	0.36
226	12,070	0.28
227	12,997	0.30
228	11,682	0.27
229	13,484	0.31

MATCHLINE (SEE SHEET PP-04)

REVISION #	DATE	DESCRIPTION
1	02/07/2024	REVISIONS PER CITY OF PORTLAND COMMENTS

DRAFT

PRELIMINARY PLAT FOR:
**ROCKLAND ESTATES
 PHASES 1 & 2**
 1028 NORTH BROADWAY
 CITY OF PORTLAND
 SUMNER COUNTY, TENNESSEE 37148



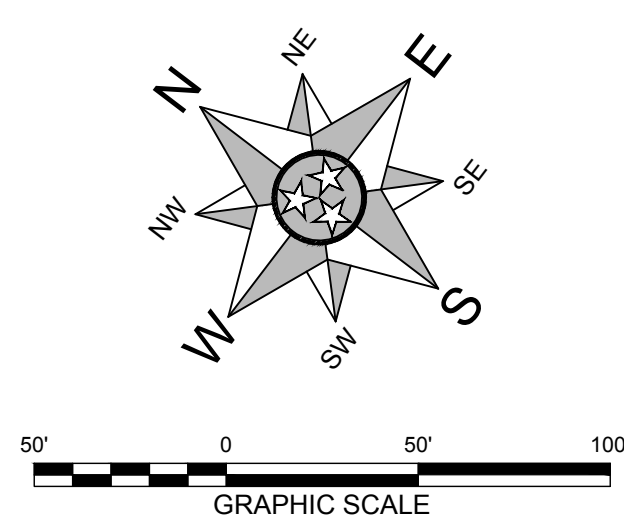
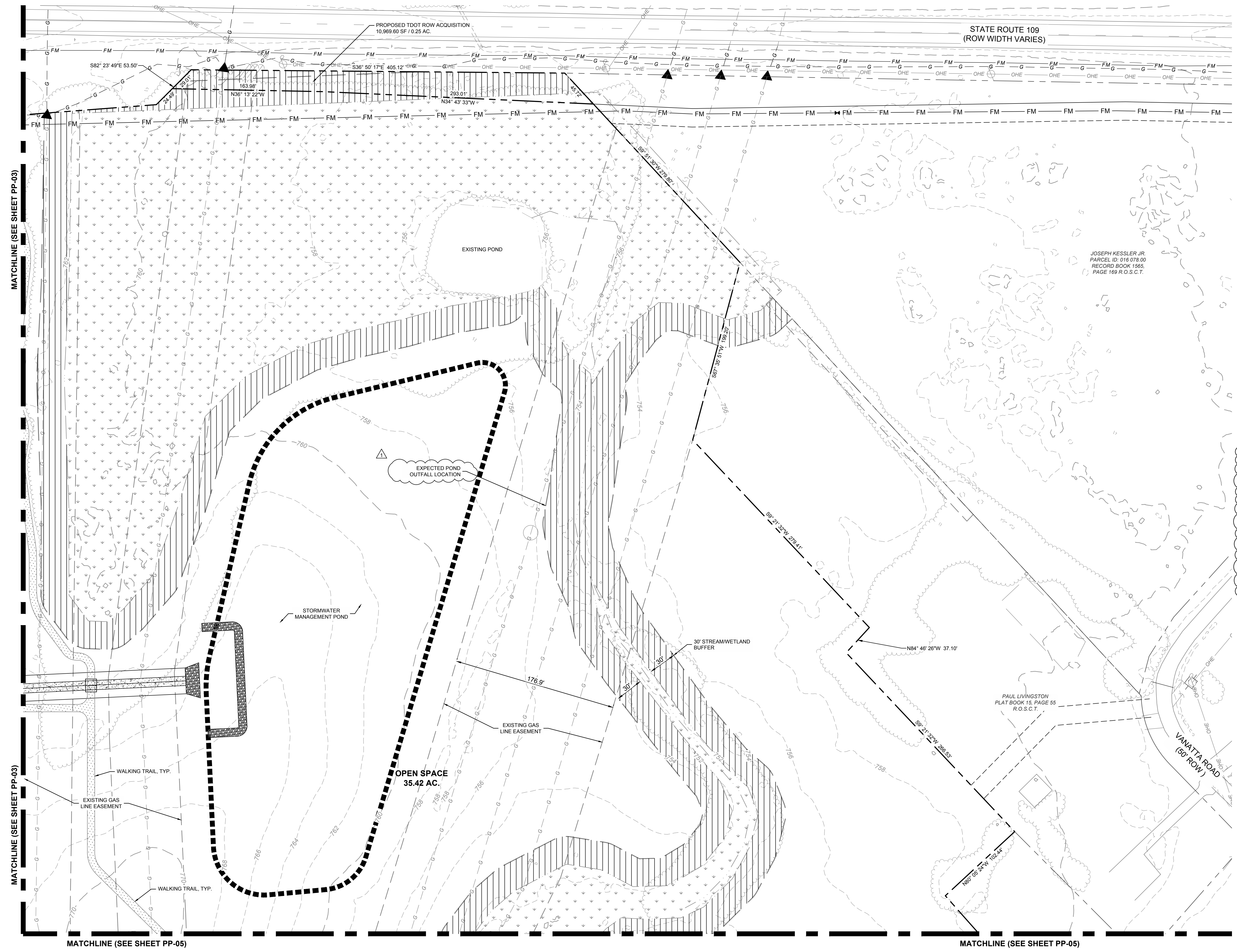
PRELIMINARY PLAT

DATE: JANUARY 10, 2024
 DRAWN BY: ERG
 PROJECT NO.: 23-066
 CHECKED BY: KMB



SHEET NUMBER:
PP-03

23-066-PP-PH1 & 2 - PRELIMINARY PLAT DWG / Wednesday, February 7, 2024, 11:43:17 AM



LEGEND:

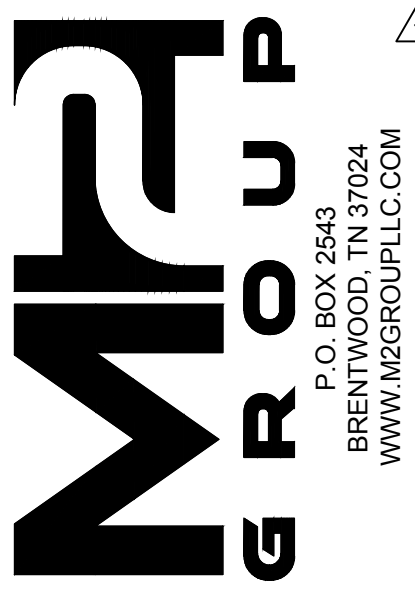
- PROPOSED PROPERTY LINE
- FM --- PROPOSED FORCEMAIN LINE
- SAN --- PROPOSED SANITARY SEWER LINE
- ST --- PROPOSED STORM SEWER LINE
- G --- PROPOSED GAS LINE
- W --- PROPOSED WATER LINE
- UG-E --- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED SIGN
- PROPOSED FIRE HYDRANT
- EXISTING PROPERTY LINE
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- G --- EXISTING GAS LINE
- W --- EXISTING WATER LINE
- OHE --- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY MANHOLE
- WETLAND
- STREAM / WETLAND BUFFER
- WALKING TRAIL

- GENERAL NOTES:**
- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
 - ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT PROPER APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
 - THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47165C0131G, PANEL NUMBER 131, EFFECTIVE DATE APRIL 17, 2012.
 - NO ALTERATIONS OF THESE STREAMS, WETLANDS, OR BUFFERS SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.
 - STORMWATER CONTROL MEASURES AND ALL COMMON OPEN SPACES SHALL BE MAINTAINED BY THE HOA OR OTHER APPLICABLE PARTY. LONG TERM MAINTENANCE PLAN SHALL BE SUBMITTED TO THE CITY OF PORTLAND ALONG WITH CONSTRUCTION DOCUMENTS.
 - SEE SHEET PP-01 FOR TYPICAL LOT LAYOUT.
 - SEE SHEET PP-05 FOR CURVE TABLE.

REVISION #	DATE	DESCRIPTION
1	02/07/2024	REVISIONS PER CITY OF PORTLAND COMMENTS

DRAFT

PRELIMINARY PLAT FOR:
**ROCKLAND ESTATES
 PHASES 1 & 2**
 1028 NORTH BROADWAY
 CITY OF PORTLAND
 SUMNER COUNTY, TENNESSEE 37148



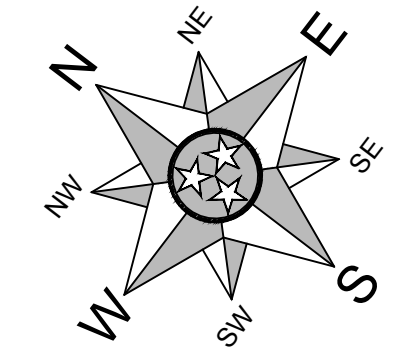
DATE:	JANUARY 10, 2024	DRAWN BY:	ERG
PROJECT NO.:	23-066	CHECKED BY:	KWB

SHEET NUMBER:
PP-04



MATCHLINE (SEE SHEET PP-04)

MATCHLINE (SEE SHEET PP-04)



LEGEND:

- PROPOSED PROPERTY LINE
- FM --- PROPOSED FORCEMAIN LINE
- SAN --- PROPOSED SANITARY SEWER LINE
- ST --- PROPOSED STORM SEWER LINE
- G --- PROPOSED GAS LINE
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- WETLAND
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GENERAL NOTES:

1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT PROPER APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
3. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 4716503131G, PANEL NUMBER 131, EFFECTIVE DATE APRIL 17, 2012.
4. NO ALTERATIONS OF THESE STREAMS, WETLANDS, OR BUFFERS SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.
5. SEE SHEET PP-01 FOR TYPICAL LOT LAYOUT.

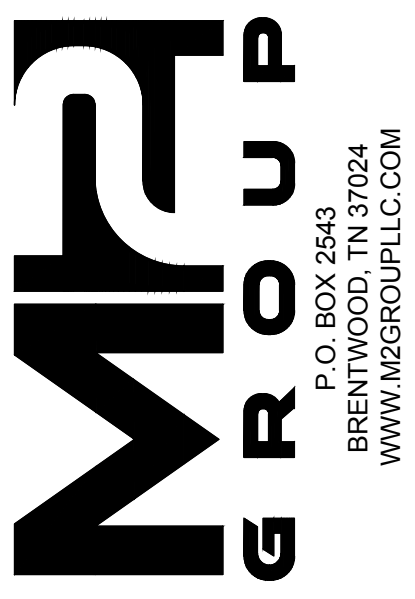
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BRNG	CHORD LENGTH
C1	37.72	25.00	S14° 01' 16"E	34.24
C2	31.42	20.00	S74° 11' 59"W	28.28
C3	31.42	20.00	S15° 48' 01"E	28.28
C4	39.27	25.00	S74° 11' 59"W	35.36
C5	39.27	25.00	S15° 48' 01"E	35.36
C6	39.27	25.00	N74° 11' 59"E	35.36
C7	0.70	480.00	S60° 45' 31"E	0.70
C8	81.83	480.00	S55° 49' 59"E	81.73
C9	25.11	530.00	N52° 18' 22"W	25.10
C10	61.73	530.00	N57° 00' 00"W	61.70
C11	4.28	530.00	N60° 34' 07"W	4.28
C12	39.27	25.00	N15° 48' 01"W	35.36
C13	50.56	175.00	N37° 28' 37"E	50.39
C14	214.82	175.00	N80° 55' 12"E	201.58
C15	26.40	175.00	S59° 35' 34"E	26.37
C16	14.80	225.00	N57° 09' 20"W	14.80
C17	52.37	225.00	N65° 42' 29"W	52.25
C18	52.37	225.00	N79° 02' 40"W	52.25
C19	52.37	225.00	S87° 37' 10"W	52.25
C20	52.37	225.00	S74° 16' 59"W	52.25
C21	52.37	225.00	S60° 56' 49"W	52.25
C22	48.21	225.00	S48° 08' 28"W	48.11
C23	50.28	225.00	S35° 36' 06"W	50.17

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BRNG	CHORD LENGTH
C24	39.27	25.00	S74° 11' 59"W	35.36
C25	39.27	25.00	N15° 48' 01"W	35.36
C26	40.82	25.00	N75° 58' 43"E	38.44
C27	31.54	225.00	N51° 15' 19"W	31.52
C28	51.43	225.00	N40° 41' 29"W	51.32
C29	51.43	225.00	N27° 35' 43"W	51.32
C30	51.43	225.00	N14° 29' 57"W	51.32
C31	51.43	225.00	N1° 24' 10"W	51.32
C32	51.43	225.00	N11° 41' 36"E	51.32
C33	51.43	225.00	N24° 47' 22"E	51.32
C34	51.43	225.00	N37° 53' 08"E	51.32
C35	32.25	225.00	N48° 32' 24"E	32.22
C36	39.27	25.00	S7° 38' 46"W	35.36
C37	32.06	480.00	S39° 16' 03"E	32.06
C38	81.83	480.00	S46° 03' 54"E	81.73
C39	36.79	530.00	N48° 57' 39"W	36.78
C40	61.89	530.00	N43° 37' 38"W	61.86
C41	27.08	530.00	N38° 49' 04"W	27.08
C42	39.27	25.00	N82° 21' 14"W	35.36
C43	11.79	175.00	S50° 43' 00"W	11.78
C44	222.98	175.00	S12° 17' 07"W	208.20
C45	78.88	175.00	S37° 07' 45"E	78.21
C46	15.97	175.00	S52° 39' 23"E	15.97

REVISION #	DATE	DESCRIPTION
1	02/07/2024	REVISIONS PER CITY OF PORTLAND COMMENTS

DRAFT

PRELIMINARY PLAT FOR:
ROCKLAND ESTATES
PHASES 1 & 2
 1028 NORTH BROADWAY
 CITY OF PORTLAND
 SUMNER COUNTY, TENNESSEE 37148



PRELIMINARY PLAT

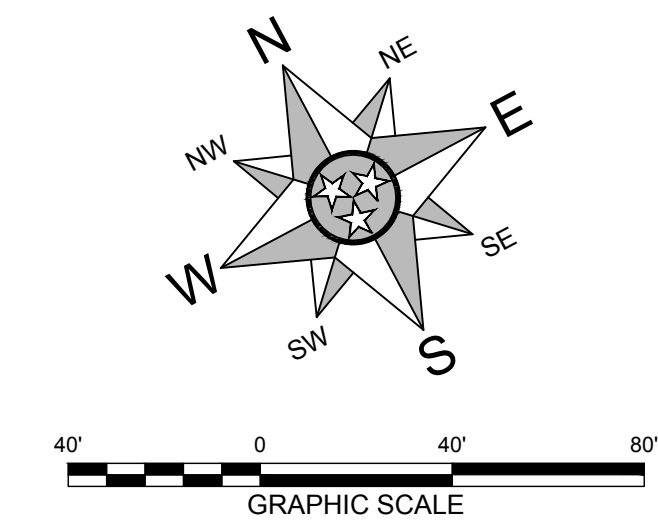
DATE: JANUARY 10, 2024
 DRAWN BY: ERG
 PROJECT NO.: 23-066
 CHECKED BY: KMB



Know what's below.
 Call before you dig.

SHEET NUMBER: **PP-05**

23-066-PP-PH1&2-PP-05 PRELIMINARY PLAT.DWG / Wednesday, February 7, 2024 11:43:22 AM

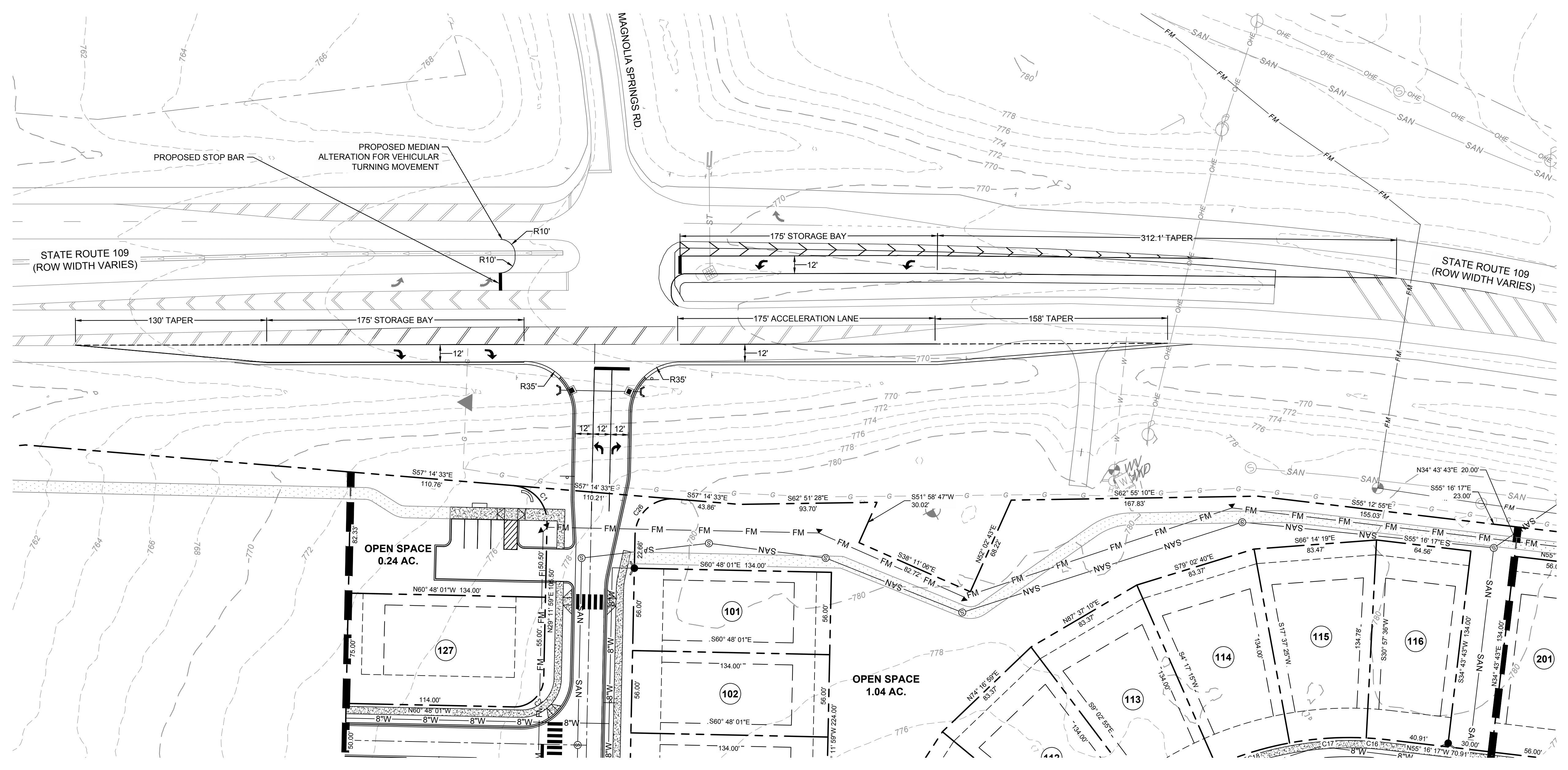


LEGEND:

- PROPOSED PROPERTY LINE
- FM PROPOSED FORCEMAIN LINE
- SAN PROPOSED SANITARY SEWER LINE
- ST PROPOSED STORM SEWER LINE
- G PROPOSED GAS LINE
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- WALKING TRAIL

GENERAL NOTES:

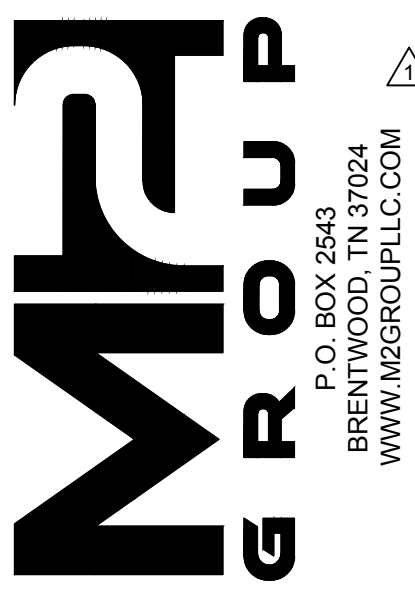
1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
3. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47165C0131G, PANEL NUMBER 131, EFFECTIVE DATE APRIL 17, 2012.
4. NO ALTERATIONS OF THESE STREAMS, WETLANDS, OR BUFFERS SHOWN WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.
5. SEE SHEET PP-01 FOR TYPICAL LOT LAYOUT.
6. SEE SHEET PP-05 FOR CURVE TABLE.



REVISION #	DATE	DESCRIPTION
1	02/07/2024	REVISIONS PER CITY OF PORTLAND COMMENTS

DRAFT

PRELIMINARY PLAT FOR:
ROCKLAND ESTATES
PHASES 1 & 2
 1028 NORTH BROADWAY
 CITY OF PORTLAND
 SUMNER COUNTY, TENNESSEE 37148



TURN LANE PLAN

DATE:	JANUARY 10, 2024	DRAWN BY:	ERG
PROJECT NO.:	23-066	CHECKED BY:	KMB



SHEET NUMBER
PP-06

Project Name: Procaps Laboratories- Industrial Site Plan

IDT: 1198563

Current Zoning: IG (Industrial General)

Applicant: Klober Engineering

Type: Industrial Site Plan

Location: Eubanks Rd

APPLICANT:

MATTHEW RYBA
TWC CONSTRUCTION INC.
431 EASTGATE ROAD
HENDERSON, NV 89011
MRYBA@TWCCONSTRUCTION.COM

PROPERTY OWNER

ANDREW LESSMAN
323B VICTOR REITER PARKWAY
HENDERSON, NV 89011

DEED REFERENCE:

MAP 012, PARCEL 61.03 TAORCT
RB 1255, PG 542 RORCT

PROPERTY INFORMATION:

ZONING: I-G, GENERAL INDUSTRIAL DISTRICT
AREA: 454,512 S.F. = 10.43 ACRES

SITE USE

EXISTING USE: VACANT
PROPOSED USE: WAREHOUSE DISTRIBUTION CENTER

PARKING INFORMATION:

REQUIRED PARKING:
1/2000 S.F. (STORAGE) = 91,191/2,000 = 46 SPACES

PROVIDED: 136 SPACES INCLUDING 4 ACCESSIBLE SPACE

LOT COVERAGE

EXISTING BUILDING AREA = 0 S.F.
NEW BUILDING AREA = 91,191 S.F.
BUILDING COVERAGE = 20.06%
MAX BUILDING HEIGHT: 40'-0"
MAX ALLOWED BUILDING HEIGHT: 75'-0"
PROPOSED CONCRETE SURFACE: ±24,431 S.F.
PROPOSED ASPHALT SURFACE: ±92,669 S.F.
IMPERVIOUS AREA: ±208,291 S.F. = 45.83%



LEGEND

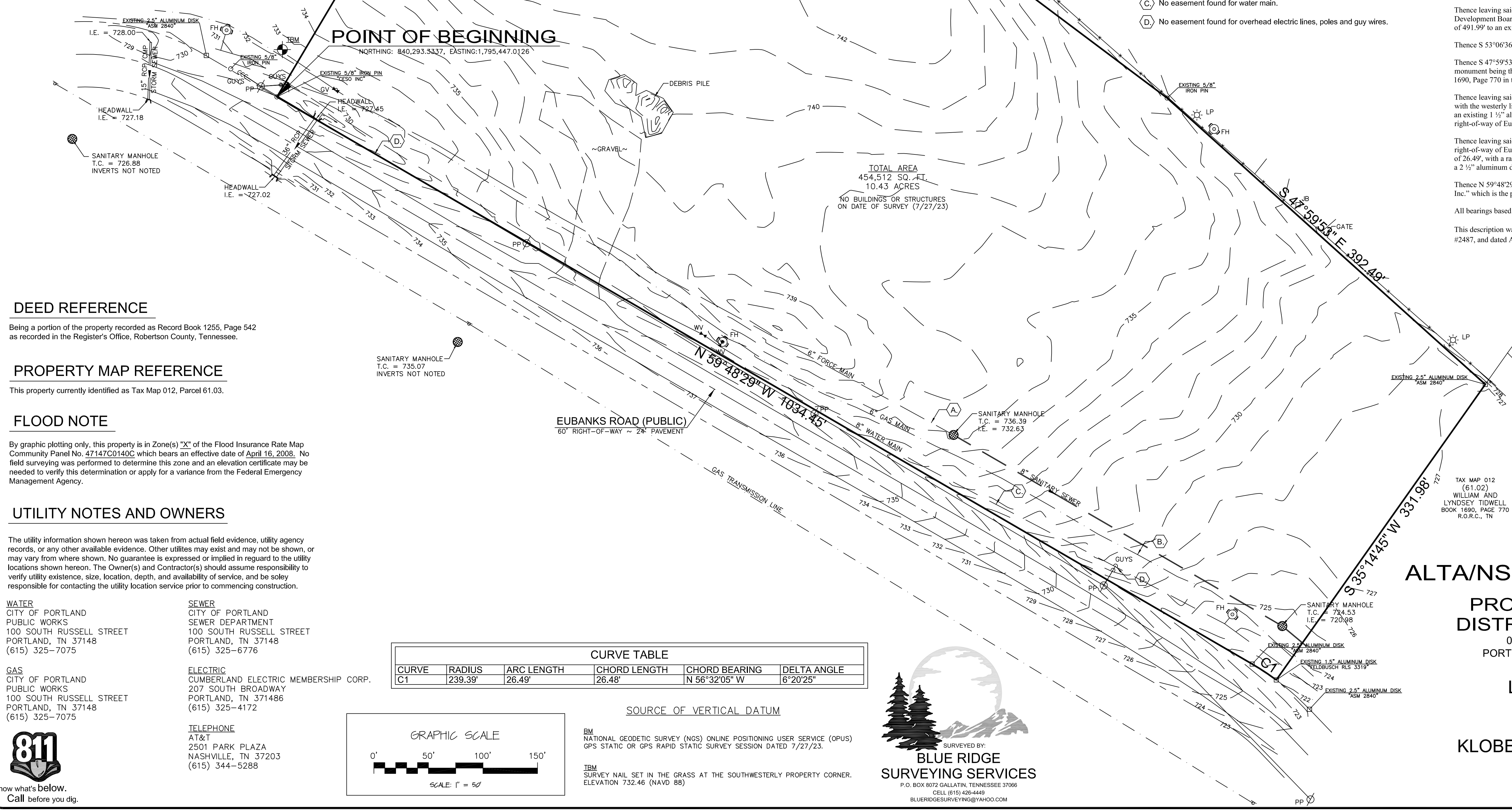
○ FOUND PIN OR PIPE (P)	○ TELEPHONE MANHOLE
● SET IRON PIN (PIN)	○ PHONE PEDESTAL
■ FOUND MONUMENT MON(1)	⊕ GAS METER
■ SET MONUMENT MON(N)	⊕ GAS VALVE
□ ELECTRIC JUNCTION BOX	⊕ STORM SEWER MANHOLE
⊗ CABLE PEDESTAL	⊕ CATCH BASIN OR CURB INLET
⊙ LIGHT POLE	⊕ SANITARY SEWER MANHOLE
⊕ POWER POLE	⊕ FENCE
→ GUY WIRE	⊕ GUARDRAIL
⊕ BENCHMARK	⊕ WATER METER
⊕ DECIDUOUS TREE	⊕ WATER VALVE
⊕ CONIFEROUS TREE	⊕ FIRE HYDRANT
⊕ FLOWERING TREE	⊕ POST INDICATOR VALVE
⊕ SHRUB / BUSH	⊕ MONITORING WELL
	⊕ TP GEOTECHNICAL TEST PIT

I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee, Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was performed by me by random traverse with subsequent side shots with a Sokkia IX Robotic Total Station having an error of closure for the unadjusted traverse not exceeding 1:10,000. This survey is classified as a:

- Urban and Subdivision (Category I)
- Suburban and Subdivision (Category II)
- All Other Land Surveys (Category III)

AND/OR

- By GPS (Category IV) with a Sokkia GRX3 UHF Dual Frequency RTK base and rover with the following information:
 - a.) Type of Survey: Real Time Kinematic
 - b.) Positional Accuracy: H ±0.05' and V ±0.10'
 - c.) Date of Survey: July 27, 2023
 - d.) Datum/Epoch: NAD83 (2011) Epoch 2010.00
 - e.) Published/Fixed Control used: OPUS Solution
 - f.) Geoid Model: Geoid 18
 - g.) Combined Grid Factor: 1.00001701 on Fixed Station CP#01



DEED REFERENCE

Being a portion of the property recorded as Record Book 1255, Page 542 as recorded in the Register's Office, Robertson County, Tennessee.

PROPERTY MAP REFERENCE

This property currently identified as Tax Map 012, Parcel 61.03.

FLOOD NOTE

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map Community Panel No. 47147C0140C which bears an effective date of April 16, 2008. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

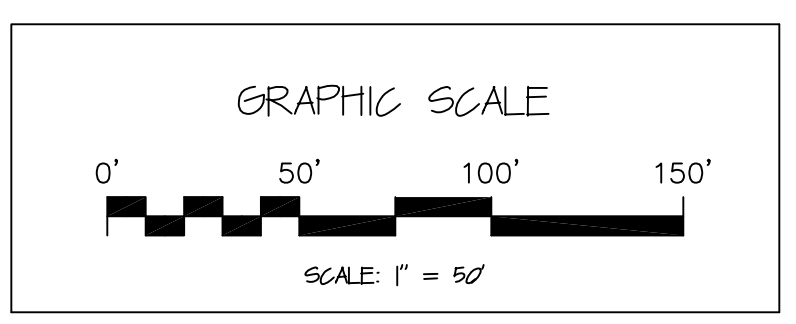
UTILITY NOTES AND OWNERS

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

- | | |
|--|--|
| WATER
CITY OF PORTLAND
PUBLIC WORKS
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 325-7075 | SEWER
CITY OF PORTLAND
SEWER DEPARTMENT
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 325-6776 |
| GAS
CITY OF PORTLAND
PUBLIC WORKS
100 SOUTH RUSSELL STREET
PORTLAND, TN 37148
(615) 325-7075 | ELECTRIC
CUMBERLAND ELECTRIC MEMBERSHIP CORP.
207 SOUTH BROADWAY
PORTLAND, TN 371486
(615) 325-4172 |
| TELEPHONE
AT&T
2501 PARK PLAZA
NASHVILLE, TN 37203
(615) 344-5288 | |

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	239.39'	26.49'	26.48'	N 56°32'05" W	6°20'25"



SOURCE OF VERTICAL DATUM

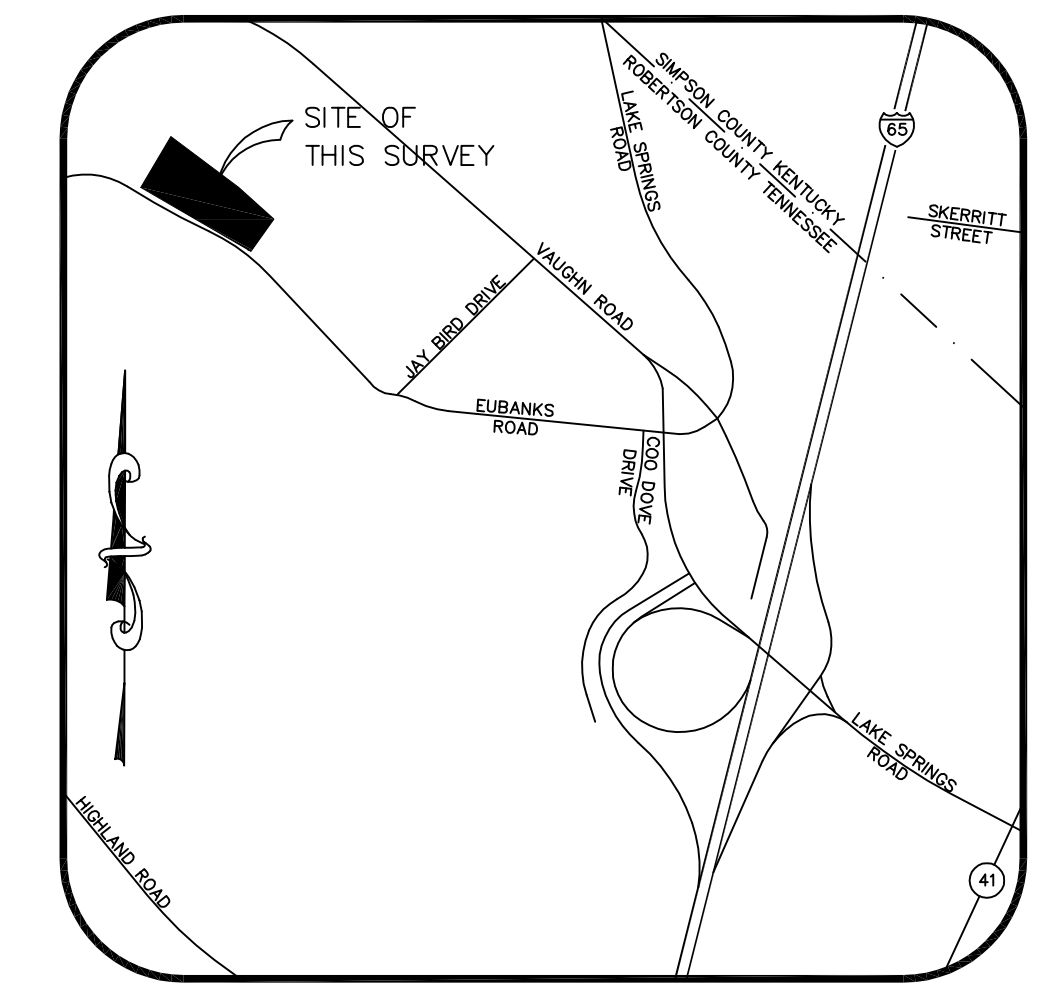
BM NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) GPS STATIC OR GPS RAPID STATIC SURVEY SESSION DATED 7/27/23.

TPM SURVEY NAIL SET IN THE GRASS AT THE SOUTHWESTERLY PROPERTY CORNER. ELEVATION 732.46 (NAVD 88).

BLUE RIDGE SURVEYING SERVICES
P.O. BOX 8072 GALLATIN, TENNESSEE 37068
CELL (615) 426-4449
BLUERIDGESURVEYING@YAHOO.COM

- ### SURVEYOR'S NOTES:
- The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.
 - Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground containers, facilities, wells, wetlands, sinkholes, unmarked grave sites, or debris that may affect the use or development of this tract.
 - This drawing was prepared in accordance with my field survey notes. It shows improvements as they exist to the best of my knowledge, but is not guaranteed to be correct in each and every detail.
 - This property has direct access to Eubanks Road.
 - This site contains no parking spaces.
 - No party walls are located on the property.
 - No evidence of earth moving work was observed on date of survey.
 - No changes of street right-of-way lines were observed on date of survey.
 - No delineation of wetlands were observed on date of survey.
 - No reciprocal easement agreements were observed on date of survey.
 - No recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

- ### SCHEDULE B, SECTION II ITEMS
- First American Title Insurance Company
Number: 36820-1 Dated 7/17/23
- Agreement of Right of Way to Kentucky Natural Gas Corporation, of record in Deed Book 103 Page 142, Register's Office for Robertson County, Tennessee.
DOES NOT AFFECT SUBJECT PROPERTY.
 - All matters shown on the Final Plat Amendment to Tract 6, of Tennessee, Kentucky Industrial Park, Section Three, of record in Plat Book 20, Page 150 amending Plat Book 18, Page 148, said Register's Office.
DOES NOT AFFECT SUBJECT PROPERTY.
 - All matters shown on the Final Plat of Eubanks Road Relocation, of record in Plat Book 20, Page 114, said Register's Office.
DOES NOT AFFECT SUBJECT PROPERTY.
 - TENNKY Industrial Park Restrictive Covenants, of record in Record Book 1266 Page 155, said Register's Office.
SUBJECT TO, BUT NOT A SURVEYING RELATED MATTER.
 - Ordinance to annex certain property into the City of Portland, Tennessee, of record in Record Book 1598, Page 445 and Record Book 1772, Page 910, said Register's Office.
SUBJECT TO, BUT NOT A SURVEYING RELATED MATTER.



- ### STATEMENT OF ENCROACHMENTS
- A. No easement found for sanitary sewer force main or gravity line.
 - B. No easement found for gas main.
 - C. No easement found for water main.
 - D. No easement found for overhead electric lines, poles and guy wires.

LEGAL DESCRIPTION

BEING located in the 1st Civil District of Robertson County, Tennessee, being located northwesterly of the Jay Bird Drive and Eubanks Road intersection and being part of the L & W Properties, LLC Property as recorded in Record Book 1255, Page 542 in the Register's Office of Robertson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing 5/8" iron pin monument capped "CESO Inc." in the northerly right-of-way of Eubanks Road said monument also being the southeasterly corner common to the Industrial Development Board of the City of Portland Property as recorded in Record Book 1813, Page 298 and Record Book 1799, Page 110 in the Register's Office of Robertson County, Tennessee;

Thence leaving said northerly right-of-way of Eubanks Road and continuing along with the Industrial Development Board of the City of Portland Property the following three calls: N 30°39'46" E a distance of 491.99' to an existing 5/8" iron pin monument capped "CESO Inc.";

Thence S 53°06'36" E a distance of 706.75' to an existing 5/8" iron pin monument;

Thence S 47°59'53" E a distance of 392.49' to an existing 2 1/2" aluminum disk stamped "ASM 2840" said monument being the westerly line of the William and Lyndsey Tidwell Property as recorded in Record Book 1690, Page 770 in the Register's Office of Robertson County, Tennessee;

Thence leaving said Industrial Development Board of the City of Portland Property and continuing along with the westerly line of the William and Lyndsey Tidwell Property, S 35°14'45" W a distance of 331.98' to an existing 1 1/2" aluminum disk stamped "Feldbusch RLS 3319" said monument being the northerly right-of-way of Eubanks Road;

Thence leaving said William and Lyndsey Tidwell Property and continuing along with the northerly right-of-way of Eubanks Road with the following two calls: with a curve turning to the left with an arc length of 26.49', with a radius of 239.39', with a chord bearing of N 56°32'05" W, with a chord length of 26.48', to a 2 1/2" aluminum disk stamped "ASM 2840";

Thence N 59°48'29" W a distance of 1034.45' to an existing 5/8" iron pin monument capped "CESO Inc." which is the point of beginning, having an area of 454,512 square feet, 10.43 acres more or less.

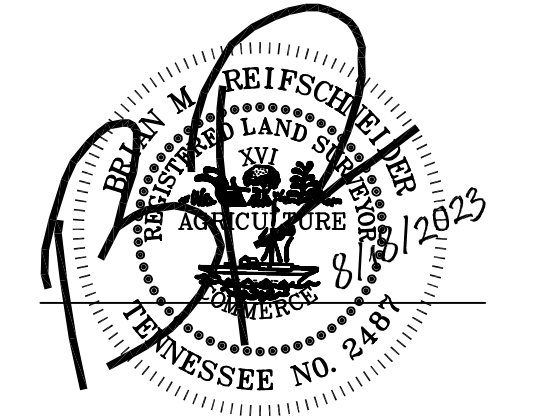
All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated August 18, 2023.

SURVEYOR'S CERTIFICATION

To: First American Title Insurance Company
L&W Properties, GP
Andrew Lessman
Attorneys Title Co. Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 19 of Table A thereof. The field work was completed on July 27, 2023. Date of Plat or Map August 18, 2023.



ALTA/NSPS LAND TITLE SURVEY

OF THE

PROCAPS LABORATORIES DISTRIBUTION #4 PROPERTY

0 EUBANKS ROAD, 1ST CIVIL DISTRICT
PORTLAND, ROBERTSON COUNTY, TENNESSEE

PROPERTY OWNER

L&W PROPERTIES, GP

323B VICTOR REITER PARKWAY
PORTLAND, TENNESSEE 37148

PREPARED FOR

KLOBER ENGINEERING SERVICES

3556 TOM AUSTIN HIGHWAY, SUITE 1
SPRINGFIELD, TENNESSEE 37172

DATE OF SURVEY: JULY 27, 2023
DATE OF DRAWING: AUGUST 18, 2023

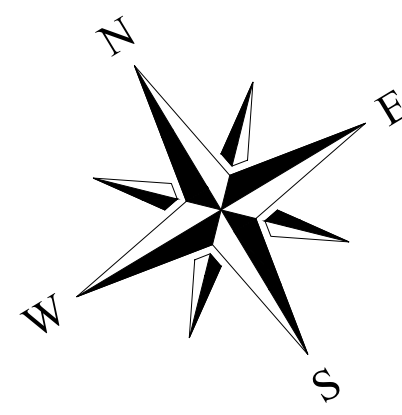
CALL BEFORE YOU DIG



CALL 811 NATIONWIDE

Know what's below. Call before you dig.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THESE ARE NOT A GUARANTEE TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

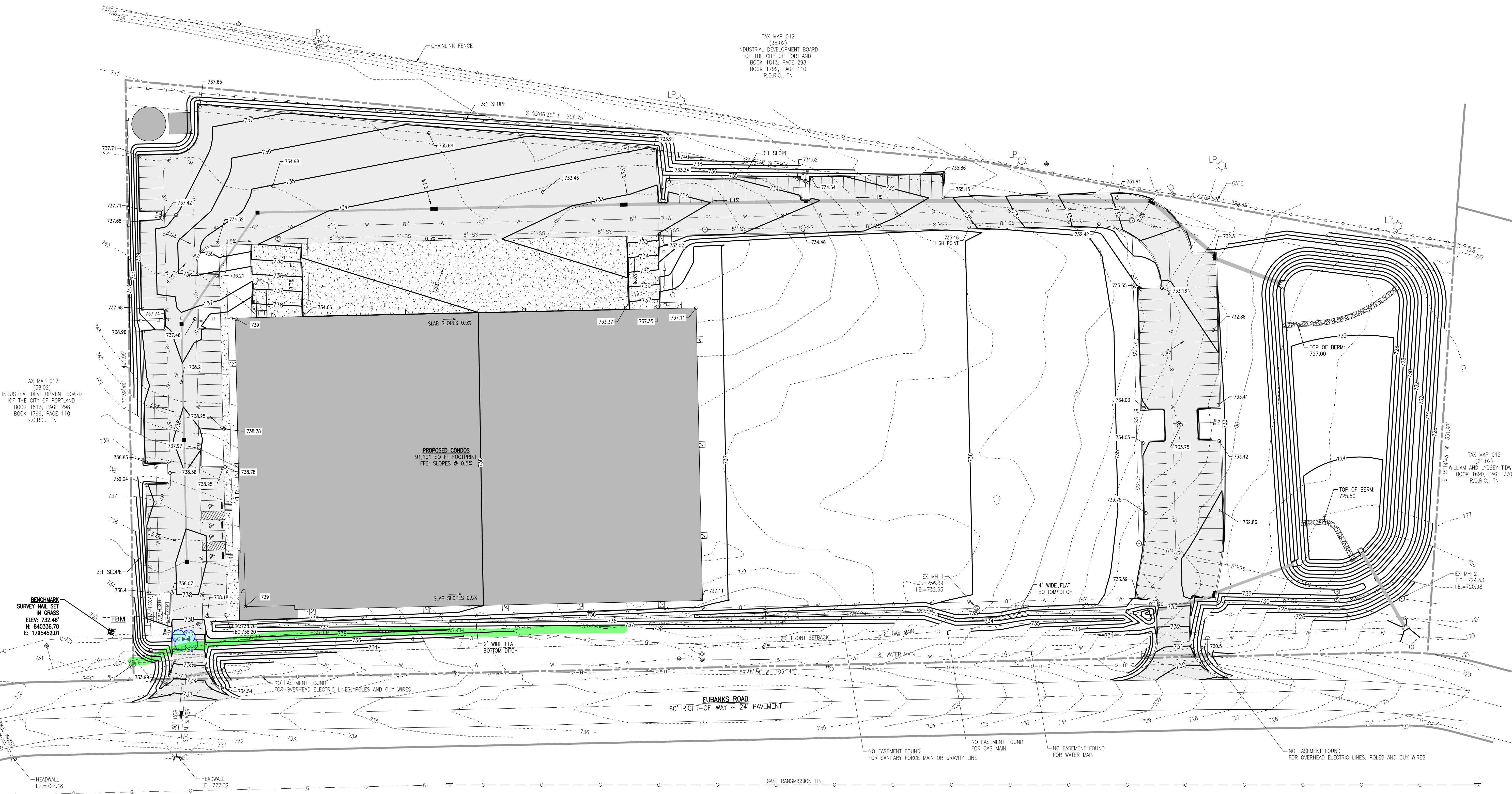


40 0 40 80
SCALE IN FEET

TAX MAP 012 (38.02)
INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PORTLAND
BOOK 1813, PAGE 298
BOOK 1799, PAGE 110
R.O.R.C., TN

TAX MAP 012 (38.02)
INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PORTLAND
BOOK 1813, PAGE 298
BOOK 1799, PAGE 110
R.O.R.C., TN

TAX MAP 012 (61.02)
WILLIAM AND LYDSEY TIDWELL
BOOK 1660, PAGE 770
R.O.R.C., TN



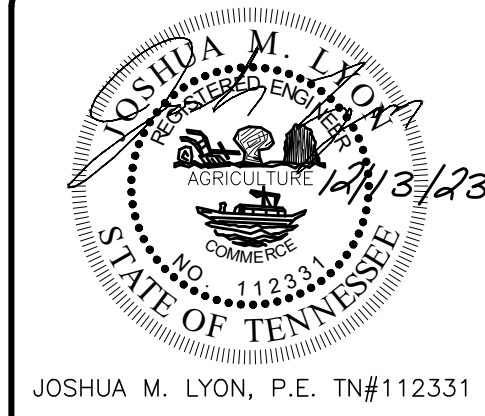
SANITARY MANHOLE
T.C.=735.07
INVERTS NOT NOTED

KLOBER ENGINEERING SERVICES

ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL ENGINEERING & LAND DEVELOPMENT SERVICES
3568 TOM AUSTIN HWY. SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 375-4465
WWW.KLOBERENGINEERING.COM

NO.	BY	DATE	DESCRIPTION



JOSHUA M. LYON, P.E. TN#112331
NOT FOR CONSTRUCTION

PROCAPS LABORATORIES

0 EUBANKS ROAD
PORTLAND, TN
ROBERTSON COUNTY

DRAWN BY: CJN
CHECKED BY: JML
PROJECT NO.: C04523

GRADING PLAN

SHEET NUMBER
C1.03

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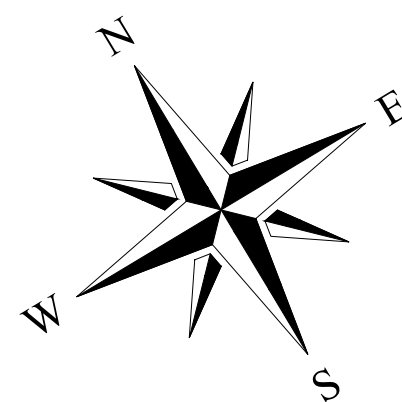
CALL BEFORE YOU DIG



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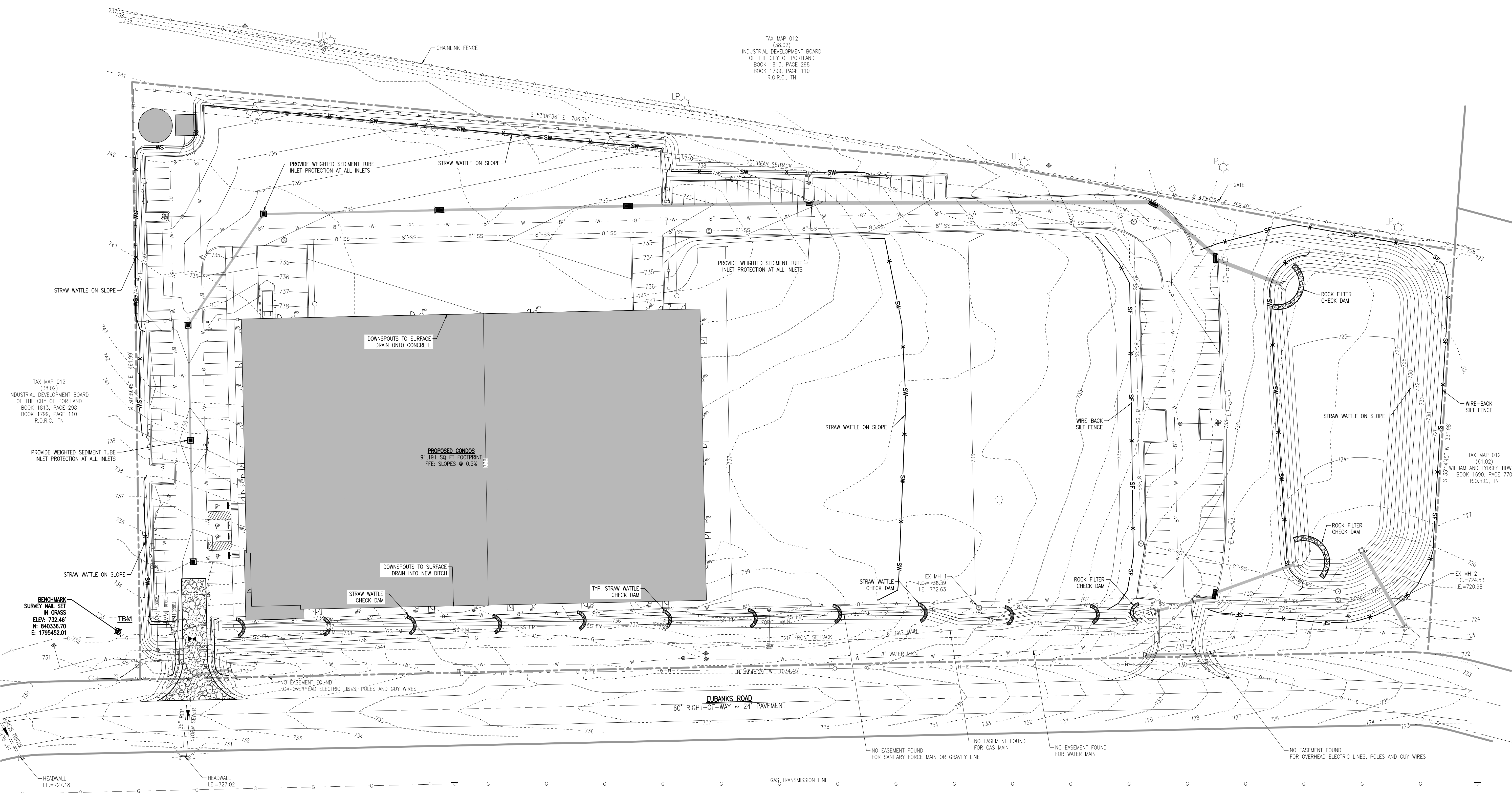
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40 0 40 80
SCALE IN FEET

TAX MAP 012 (38.02)
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BOOK 1813, PAGE 298
BOOK 1799, PAGE 110
R.O.R.C., TN



TAX MAP 012 (38.02)
INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PORTLAND
BOOK 1813, PAGE 298
BOOK 1799, PAGE 110
R.O.R.C., TN

TAX MAP 012 (61.02)
WILLIAM AND LYDSEY TIDWELL
BOOK 1690, PAGE 770
R.O.R.C., TN

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3568 TOM AUSTIN HWY. SUITE 1, SPRINGFIELD, TN 37172
PHONE: (615) 375-4485
WWW.KLOBERENG.COM

NO.	BY	DATE	DESCRIPTION



JOSHUA M. LYON, P.E. TN#112331

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PROCAPS LABORATORIES

0 EUBANKS ROAD
PORTLAND, TN
ROBERTSON COUNTY

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PROJECT NO.: C04523

INTERMEDIATE EPSC

SHEET NUMBER
C1.04

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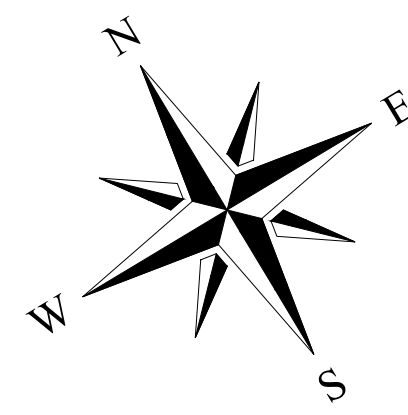
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40 0 40 80
SCALE IN FEET

TAX MAP 012 (38.02)
INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PORTLAND
BOOK 1813, PAGE 298
BOOK 1799, PAGE 110
R.O.R.C., TN

TAX MAP 012 (38.02)
INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF PORTLAND
BOOK 1813, PAGE 298
BOOK 1799, PAGE 110
R.O.R.C., TN

PROPOSED CONDOS
911,991 SQ. FT. FOOTPRINT
FFE, SLOPES @ 0.5%

TAX MAP 012 (61.02)
WILLIAM AND LYDSEY TIDWELL
BOOK 1660, PAGE 774
R.O.R.C., TN



JOSHUA M. LYON, P.E. TN#112331

NOT FOR CONSTRUCTION

PROCAPS LABORATORIES

0 EUBANKS ROAD
PORTLAND, TN
ROBERTSON COUNTY

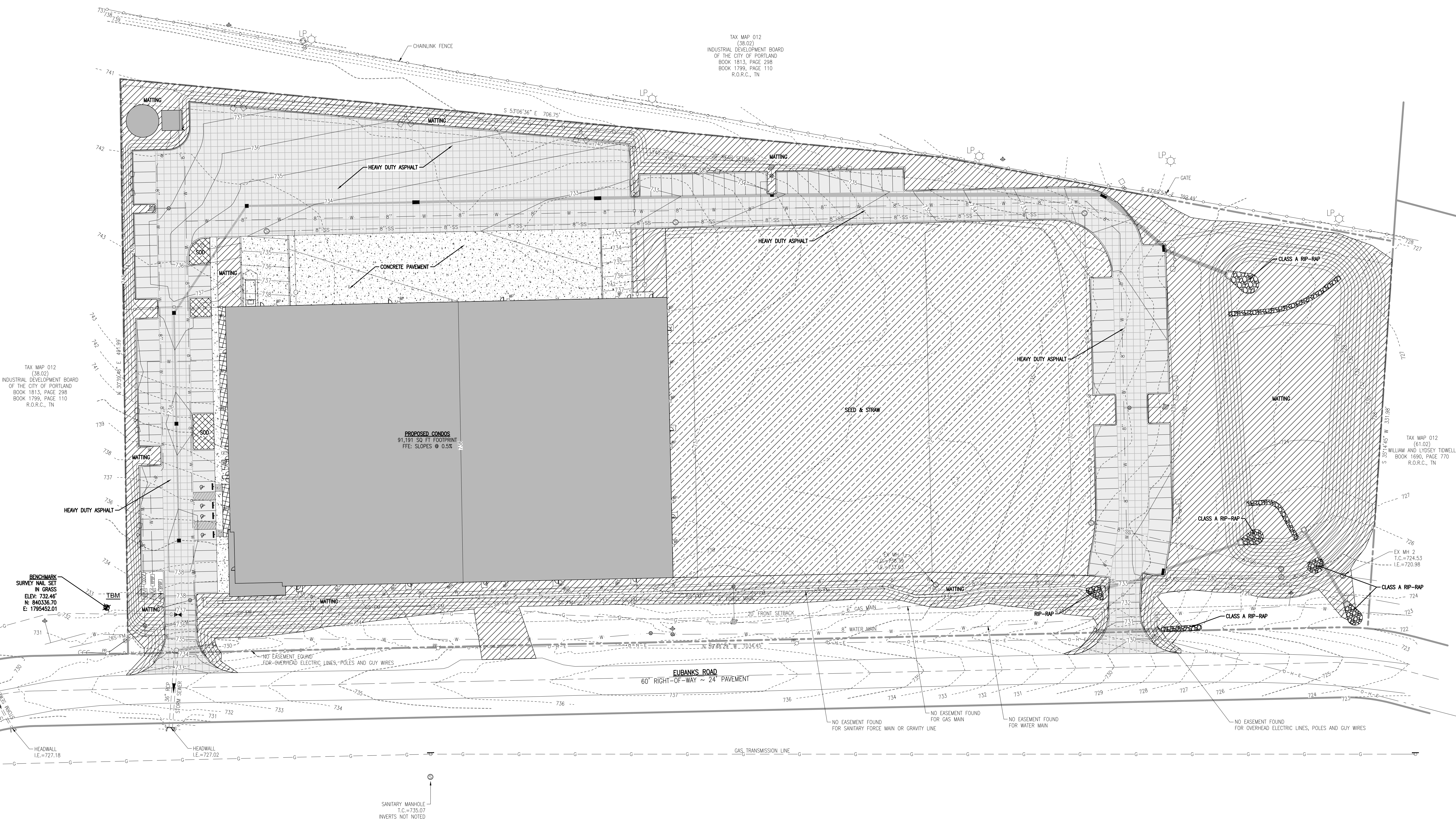
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CHECKED BY: JML
PROJECT NO.: C04523

FINAL STABILIZATION

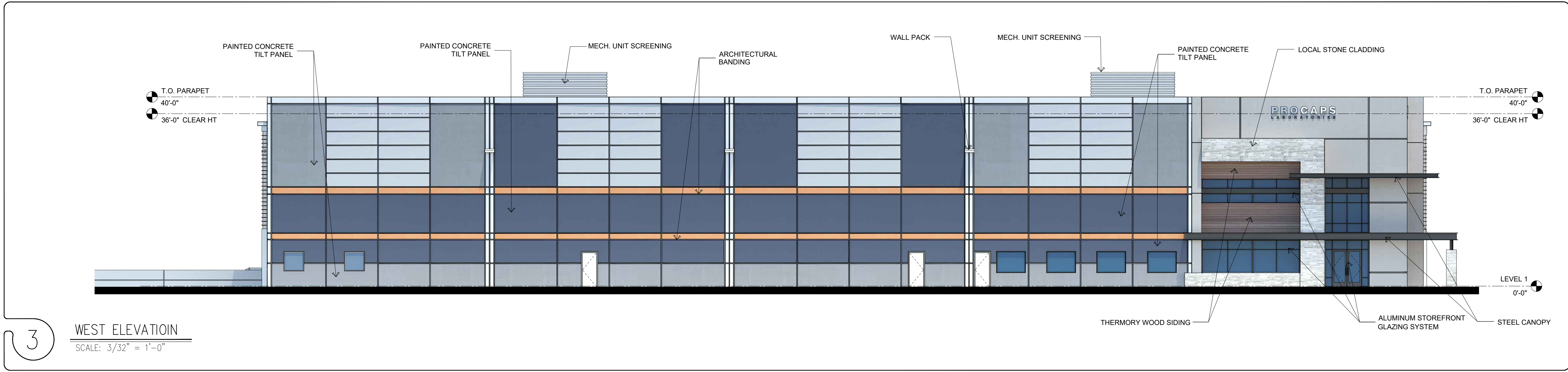
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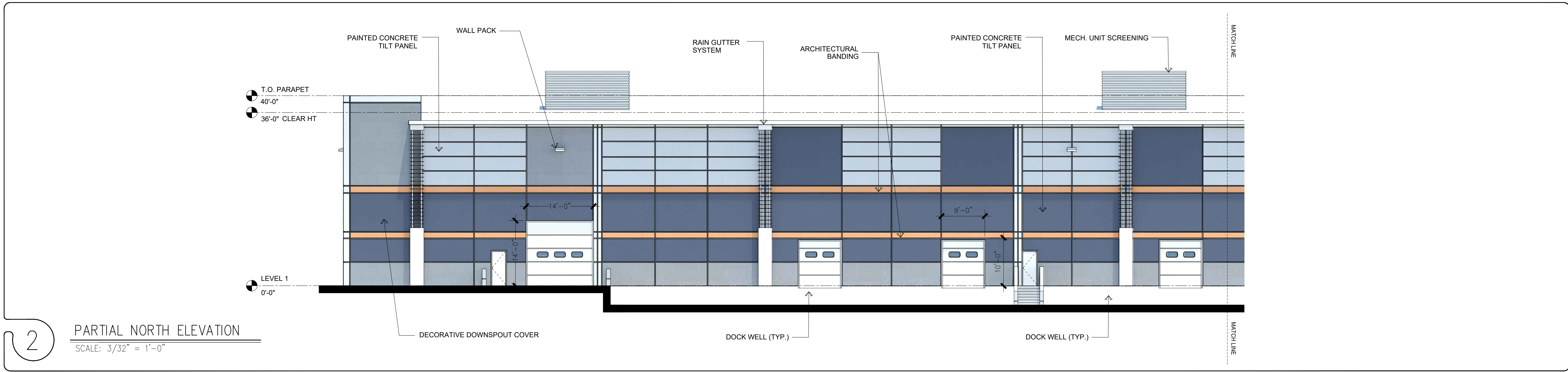
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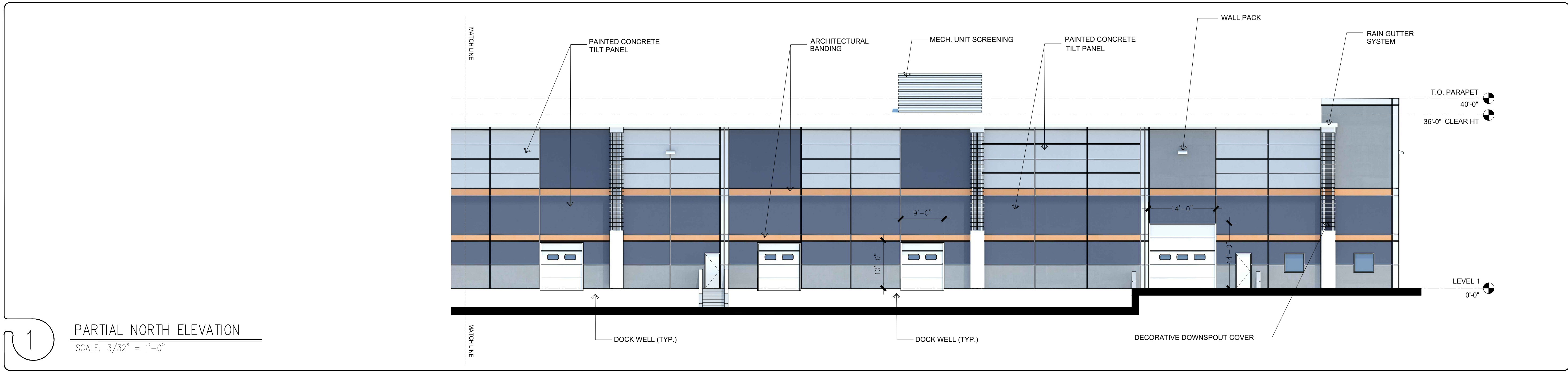
SANITARY MANHOLE
T.C. = 735.07
INVERTS NOT NOTED



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 PARTIAL NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 PARTIAL NORTH ELEVATION
SCALE: 3/32" = 1'-0"



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Project:
PROCAPS
LABORATORIES
BUILDING 5
TN/KY
BUSINESS PARK

Address:
EUBANKS ROAD
PORTLAND, TN 37148

APN #:
061.03
10.434 ACRES

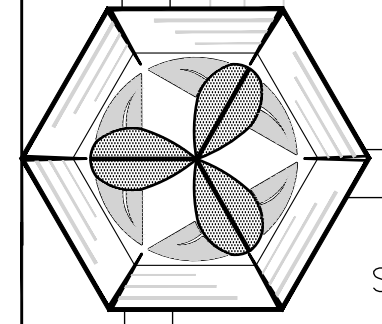
Date:
11-26-23

Job No.:
23-1275

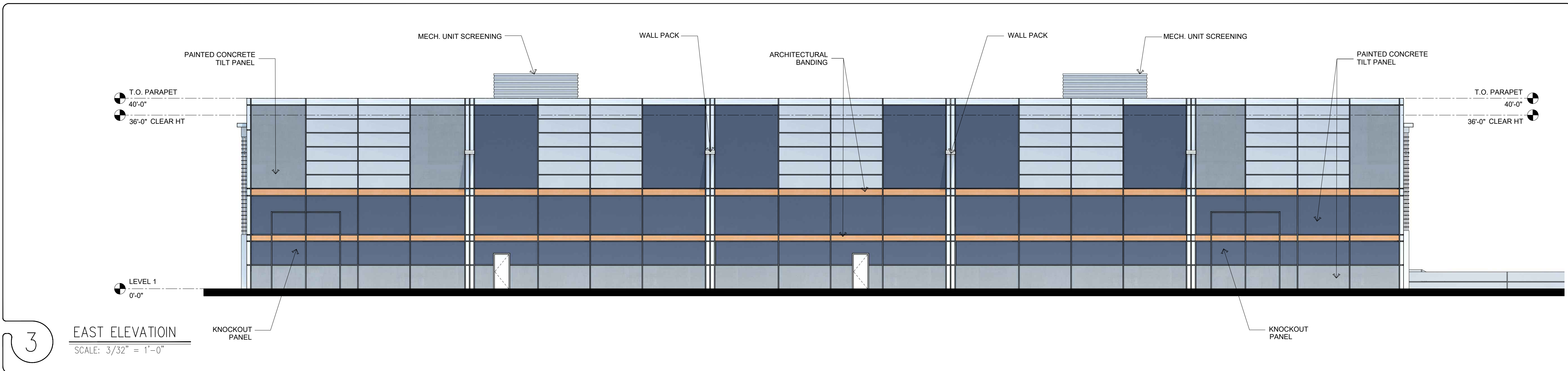
Revisions:

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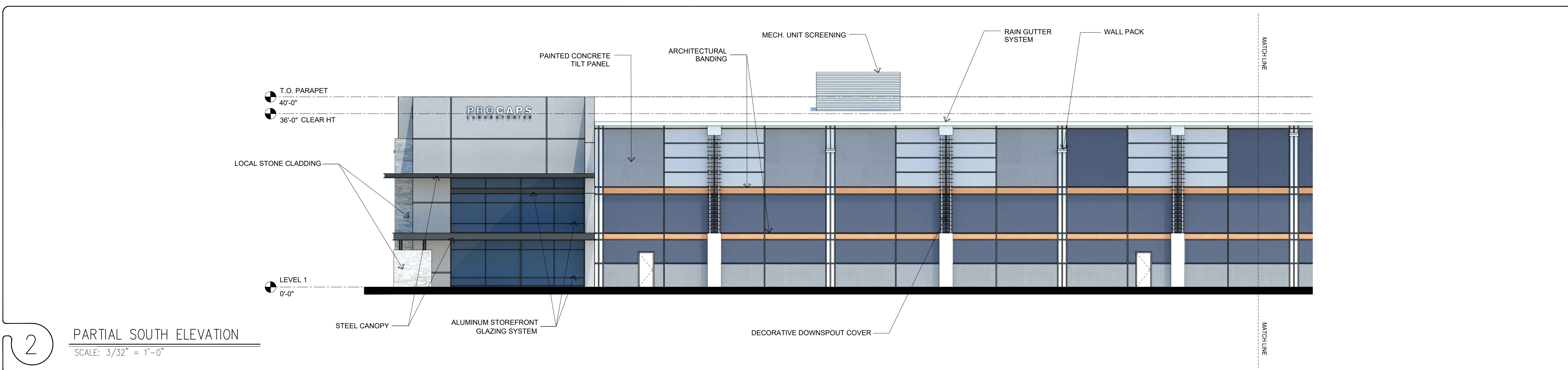
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BUILDING ELEVATIONS



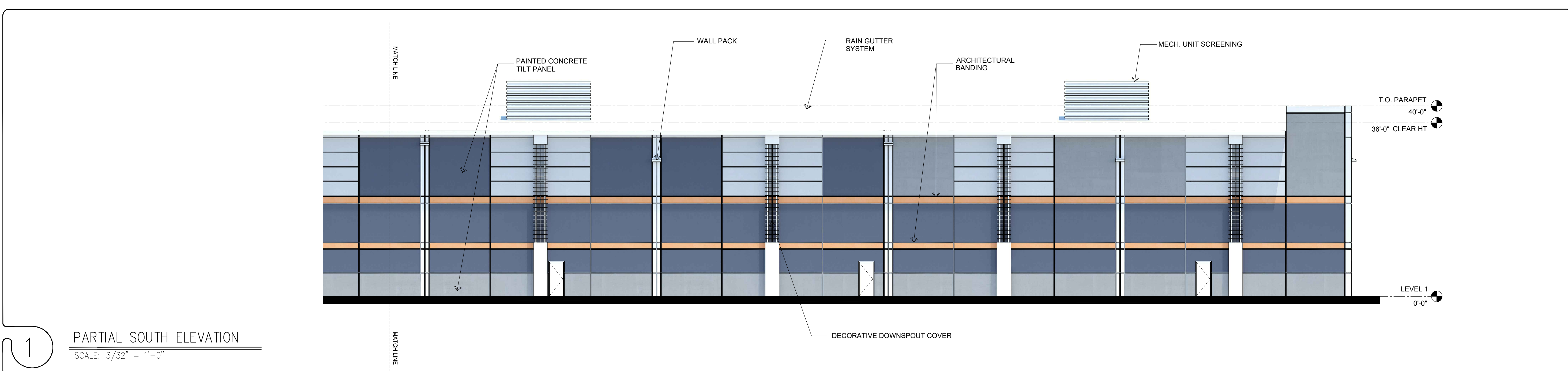
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Of Sheets



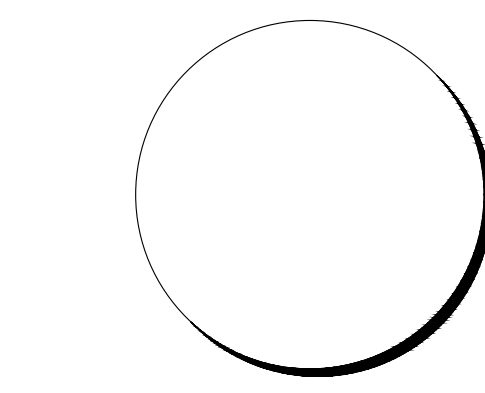
3 EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 PARTIAL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



1 PARTIAL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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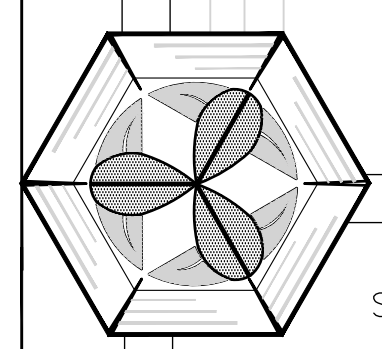
Project:
PROCAPS LABORATORIES BUILDING 5
 @ TN/KY BUSINESS PARK
 Address:
 □ EUBANKS ROAD
 PORTLAND, TN 37148
 APN #:
 □ 061.03
 □ 10.434 ACRES

Date:
 □ 11-26-23
 Job No.:
 □ 23-1275

Revisions:

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△	
△	
△	
△	
△	
△	
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Sheet Contents
 □ BUILDING ELEVATIONS



Sheet Number
A-5.1
 Of Sheets