

EXHIBIT "A"

BENTON AVENUE

RIGHT OF WAY DEDICATION DESCRIPTION

LAND BEING LOCATED IN THE 17TH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO METRO GOV'T M FAIR GROUNDS BY DEED OF RECORD IN DEED BOOK 410, PAGE 385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) AT THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON THE FINAL PLAT ENTITLED "CUMBERLAND PARK SUBDIVISION" OF RECORD IN PLAT BOOK 1424, PAGE 15, R.O.D.C.T AND THE PRESENT SOUTHEAST TERMINUS OF BENTON AVENUE (50' RIGHT-OF-WAY WIDTH) AND PROCEEDING AS FOLLOWS:

THENCE, WITH THE PRESENT EASTERLY TERMINUS OF BENTON AVENUE NORTH 06 DEGREES 43 MINUTES 05 SECONDS EAST, 55.81 FEET TO A POINT IN THE EASTERLY LINE OF SALAS CONCESSIONS, INC. OF RECORD IN DEED BOOK 8113, PAGE 135, R.O.D.C.T.;

THENCE, SEVERING SAID METRO GOV'T M FAIR GROUNDS PROPERTY WITH THE NORTHERLY RIGHT OF WAY OF PROPOSED BENTON AVENUE (UNDER CONSTRUCTION) THE FOLLOWING THREE CALLS (1 THROUGH 3):

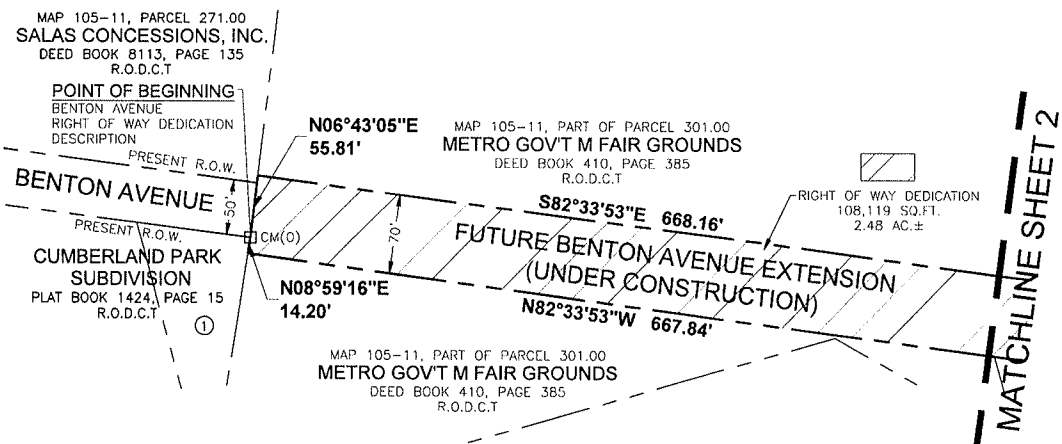
1. SOUTH 82 DEGREES 33 MINUTES 53 SECONDS EAST, 668.16 FEET TO A POINT;
2. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 597.00 FEET, AN ARC LENGTH OF 796.15 FEET, A DELTA ANGLE OF 76 DEGREES 24 MINUTES 33 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF NORTH 59 DEGREES 13 MINUTES 50 SECONDS EAST, 738.46 FEET TO A POINT;
3. NORTH 38 DEGREES 14 MINUTES 33 SECONDS WEST, 20.53 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY OF PROPOSED BENTON AVENUE AND THE SOUTHERLY RIGHT OF WAY OF PROPOSED WEDGEWOOD AVENUE;

THENCE, CONTINUING WITH SAID SEVERANCE LINE, WITH THE SOUTHERLY RIGHT OF WAY OF PROPOSED WEDGEWOOD AVENUE SOUTH 86 DEGREES 08 MINUTES 06 SECONDS EAST, 120.19 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF PROPOSED BENTON AVENUE AND THE SOUTHERLY RIGHT OF WAY OF PROPOSED WEDGEWOOD AVENUE;

THENCE, CONTINUING WITH SAID SEVERANCE LINE, WITH THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED BENTON AVENUE, UNDER CONSTRUCTION, THE FOLLOWING THREE CALLS (1 THROUGH 3):

1. SOUTH 58 DEGREES 43 MINUTES 34 SECONDS WEST, 44.60 FEET TO A POINT;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 667.00 FEET, AN ARC LENGTH OF 900.16 FEET, A DELTA ANGLE OF 77 DEGREES 19 MINUTES 29 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 58 DEGREES 46 MINUTES 22 SECONDS WEST, 833.39 FEET TO A POINT;
3. NORTH 82 DEGREES 33 MINUTES 53 SECONDS WEST, 667.84 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 1 AS SHOWN ON SAID FINAL PLAT ENTITLED "CUMBERLAND PARK SUBDIVISION";

THENCE, WITH THE EASTERLY LINE OF SAID LOT 1, NORTH 08 DEGREES 59 MINUTES 16 SECONDS EAST, 14.20 FEET TO THE **POINT OF BEGINNING** CONTAINING AN AREA OF 108,119 SQUARE FEET, OR 2.48 ACRES MORE OR LESS.

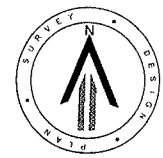


THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-03-07.

THIS EXHIBIT WAS PREPARED USING A FIELD SURVEY PROVIDED BY CHERRY LAND SURVEYING. PROPOSED RIGHT OF WAY LINEWORK WAS PROVIDED BY KIMLEY-HORN.

LEGEND

□ CM(O)	CONCRETE MONUMENT (OLD)
①	LOT NUMBER
R.O.W.	RIGHT OF WAY
▨	RIGHT OF WAY DEDICATION AREA
R.O.D.C.T.	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN



RaganSmith
 Nashville - Murfreesboro - Chattanooga
 ragansmith.com

**RIGHT OF WAY DEDICATION
 BENTON AVENUE**

17th COUNCIL DISTRICT OF METROPOLITAN
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 EXHIBIT "B"

SHEET 1 OF 2

Scale: 1" = 100'

Date: OCTOBER 5, 2021

Approved By: KLB

Drawn By: KCK

Project No.: 19101-1579

THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-03-07.

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FUTURE WEDGEWOOD AVENUE EXTENSION
(UNDER CONSTRUCTION)

N38°14'33"W 20.53'
S86°08'06"E 120.19'
S58°43'34"W 44.60'

MAP 105-11, PART OF PARCEL 301.00
METRO GOV'T M FAIR GROUNDS
DEED BOOK 410, PAGE 385
R.O.D.C.T.

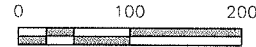
RIGHT OF WAY DEDICATION
108,119 SQ.FT.
2.48 AC.±

Δ=76°24'33"
R=597.00'
L=796.15'
T=469.87'
CHD=738.46'
N59°13'50"E

MAP 105-11, PART OF PARCEL 301.00
METRO GOV'T M FAIR GROUNDS
DEED BOOK 410, PAGE 385
R.O.D.C.T.

Δ=77°19'29"
R=667.00'
L=900.16'
T=533.65'
CHD=833.39'
S58°46'22"W

MATCHLINE SHEET 1



LEGEND

- R.O.W. RIGHT OF WAY
- RIGHT OF WAY DEDICATION AREA
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN



**RIGHT OF WAY DEDICATION
BENTON AVENUE**

17th COUNCIL DISTRICT OF METROPOLITAN
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
EXHIBIT "B"

SHEET 2 OF 2

Scale: 1" = 100'
Date: OCTOBER 5, 2021
Approved By: KLB
Drawn By: KCK
Project No.: 19101-1579

EXHIBIT "A"

WEDGEWOOD AVENUE

RIGHT OF WAY DEDICATION DESCRIPTION

LAND BEING LOCATED IN THE 17TH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE. BEING PART OF THE SAME PROPERTY CONVEYED TO METRO GOV'T M FAIR GROUNDS BY DEED OF RECORD IN DEED BOOK 410, PAGE 385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY RIGHT OF WAY OF RAINS AVENUE, SAID POINT BEING LOCATED NORTH 08 DEGREES 01 MINUTES 00 SECONDS EAST FROM THE SOUTHEAST TERMINUS OF RAINS AVENUE AND PROCEEDING AS FOLLOWS:

THENCE, CONTINUING WITH THE EASTERLY RIGHT OF WAY OF RAINS AVENUE, NORTH 08 DEGREES 01 MINUTES 00 SECONDS EAST, 109.00 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY OF RAINS AVENUE;

THENCE, WITH THE NORTHERLY RIGHT OF WAY OF PROPOSED WEDGEWOOD AVENUE, (UNDER CONSTRUCTION) SEVERING SAID METRO GOV'T M FAIR GROUNDS PROPERTY THE FOLLOWING EIGHT CALLS (1 THROUGH 8):

1. SOUTH 48 DEGREES 19 MINUTES 58 SECONDS EAST, 20.21 FEET TO A POINT;
2. SOUTH 82 DEGREES 55 MINUTES 08 SECONDS EAST, 346.51 FEET TO A POINT;
3. NORTH 08 DEGREES 13 MINUTES 12 SECONDS EAST, 3.86 FEET TO A POINT;
4. SOUTH 82 DEGREES 56 MINUTES 20 SECONDS EAST, 617.91 FEET TO A POINT;
5. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 373.00 FEET, AN ARC LENGTH OF 358.96 FEET, A DELTA ANGLE OF 55 DEGREES 08 MINUTES 18 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 55 DEGREES 22 MINUTES 11 SECONDS EAST, 345.26 FEET TO A POINT;
6. SOUTH 26 DEGREES 58 MINUTES 36 SECONDS EAST, 94.33 FEET TO A POINT;
7. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 288.00 FEET, AN ARC LENGTH OF 220.54 FEET, A DELTA ANGLE OF 43 DEGREES 52 MINUTES 31 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 13 MINUTES 34 SECONDS EAST, 215.19 FEET TO A POINT;
8. NORTH 65 DEGREES 06 MINUTES 25 SECONDS EAST, 38.77 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY OF CRAIGHEAD STREET;

THENCE, WITH THE WESTERLY RIGHT OF WAY OF CRAIGHEAD STREET, SOUTH 12 DEGREES 15 MINUTES 14 SECONDS WEST, 160.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY OF CRAIGHEAD STREET;

THENCE, WITH THE SOUTHERLY RIGHT OF WAY OF PROPOSED WEDGEWOOD AVENUE (UNDER CONSTRUCTION) SEVERING SAID METRO GOV'T M FAIR GROUNDS PROPERTY THE FOLLOWING EIGHT CALLS (1 THROUGH 8):

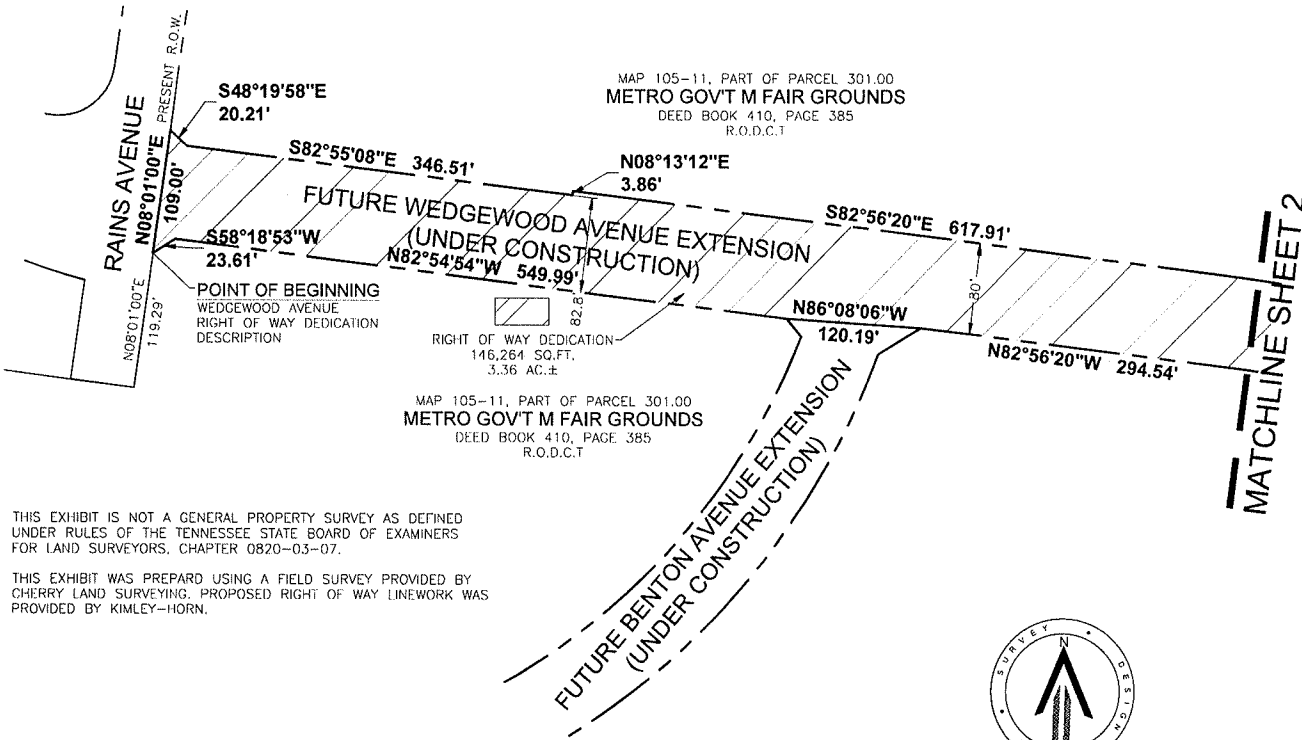
1. NORTH 35 DEGREES 22 MINUTES 38 SECONDS WEST, 55.00 FEET TO A POINT;
2. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 388.00 FEET, AN ARC LENGTH OF 297.12 FEET, A DELTA ANGLE OF 43 DEGREES 52 MINUTES 31 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF NORTH 50 DEGREES 13 MINUTES 34 SECONDS WEST, 289.91 FEET TO A POINT;
3. NORTH 15 DEGREES 09 MINUTES 19 SECONDS WEST, 97.54 FEET TO A POINT;
4. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 293.00 FEET, AN ARC LENGTH OF 281.97 FEET, A DELTA ANGLE OF 55 DEGREES 08 MINUTES 18 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 22 MINUTES 11 SECONDS WEST, 271.21 FEET TO A POINT;
5. NORTH 82 DEGREES 56 MINUTES 20 SECONDS WEST, 294.54 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF PROPOSED WEDGEWOOD AVENUE AND THE NORTHEASTERLY RIGHT OF WAY OF PROPOSED BENTON AVENUE;
6. NORTH 86 DEGREES 08 MINUTES 06 SECONDS WEST, 120.19 FEET TO A POINT, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF PROPOSED WEDGEWOOD AVENUE AND THE NORTHWESTERLY RIGHT OF WAY OF PROPOSED BENTON AVENUE;



7. NORTH 82 DEGREES 54 MINUTES 54 SECONDS WEST, 549.99 FEET TO A POINT;
8. SOUTH 58 DEGREES 18 MINUTES 53 SECONDS WEST, 23.61 FEET TO THE **POINT OF BEGINNING** CONTAINING AN AREA OF 146,264 SQUARE FEET, OR 3.36 ACRES MORE OR LESS.

MAP 105-11, PART OF PARCEL 301.00
 METRO GOV'T M FAIR GROUNDS
 DEED BOOK 410, PAGE 385
 R.O.D.C.T


MAP 105-11, PART OF PARCEL 301.00
 METRO GOV'T M FAIR GROUNDS
 DEED BOOK 410, PAGE 385
 R.O.D.C.T

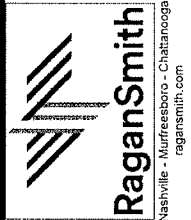


THIS EXHIBIT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-03-07.

THIS EXHIBIT WAS PREPARED USING A FIELD SURVEY PROVIDED BY CHERRY LAND SURVEYING. PROPOSED RIGHT OF WAY LINWORK WAS PROVIDED BY KIMLEY-HORN.

LEGEND

- R.O.W. RIGHT OF WAY
-  RIGHT OF WAY DEDICATION AREA
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

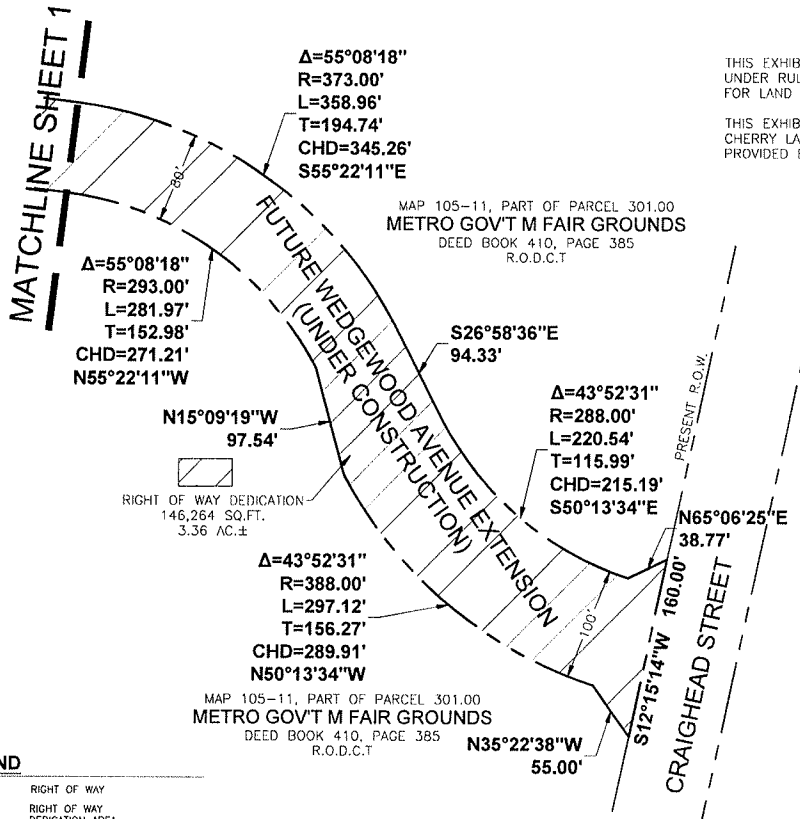


**RIGHT OF WAY DEDICATION
 WEDGEWOOD AVENUE**

17th COUNCIL DISTRICT OF METROPOLITAN
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 EXHIBIT "B"

SHEET 1 OF 2

Scale:	1" = 100'
Date:	OCTOBER 5, 2021
Approved By:	KLB
Drawn By:	KCK
Project No.:	19101-1579




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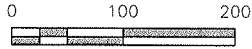
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METRO GOV'T M FAIR GROUNDS
DEED BOOK 410, PAGE 385
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METRO GOV'T M FAIR GROUNDS
DEED BOOK 410, PAGE 385
R.O.D.C.T

LEGEND

- R.O.W. RIGHT OF WAY
-  RIGHT OF WAY DEDICATION AREA
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN

RIGHT OF WAY DEDICATION
146,264 SQ.FT.
3.36 AC.±




SHEET 2 OF 2

Scale: 1" = 100'
Date: OCTOBER 5, 2021
Approved By: KLB
Drawn By: KCK
Project No.: 19101-1579

**RIGHT OF WAY DEDICATION
WEDGEWOOD AVENUE**

17th COUNCIL DISTRICT OF METROPOLITAN
NASHVILLE DAVIDSON COUNTY, TENNESSEE
EXHIBIT "B"



RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com



RaganSmith

21-0266

PROPOSED ALLEY DESCRIPTION

A PROPOSED ALLEY, VARYING IN WIDTH, RUNNING OVER AND ACROSS THE PROPERTY DEEDED TO METRO GOV'T M FAIR GROUNDS OF RECORD IN DEED BOOK 410, PAGE 385, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT (OLD) IN THE WESTERLY LINE OF SAID METRO GOV'T M FAIR GROUNDS PROPERTY AT THE SOUTHEASTERLY TERMINUS OF BENTON AVENUE, AND PROCEEDING AS FOLLOWS:

THENCE, SOUTH 85 DEGREES 47 MINUTES 22 SECONDS EAST, 963.02 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY OF PROPOSED BENTON AVENUE (UNDER CONSTRUCTION), SAID POINT BEING THE TRUE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED ALLEY;

THENCE, ALONG SAID RIGHT OF WAY, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 667.00 FEET, AN ARC LENGTH OF 34.51 FEET, A DELTA ANGLE OF 2 DEGREES 57 MINUTES 51 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 47 MINUTES 44 SECONDS EAST, 34.50 FEET TO A POINT;

THENCE, SOUTH 20 DEGREES 43 MINUTES 43 SECONDS EAST, 86.83 FEET TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.50 FEET, AN ARC LENGTH OF 25.88 FEET, A DELTA ANGLE OF 29 DEGREES 57 MINUTES 19 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 05 DEGREES 45 MINUTES 03 SECONDS EAST, 25.59 FEET TO A POINT;

THENCE, SOUTH 09 DEGREES 13 MINUTES 36 SECONDS WEST, 280.27 FEET TO A POINT;

THENCE, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 143.50 FEET, AN ARC LENGTH OF 62.59 FEET, A DELTA ANGLE OF 24 DEGREES 59 MINUTES 32 SECONDS, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 16 MINUTES 09 SECONDS EAST, 62.10 FEET TO A POINT;

THENCE, SOUTH 15 DEGREES 45 MINUTES 55 SECONDS EAST, 35.59 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT;

THENCE, SOUTH 74 DEGREES 14 MINUTES 05 SECONDS WEST, 68.50 FEET TO A POINT IN THE PROPOSED EASTERLY LINE OF LEASE TRACT 8C, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED ALLEY;

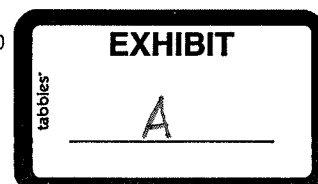
THENCE WITH THE PROPOSED EASTERLY LINE OF LEASE TRACT 8C THE FOLLOWING TWO CALLS (1 AND 2):

1. NORTH 15 DEGREES 45 MINUTES 55 SECONDS WEST, 30.50 FEET TO A POINT;
2. NORTH 09 DEGREES 13 MINUTES 36 SECONDS EAST, 399.28 FEET TO A POINT AT THE NORTHEAST CORNER OF PROPOSED LEASE TRACT 8C;

NASHVILLE
315 Woodland Street
Nashville, TN 37206
(615) 244-8591

MURFREESBORO
100 East Vine Street, Suite 402
Murfreesboro, TN 37130
(615) 546-6050

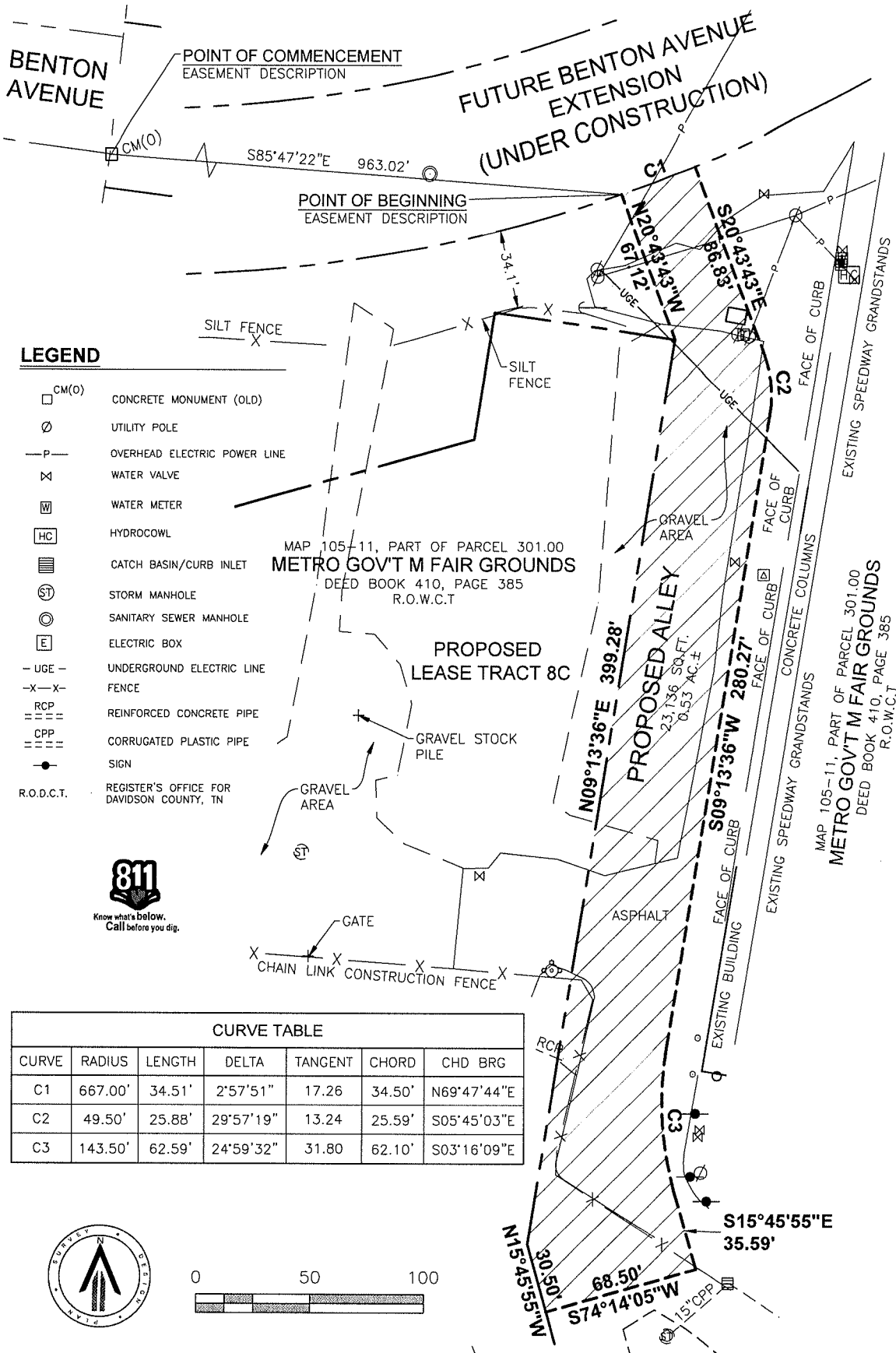
CHATTANOOGA
1410 Cowart Street, Suite 200
Chattanooga, TN 37408
(423) 490-9400





THENCE, CONTINUING TO CROSS SAID METRO GOV'T M FAIR GROUNDS PROPERTY, NORTH 20 DEGREES 43 MINUTES 43 SECONDS WEST, 67.12 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 23,136 SQUARE FEET OR 0.53 ACRES, MORE OR LESS.

THE ABOVE COURSES AND DISTANCES WERE DERIVED FROM CADD FILES PROVIDED BY BARGE CAUTHEN & ASSOCIATES DATED SEPTEMBER 2, 2021.

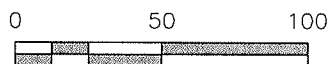


LEGEND

- CM(0) CONCRETE MONUMENT (OLD)
- ⊙ UTILITY POLE
- P— OVERHEAD ELECTRIC POWER LINE
- ⊗ WATER VALVE
- ⊞ WATER METER
- ⊞ HC HYDROCOWL
- ▨ CATCH BASIN/CURB INLET
- ⊙ ST STORM MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊞ E ELECTRIC BOX
- UGE - UNDERGROUND ELECTRIC LINE
- X - X - FENCE
- ==== RCP REINFORCED CONCRETE PIPE
- ==== CPP CORRUGATED PLASTIC PIPE
- SIGN
- R.O.D.C.T. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	667.00'	34.51'	2°57'51"	17.26	34.50'	N69°47'44"E
C2	49.50'	25.88'	29°57'19"	13.24	25.59'	S05°45'03"E
C3	143.50'	62.59'	24°59'32"	31.80	62.10'	S03°16'09"E



Scale: 1" = 50'
 Date: SEPTEMBER 3, 2021
 Approved By: KLB
 Drawn By: KCK
 Project No.: 21-0266

**PROPOSED ALLEY
 MARKET STREET ENTERPRISES**

17th COUNCIL DISTRICT OF METROPOLITAN
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 EXHIBIT "B"

RaganSmith
 Nashville - Murfreesboro - Chattanooga
 ragansmith.com