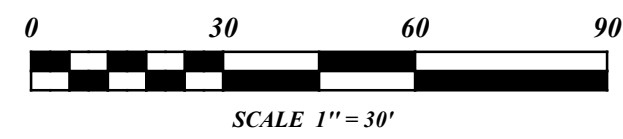
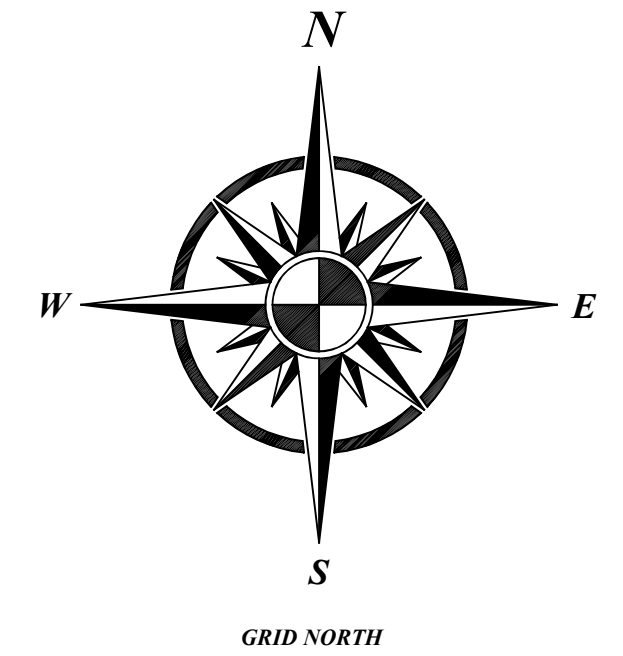


LINE	BEARING	DISTANCE
L1	S 42°26'58" E	7.79'
L2	N 42°27'42" W	7.79'
L3	N 42°31'45" W	12.27'
L4	S 45°06'34" E	26.50'
L5	S 01°44'56" W	48.28'



ROMAN FONSECA,
JOSE ONATE, RAUL ONATE,
AND ALFONSO ONATE
2770 BARFIELD RD
MURFREESBORO TN 37128
C-3

MAP = 085B
GROUP = C
PARCEL = 020.00
0.28 Acres

MAP = 085B
GROUP = C
PARCEL = 017.00
0.53 Acres

MAP = 085B
GROUP = C
PARCEL = 019.00
0.15 Acres

MICHAEL SCHALLER
P O BOX 239
MANCHESTER, TN 37349
C-3

I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS A TRUE AND ACCURATE SURVEY, (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY IV (REMOTE SENSING) SURVEY AS SET FORTH BY RULE T.C.A. 0820-03-.07C (5), (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DERIVED USING GPS NETWORK RTK OBSERVATION TAKEN BY A DUAL FREQUENCY TOPCON Hyper SYSTEM, WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 10mm + 1ppm HORIZONTAL AND 15mm + 1ppm VERTICAL, (4) THAT THE UNADJUSTED RATIO OF PRECISION OF THE DATA SHOWN HEREON IS AT LEAST 1 / 10000, AND (5) THAT IT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.



REGISTERED
LAND SURVEYOR

DATE

- NOTES:
- (1) THE SUBJECT PROPERTIES ARE ZONED C-3.
 - (2) THE MINIMUM BUILDING SETBACKS FOR THE SUBJECT PROPERTY ARE AS FOLLOWS: FRONT = 35', SIDE = 15', REAR = 20'.
 - (3) THE SUBJECT PROPERTY LIES IN ZONE X OF FLOOD INSURANCE RATE MAP PANEL #47031C0202D, DATED 05-15-2020, AND DOES NOT LIE IN ANY SPECIAL FLOOD HAZARD ZONE.
 - (4) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, CO RESTRICTIONS, COVENANTS, AND / OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.
 - (5) THERE IS TO BE A 15' PUBLIC USE EASEMENT LYING OVER AND ON PARCEL 017.00 OF THE SUBJECT PROPERTY, AS PER PLAT CABINET ENVELOPE 1136A, ALONG CLOVER LANE, AS SHOWN HEREON BY THE SOLID HATCHED AREA.
 - (6) THERE IS TO BE A 10' PUBLIC USE EASEMENT LYING OVER AND ON PARCEL 020.00 OF THE SUBJECT PROPERTY, AS PER PLAT CABINET ENVELOPE 1136A, ALONG SUMMER STREET, AS SHOWN HEREON BY THE SOLID HATCHED AREA.

- LEGEND
- ▼ CAPPED REBAR FOUND
 - ▽ REBAR FOUND
 - ⊠ CHISELED "X"
 - COMPUTED POINT
 - UTILITY POLE
 - ⊙ FIRE HYDRANT
 - ⊗ SEWER MANHOLE
 - ⊞ WATER METER
 - ⊘ WATER VALVE
 - ⊚ GAS VALVE
 - ⊛ SEWER TAP
 - ⊜ SEWER CLEANOUT
 - ⊝ CATCH BASIN
 - x—x—x— FENCE

NORTHCUTT & ASSOCIATES
LAND SURVEYING, INC.
409 WOODBURY HIGHWAY
MANCHESTER, TN 37355
PHONE # (931) 728-9500
northcuttandassociates@gmail.com

BIGGS, HILLSBORO BOULEVARD
TOPOGRAPHIC STUDY

PREPARED FOR: BRIAN BIGGS	CIVIL DISTRICT / COUNTY: 1st, COFFEY Co.	TAX MAP / PARCEL: MAP = 085B GROUP = C PARCELS = 017.00, 019.00 & 020.00
OWNER / DEVELOPER: MEZUAH INVESTMENT GROUP LLC ATTN: BRIAN BIGGS 1340 BROAD ST MURFREESBORO TN 37129	DEED REFERENCES: WDB. 430, pg. 364, ROCCtn.	JOB # / DATE: 23C-096 06-06-2023