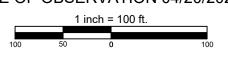


NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011 **ELEVATIONS RELATIVE TO NAVD88** DATE OF OBSERVATION 04/20/2024





## **Utility Disclaimer**

Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

| LINE TABLE |             |        |  |  |  |  |
|------------|-------------|--------|--|--|--|--|
| LINE#      | BEARING     | LENGTH |  |  |  |  |
| L1         | S04°05'20"E | 19.46  |  |  |  |  |
| L2         | N84°54'49"W | 58.74  |  |  |  |  |
| L3         | S59°57'00"W | 12.17  |  |  |  |  |
| L4         | N06°33'28"E | 20.00  |  |  |  |  |
| L5         | S40°03'57"E | 150.71 |  |  |  |  |
| L6         | S83°36'33"E | 126.07 |  |  |  |  |

E:1838461.42

50' INGRESS / EGRESS

EASEMENT FOR THE

BENEFIT OF TRACTS 1-3.

50' EASEMENT IS FURTHER DESCRIBED AS BEING 25' EACH SIDE OF THE EXISTING CENTERLINE OF EXISTING GRAVEL DRIVE.

SOIL SITE "A"

8,431 SQ. FT.

| Curve Table |         |         |               |              |  |  |  |
|-------------|---------|---------|---------------|--------------|--|--|--|
| Curve #     | Length  | Radius  | Chord Bearing | Chord Length |  |  |  |
| C1          | 113.13' | 288.92' | S48°46'03"E   | 112.41'      |  |  |  |
| C2          | 72.51'  | 250.95' | S67°18'05"E   | 72.26'       |  |  |  |
| C3          | 76.20'  | 419.60' | S79°53'54"E   | 76.10'       |  |  |  |

| EAS   | EASEMENT LINE TABLE |        |  |  |  |
|-------|---------------------|--------|--|--|--|
| LINE# | BEARING             | LENGTH |  |  |  |
| L7    | S83°36'33"E         | 15.63  |  |  |  |
| L8    | S20°53'39"W         | 141.11 |  |  |  |
| L9    | S44°13'19"W         | 111.24 |  |  |  |
| L10   | S09°30'37"W         | 377.00 |  |  |  |
| L11   | N80°29'23"W         | 50.00  |  |  |  |
| L12   | N09°30'37"E         | 392.62 |  |  |  |
| L13   | N44°13'19"E         | 116.54 |  |  |  |
| L14   | N20°53'39"E         | 118.47 |  |  |  |

| Easement Curve Table |        |         |               |              |  |  |
|----------------------|--------|---------|---------------|--------------|--|--|
| Curve #              | Length | Radius  | Chord Bearing | Chord Length |  |  |
| C4                   | 35.88' | 419.60' | S82°39'05"E   | 35.87'       |  |  |

## SURVEYOR'S CERTIFICATE:

I, Christopher Blake Sexton, Registered Land Surveyor, Tennessee RLS #2400, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 20 April 2024, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category IV remote sensing survey, and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-07C (5). The horizontal datum is NAD 1983, which was derived using a GPS network RTK observation taken by a dual frequency Carlson BRX7 with a published positional accuracy of 8mm horizontal and 15mm vertical. The unadjusted ratio of precision of the data shown hereon (in relative positioning accuracy given at the 95% confidence level) is at least 1:10,000. \_\_\_\_DocuSigned by:

Date

Christopher Blake Sexton, RLS Tennessee License Number: 2400

LEGEND AREA DRAIN IRON ROD OLD (IR OLD) LIGHT POLE 🌣 IRON PIPE OLD (IP OLD) EXISTING MANHOLE 

O 1/2" REBAR SET (IR NEW) UTILITY POLE Ø CAPPED SEXTON RLS#2400 FIRE HYDRANT 🢢 FINISHED FLOOR ELEVATION VALVE 🙀 GAS METER GM REGISTER'S OFFICE OF R.O.R.C., TN CATCH BASIN 🖽 WATER METER WM METAL FENCE POST CLEAN OUT @ WOOD FENCE POST HANDICAP PARKING AIR CONDITIONING UNIT PULL BOX PUBLIC UTILITY & P.U.D.E. SIGN DRAINAGE EASEMENT **GUY WIRE** MINIMUM BUILDING M.B.S.L. MAG NAIL SETBACK LINE CONCRETE MONUMENT SUBJECT PROPERTY LINE RIGHT-OF-WAY/ADJOINER EXISTING EASEMENT M.B.S.L. - SETBACK LINE FENCE LINE FIBER OPTIC LINE — — — F0 — — F0 — — — F0 — — OVERHEAD ELECTRIC ——OHE ——OHE ——OHE —

TREE LINE TO THE L



DocuSigned by: 509F4C57426D4E0.. 8/18/2024

TAX MAP 159-00, PARCEL 005.01

DEED BOOK 574, PAGE 876, R.O.R.C.,TN

W/ NO CAP 438.98 — <del>X</del> — — — X — — -(IR NEW) SALEM CREEK PARTNERSHIP TAX MAP 159-00, PARCEL 012.00 RECORD BOOK 2319, PAGE 2143, R.O.R.C.,TN (1)(3)LOT CONTAINS: 408,314.6± SQ.FT. LOT CONTAINS: OR 9.37± ACRES 407,385.0± SQ.FT. OR 9.35± ACRES -PROPERTY LINE MEANDERS WITH FENCE LINE PROPERTY LINES STAKED THIS SURVEY S54°42'05"W S85°30'13"W 312.17' 40.61'— N67°34'41"W

LOT CONTAINS:

417,019.6± SQ.FT.

OR 9.57± ACRES

TOTAL PROPERTY

CONTAINS:

**~**S79°27'18"E

SOIL SITE "C"

√7,637 SQ. FT.

-S31°23'38"E

JOHN & JOELLEN SMITH

TAX MAP 170-00, PARCEL 004.21

RECORD BOOK 1215, PAGE 3573, R.O.R.C.,TN

62.26'

(IR NEW) N82°26'55"W—

N61°07'29"E-

(IR OLD)-

SET STONE

TN SPCS N:502834.69

1/2" REBAR W/ NO CAP

FOUND AT A LAID OVER

28.29± ACRES

40' MTE

EASEMENT

-PUMP HOUSE EXISTING-

S84°29'20"E 499.68'

SEPTIC SITE

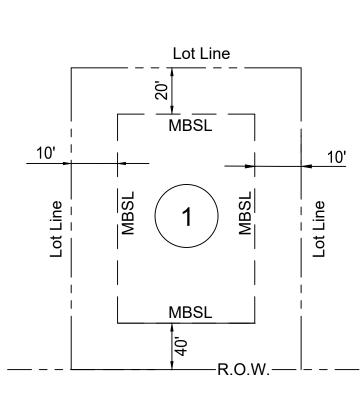
3,795 SQ. FT.

∠(IR OLD)

YELLOW CAP RLS #1441

---EXISTING

RESIDENCE



WALNUT GROVE RD. (R.O.W. VARIES)

6,287.3± TO THE INTERSECTING

1/2" REBAR W/ RD. & SHELBYVILLE HIGHWAY (US-)

THOMAS & LAURA MARTIN TAX MAP 159-00, PARCEL 012.01 RECORD BOOK 430,

PAGE 1962, R.O.R.C.,TN

-(IR OLD)

1/2" REBAR

N19°25'36"E

1/2" REBAR

W/ NO CAP

SALEM CREEK PARTNERSHIP

TAX MAP 159-00, PARCEL 012.07

RECORD BOOK 1650, PAGE 1485, R.O.R.C.,TN

SOIL SITE "B"

4,413 SQ. FT.

(IR OLD)

1/2" REBAR

S40°12'40"E

CENTER LINES OF WALNUT GROVE

Minimum Building Setback Detail for RM Zoning NOT TO SCALE

(IR OLD)—

1/2" REBAŔ

W/ NO CAP (LEANING)

NOT TO SCALE

VICINITY MAP

#### General Notes

Huff Cemeter

- Date field survey completed: 04/20/2024.
- 2. Property contains 28.29± acres.
- 3. Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.
- 4. This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report.
- 5. This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal.
- 6. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
- 7. This is a true and accurate portrayal of the boundaries and physical features determined from GPS and conventional total station (Trimble S5 Robotic), record data, aerial photography, LiDAR, and physical evidence found in the
- Based upon a graphic scale this property is located in an Area Designated as Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Maps, lot lying at the convergence of 4 maps including Map No. 47149C0381J, dated May 09, 2023, Map No. 47149C0383H, dated January 05, 2007, Map No. 47149C0379H, dated January 05, 2007, & Map No. 47149C0377J, dated May 09, 2023.
- Property has access to public utilities. 10. Subject property and surrounding properties are zoned RM.
- See detail for setback information.

### **GPS NOTES:**

(1) Class of survey: IV (2) Type of GPS field procedure: RTK (3) Dates of survey: 18 April 2024 (4) Datum/Epoch: NAD83 (2011), Epoch 2010 (5) Published/Fixed-control use: TDOT CORS Station TN-38

E: 1837086.08

N: 569154.88

(6) Geoid model: Geoid 18 (7) Combined grid factor(s): 0.99994781 (8) Units: US Survey Feet

# **BOUNDARY SURVEY FOR:** CATRON TENNESSEE COMMUNITY PROPERTY TRUST

TAX MAP 159. PARCEL 012.03 20TH CIVIL DISTRICT RECORD BOOK 2347, PAGE 3169, R.O.R.C.,TN 1363 WALNUT GROVE RD. CHRISTIANA, RUTHERFORD COUNTY, TN

CHRISTOPHER BLAKE SEXTON, PLS 5125 BRIDGEMORE BLVD. MURFREESBORO, TN 37129 931-261-8875

blakesexton@comcast.net

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CENTERLINE OF ROAD