

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.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L1 through L6.

Curve Table with columns: Curve #, Length, Radius, Chord Bearing, Chord Length. Rows C1 through C3.

EASEMENT LINE TABLE with columns: LINE #, BEARING, LENGTH. Rows L7 through L14.

Easement Curve Table with columns: Curve #, Length, Radius, Chord Bearing, Chord Length. Row C4.

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.

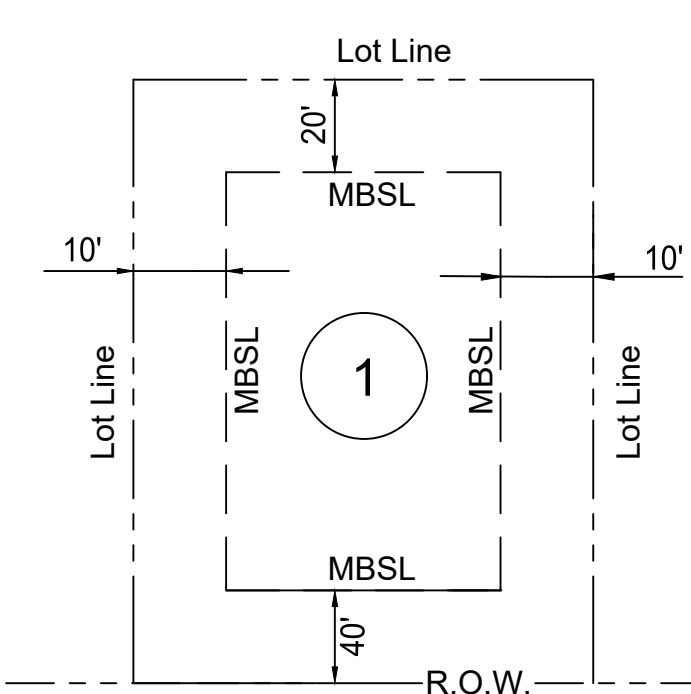
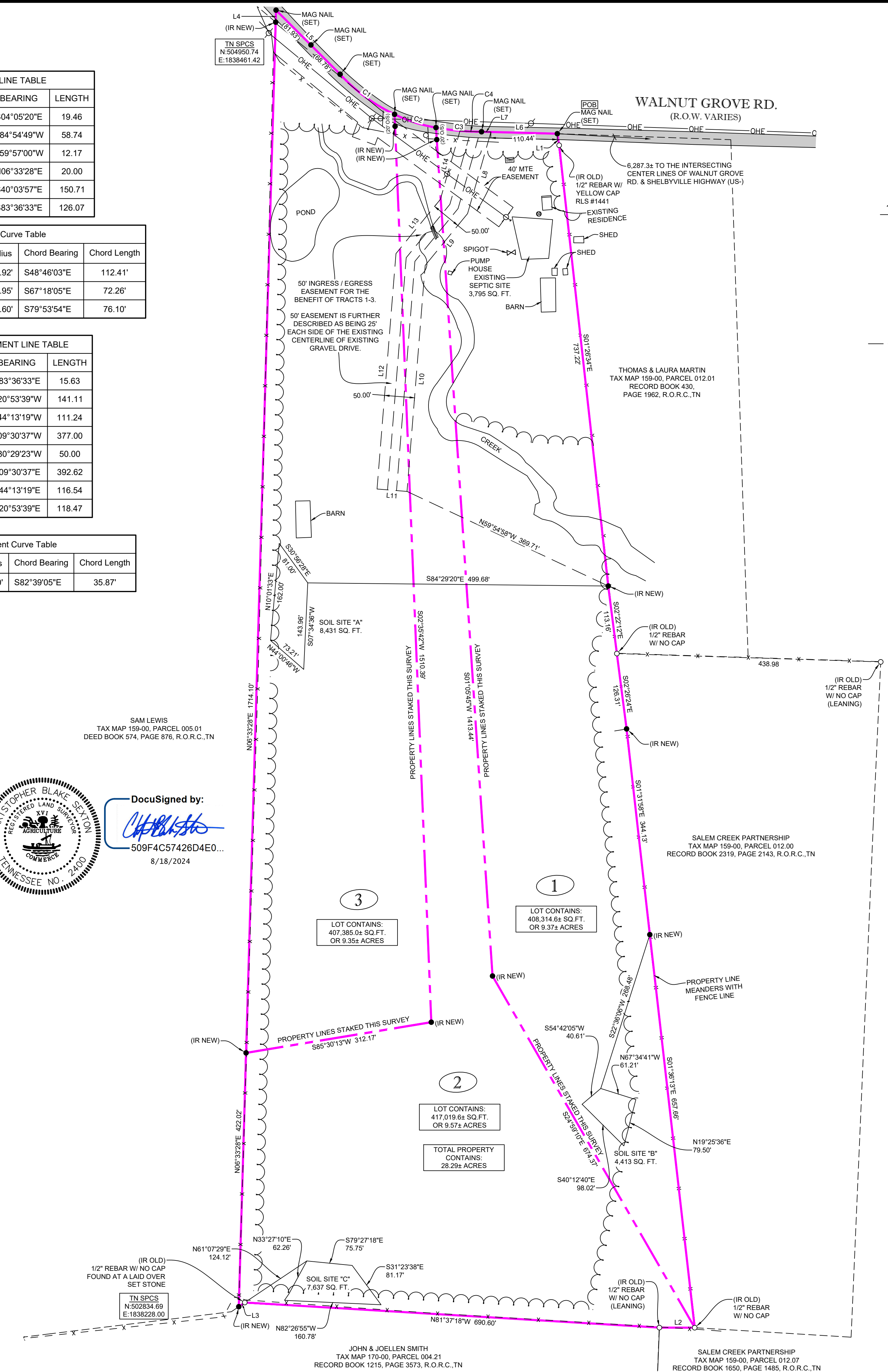


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Christopher Blake Sexton, RLS Tennessee License Number: 2400

LEGEND table listing symbols for various features like AREA DRAIN, LIGHT POLE, EXISTING MANHOLE, UTILITY POLE, FIRE HYDRANT VALVE, GAS METER, CATCH BASIN, WATER METER, CLEAN OUT, HANDICAP PARKING, PULL BOX, SIGN, GUY WIRE, MAG NAIL, CONCRETE MONUMENT, SUBJECT PROPERTY LINE, RIGHT-OF-WAY/ADJOINER, EXISTING EASEMENT, M.B.S.L. - SETBACK LINE, FENCE LINE, SEWER LINE, STORM LINE, WATER LINE, FIBER OPTIC LINE, GAS LINE, OVERHEAD ELECTRIC, CENTERLINE OF ROAD, TREE LINE.



Minimum Building Setback Detail for RM Zoning NOT TO SCALE



VICINITY MAP NOT TO SCALE

- General Notes: 1. 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.

- 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 N: 569154.88 E: 1837086.08 (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