

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.

DocuSigned by:

Signature of Christopher Blake Sexton, dated 8/18/2024.



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.

DocuSigned by:

Signature of Christopher Blake Sexton, dated 8/18/2024.

Christopher Blake Sexton, RLS Tennessee License Number: 2400

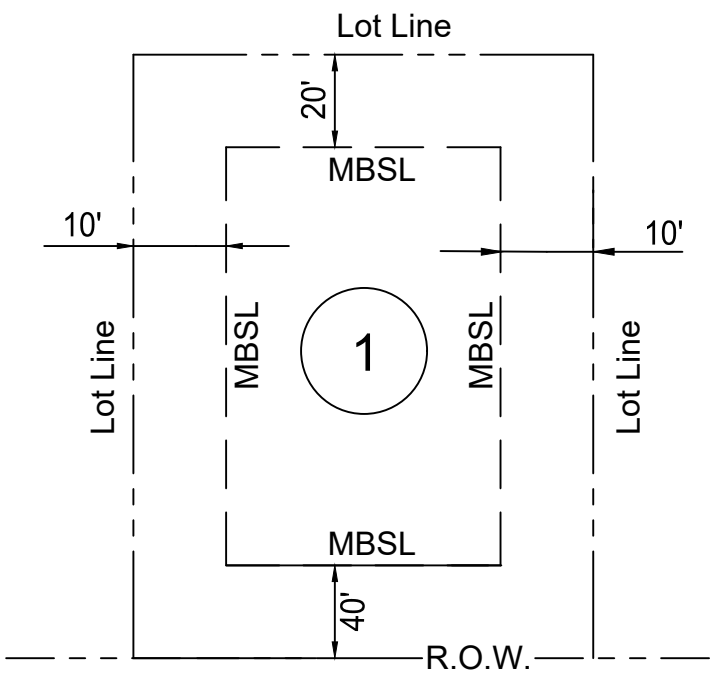
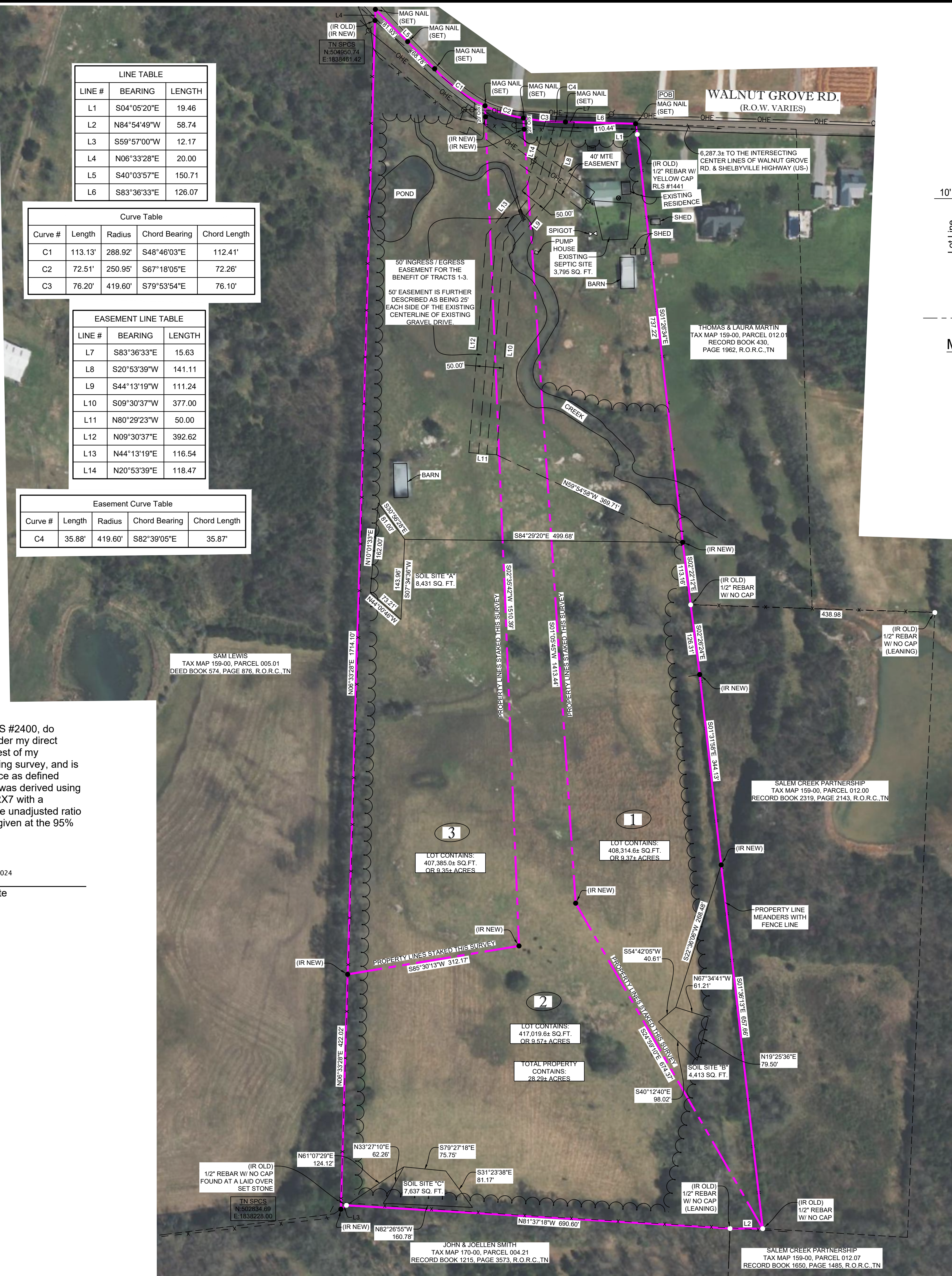
LEGEND table listing symbols for various features: AREA DRAIN, LIGHT POLE, EXISTING MANHOLE, UTILITY POLE, FIRE HYDRANT VALVE, GAS METER, CATCH BASIN, WATER METER, CLEAN OUT, HANDICAP PARKING, PULL BOX, SIGN, GUY WIRE, MAG NAIL, CONCRETE MONUMENT, SUBJECT PROPERTY LINE, RIGHT-OF-WAY/ADJOINER, EXISTING 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.

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

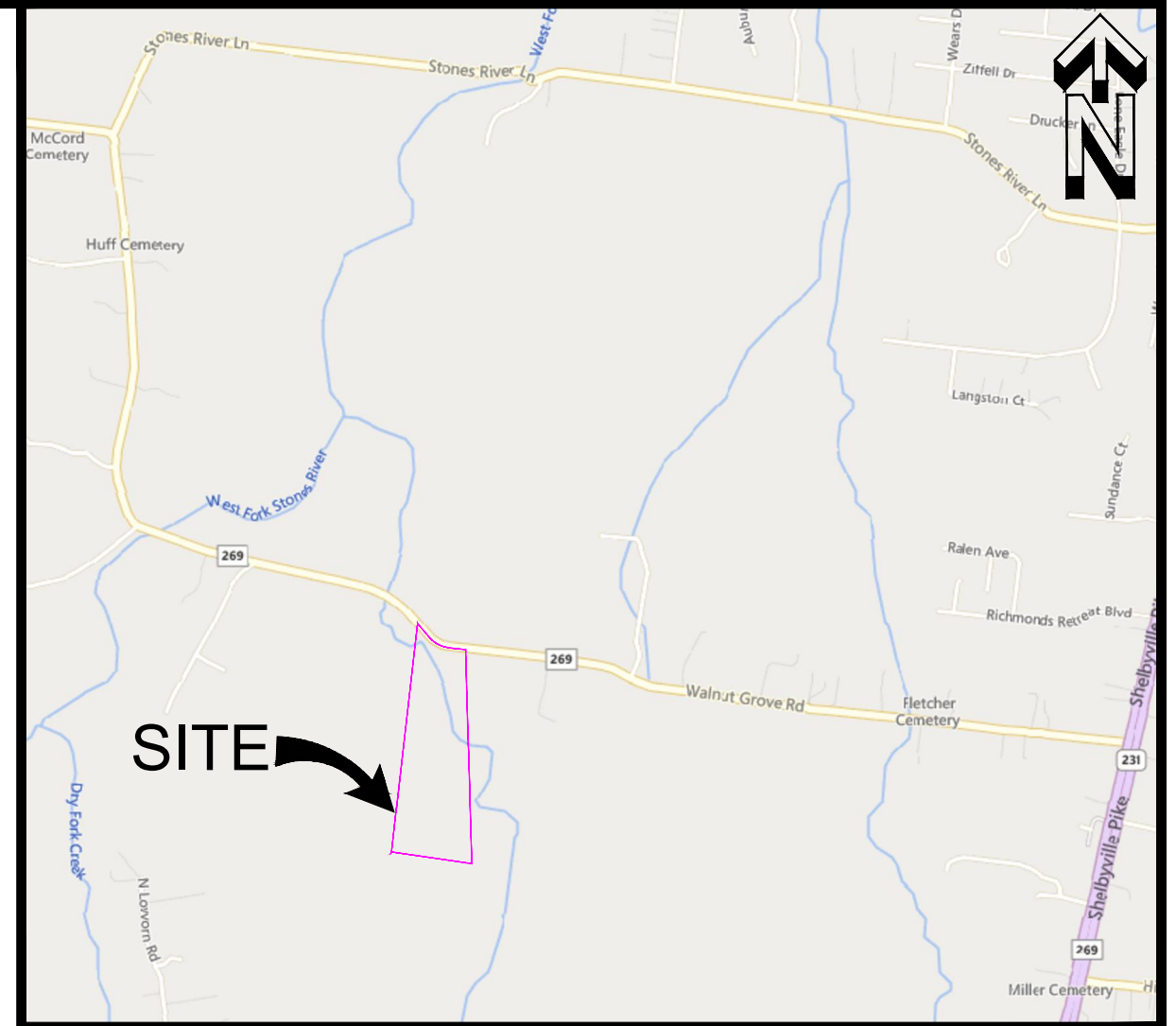
Curve Table with columns: Curve #, Length, Radius, Chord Bearing, Chord Length. Rows C1, C2, C3.

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.



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.
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.
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.
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 field.
8. 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.
9. 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 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 SHEET 1 OF 1