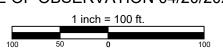


NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011 **ELEVATIONS RELATIVE TO NAVD88** DATE OF OBSERVATION 04/20/2024





### **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.

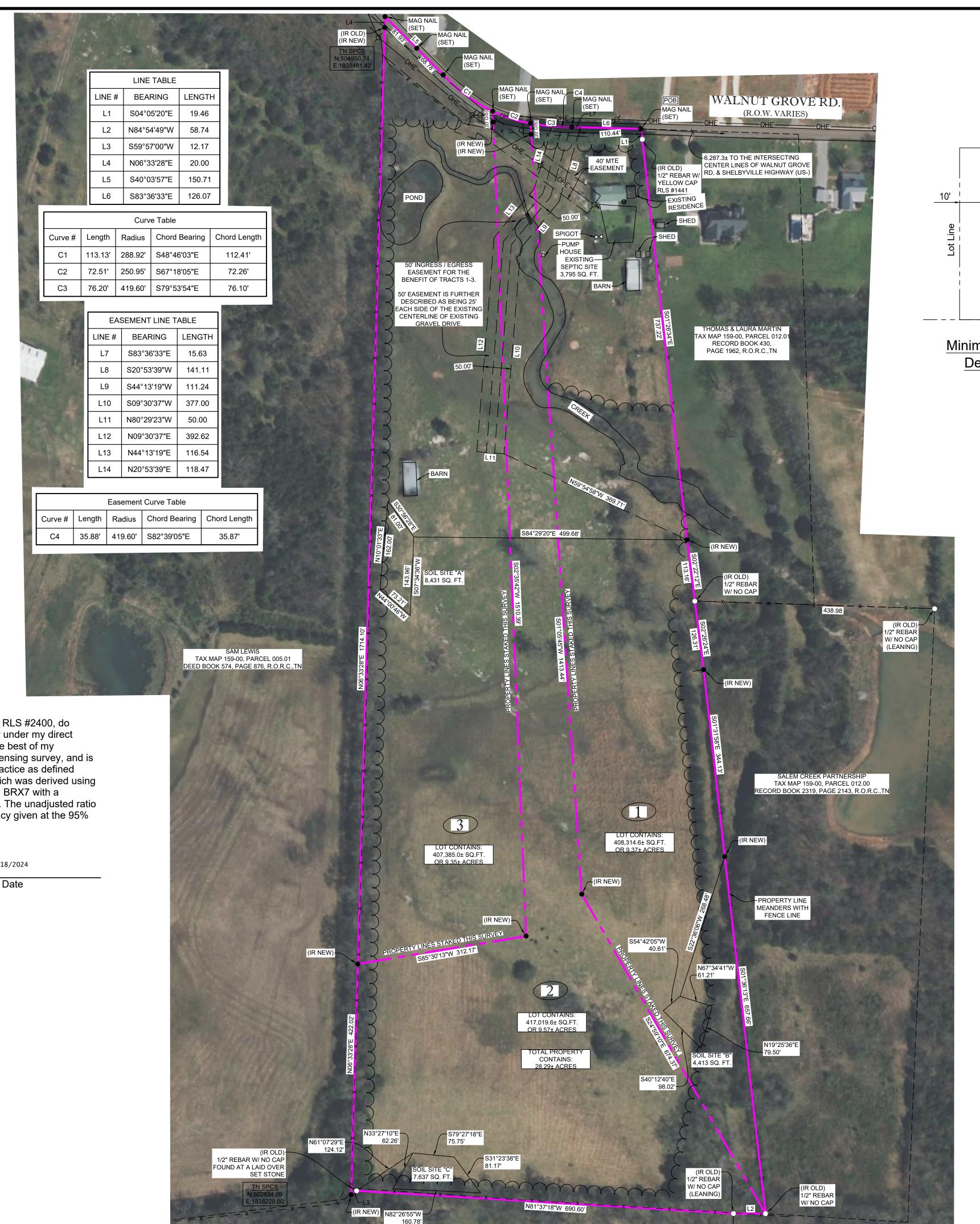


## SURVEYOR'S CERTIFICATE:

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:

Christopher Blake Sexton, RLS Tennessee License Number: 2400

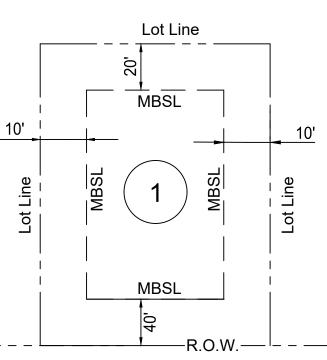
AREA DRAIN LIGHT POLE EXISTING MANHOLE UTILITY POLE GAS METER GAS METER CATCH BASIN WATER METER CLEAN OUT CLEAN OUT SIGN PULL BOX GUY WIRE  AREA DRAIN IRON ROD OLD (IR OLD IRON PIPE OLD (IP OLD IRON PIPE OLD IRON PIP
LIGHT POLE   EXISTING MANHOLE  UTILITY POLE  FIRE HYDRANT  VALVE  GAS METER  CATCH BASIN  WATER METER  CLEAN OUT  SIGN  SIGN  GUY WIRE   IRON PIPE OLD (IP OLD  IP OLD  IRON PIPE OLD (IP OLD  IRON PIPE OLD (IP OLD  IP OLD  IRON PIPE OLD (IP OLD  IP OLD  IP OLD  IP OLD  IRON PIPE OLD (IP OLD  IP
MAG NAIL         △         SETBACK LINE           CONCRETE MONUMENT         □         □           SUBJECT PROPERTY LINE         □         □           RIGHT-OF-WAY/ADJOINER         □         □           EXISTING EASEMENT         □         □           M.B.S.L SETBACK LINE         □         □           FENCE LINE         □         □           SEWER LINE         □         SA           STORM LINE         □         ST           WATER LINE         □         ST           STORM LINE         □         ST           ST         ST         ST           ST         ST         ST           ST         ST         ST           ST         ST         ST           ST
SUBJECT PROPERTY LINE RIGHT-OF-WAY/ADJOINER — — — — — — — — — — — — — — — — — — —



TAX MAP 170-00, PARCEL 004.21

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

TAX MAP 159-00, PARCEL 012.07 RECORD BOOK 1650, PAGE 1485, R.O.R.C.,TN



Minimum Building Setback Detail for RM Zoning NOT TO SCALE



VICINITY MAP NOT TO SCALE

### General Notes

- 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 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