

1 inch = 40 ft.

40 20 0 40



**Know what's below.
Call before you dig.**

Utility Disclaimer

Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appearances 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 and/or that they are 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 Tennessee 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 assist any possible hazard or conflict. Tennessee One Call 811.

GPS NOTES:

- (1) Class of survey: IV
 (2) Type of GPS field procedure: RTK
 (3) Dates of survey: 15 April 2025
 (4) Datum/Epoch: NAD83 (2011), Epoch 2010
 (5) Published/Fixed-control use: TDOT CORS Station TN-25
N: 376342.50
E: 1912117.99
Z: 1086.83
 (6) Geoid model: Geoid 18
 (7) Combined grid factor(s): 0.99993390
 (8) Units: US Survey Feet

LEGEND

AREA DRAIN		IRON ROD OLD (IR OLD)	
LIGHT POLE		IRON PIPE OLD (IP OLD)	
EXISTING MANHOLE		1/2" REBAR SET (IR NEW)	
UTILITY POLE		CAPPED SEXTON RLS#2400	
FIRE HYDRANT		FINISHED FLOOR ELEVATION	FFE
VALVE		EASEMENT	ESMST
GAS METER		REGISTER'S OFFICE OF	R.O.F.C.T.
CATCH BASIN		FRANKLIN UNIT	
WATER METER		CENTERLINE INTERSECTION	CLX
CLEAN OUT		CONCRETE	CONC.
HANDICAP PARKING		AIR CONDITIONING UNIT	AC
ELECTRIC METER		PUBLIC UTILITY	P.U.E.
GUY WIRE		EASEMENT	
MAG NAIL		MINIMUM BUILDING	M.B.S.L.
TELEPHONE PEDESTAL		SETBACK LINE	

SUBJECT PROPERTY LINE _____

RIGHT-OF-WAY/ADJOINER _____

EXISTING EASEMENT _____

M.B.S.L. - SETBACK LINE _____

FENCE LINE _____ x _____ x _____ x _____ x _____ x _____

SEWER LINE _____ SA _____ SA _____ SA _____

STORM LINE _____ ST _____ ST _____ ST _____

WATER LINE _____ W _____ W _____ W _____ W _____

FIBER OPTIC LINE _____

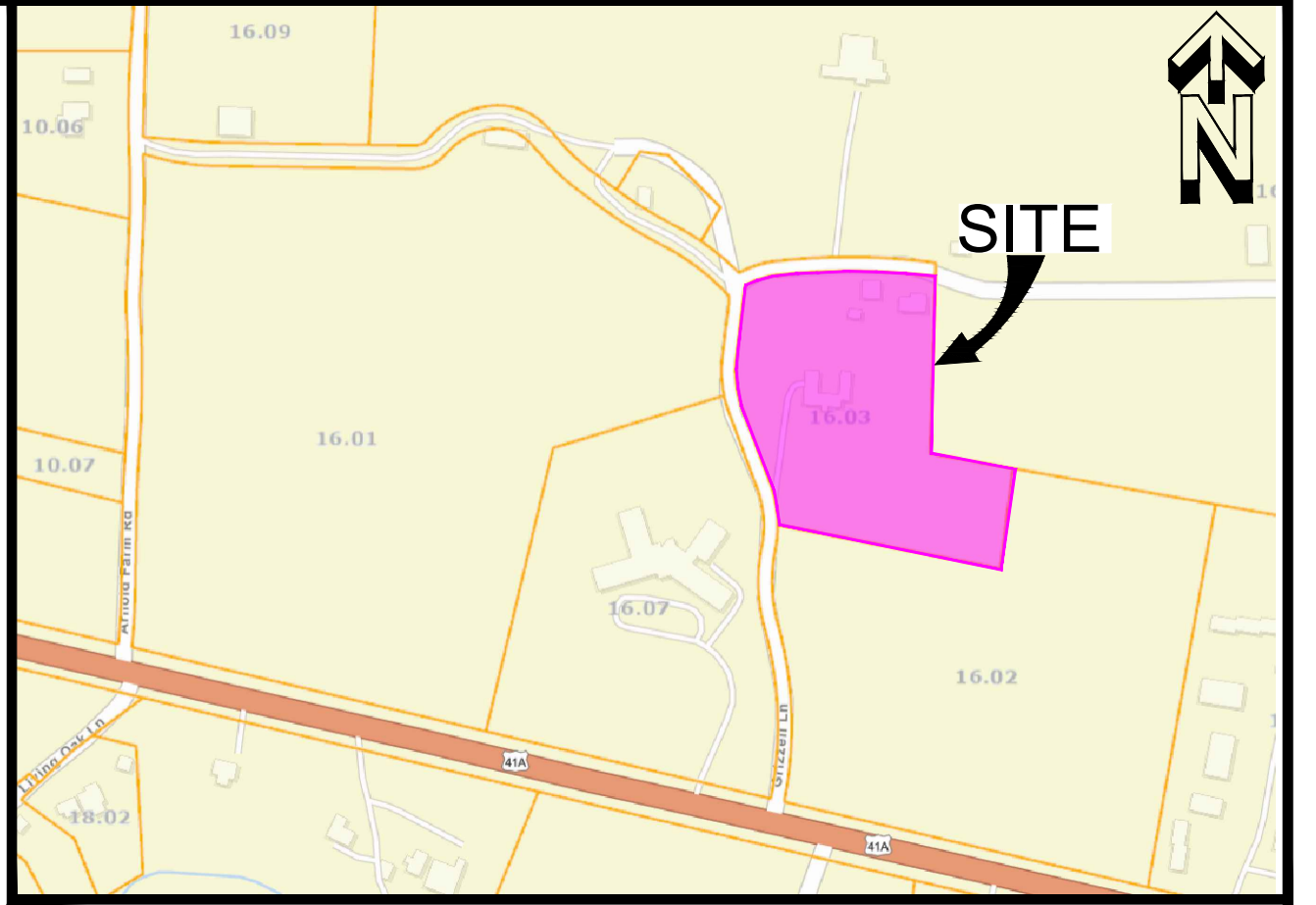
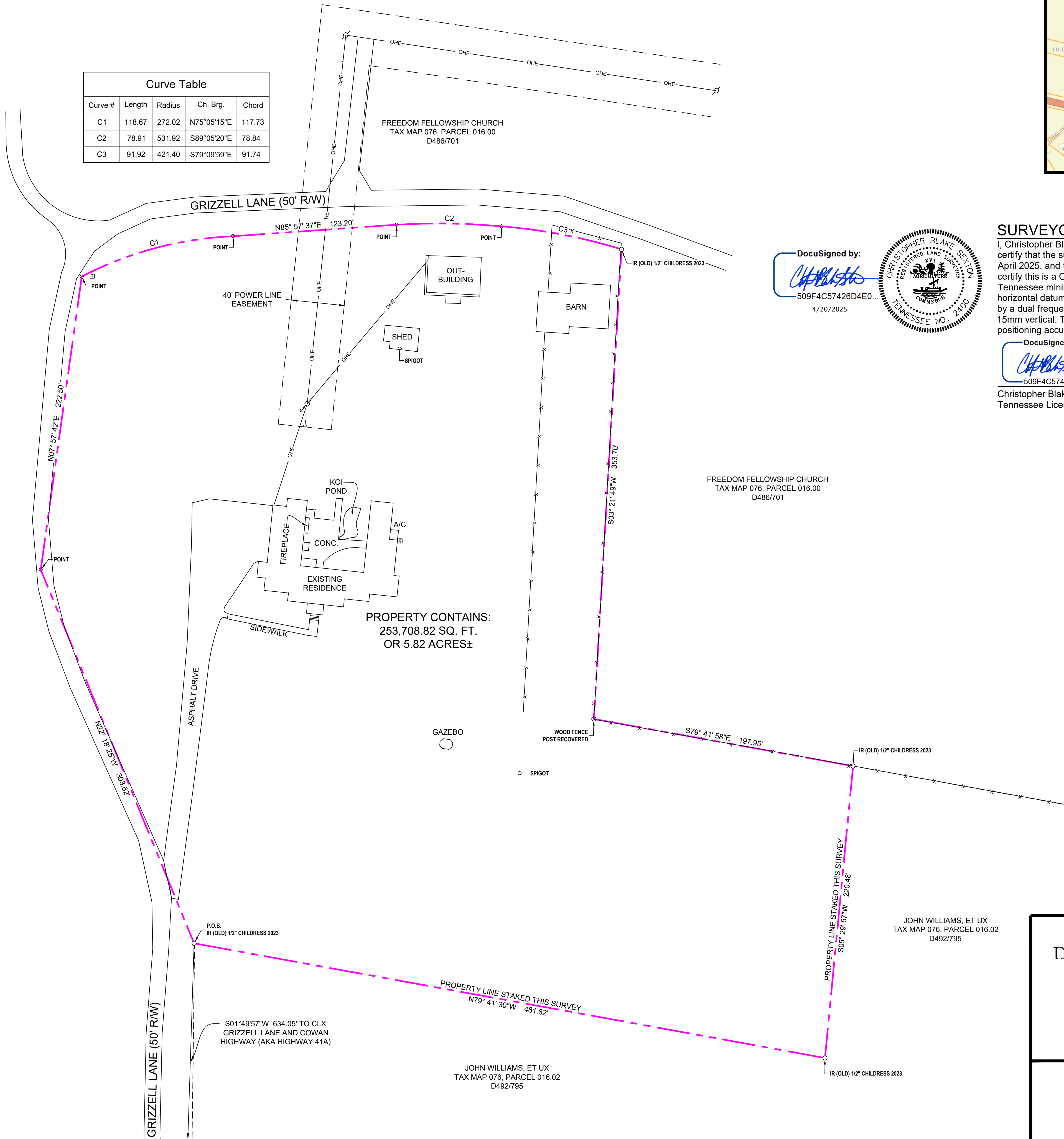
GAS LINE _____ GAS _____ GAS _____ GAS _____ GAS _____

OVERHEAD ELECTRIC _____ OHE _____ OHE _____

CENTERLINE OF ROAD _____

TREE LINE _____

Curve Table				
Curve #	Length	Radius	Ch. Brg.	Chord
C1	118.67	272.02	N75°05'15"E	117.73
C2	78.91	531.92	S89°05'20"E	78.84
C3	91.92	421.40	S79°09'59"E	91.74



VICINITY MAP
NOT TO SCALE

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 15 April 2025, 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:

509F4C57426D4E0...

4/20/2025

Christopher Blake Sexton, RLS
Tennessee License Number: 2400

General Notes

1. Date field survey completed: 04/15/2025.
2. Property contains 253,708.82± sq.ft. or 5.82± acre.
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 by an array of methods including GNSS observations (Carlson BRx7 Dual Frequency Receivers), conventional total station observations (Topcon ES-103), robotic total station observations (Topcon DS-203i), the available record data, aerial photography, LiDAR, and the 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 Map No. 47051C0166E, Dated August 04, 2008.
9. Property has access to public utilities.

BOUNDARY SURVEY OF THE:

DAVID BOYD WILLIAMS PROPERTY

TAX MAP 076, PARCEL 016.03
BOOK D462, PAGE 231, R.O.F.C.T.
10TH CIVIL DISTRICT OF FRANKLIN COUNTY, TENNESSEE

162 GRIZZELL LANE
WINCHESTER, TN 37398

CHRISTOPHER BLAKE SEXTON, PLS
5125 BRIDGEMORE BLVD.
MURFREESBORO, TN 37129
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MEET 1 OF 1