

















VICINITY MAP  
NOT TO SCALE

### General Notes

1. The purpose of this plat is to create two (2) lots of record.
2. Date field survey completed: 08/02/2025.
3. Total acreage of lots shown hereon: 9.14 acres ± total.
4. 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.
5. 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.
6. 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.
7. 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.
8. This is a true and accurate portrayal of the boundaries determined from GPS, record data and physical evidence found in the field.
9. 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. 47051C0065E, Dated August 4, 2008.
10. Property has access to public utilities with the exception of public utility water.
11. Property is Zoned R2 (General Residential).
12. There is a fire hydrant within 500 feet of Lot 1 and Lot 2.

## LEGEND

-  POWER POLE
-  FIRE HYDRANT
-  VALVE
-  GAS METER
-  CATCH BASIN
-  WATER METER
-  CLEAN OUT
-  HANDICAPPED PARKING
-  JUNCTION BOX
-  PULL BOX
-  POLE SIGN
-  GUY WIRE
-  CONCRETE MONUMENT FOUND
-  1/2" REBAR OLD NO CAP (IR OLD)
-  1/2" REBAR OLD WITH CAP AS DENOTED (IR OLD W/CAP)
-  1/2" REBAR SET CAPPED SEXTON 2400 (IR NEW)

### GPS NOTES:

- (1) Class of survey: IV
- (2) Type of GPS field procedure: RTK
- (3) Dates of survey: 29 July 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

**OWNER INFORMATION:**

KENNETH TRENT PORTER  
18276 AUTUMN RUN DRIVE  
PRAIRIEVILLE, LA 70769

**SURVEYOR INFORMATION:**

CHRISTOPHER BLAKE SEXTON, PLS  
5125 BRIDGEMORE BOULEVARD  
MURFREESBORO, TN 37129

REVISION 1: ADDRESS FRANKLIN COUNTY PLANNING COMMENTS (2025-09-17)

**MINOR SUBDIVISION OF PROPERTY**  
**PORTER / AEDC ROAD SUBDIVISION**

**TAX MAP 026, PARCEL 013.00  
BOOK D306, PAGE 558, R.O.F.C.T.**

**8TH CIVIL DISTRICT  
AEDC ROAD (STATE ROUTE 127)  
WINCHESTER, FRANKLIN COUNTY, TENNESSEE**

**CHRISTOPHER BLAKE SEXTON, PLS**  
**5125 BRIDGEMORE BLVD.**  
**MURFREESBORO, TN 37129**  
**931-261-8875**  
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**SHEET 1 OF 4**