

THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.

- 1) GNSS RECEIVER: CARLSON BR7 BASE/ROVER REFERENCED TO NAD83 STATE PLANE COORDINATES USING THE TDOT CORS NETWORK
A) REAL-TIME KINEMATIC GNSS OBSERVATIONS USED
B) MINIMUM POSITIONAL ACCURACY = 0.07' (95% CONFIDENCE / 2σ)
C) HORIZONTAL DATUM = NAD83(2011) EPOCH 2010.00 TENNESSEE (EPSG:32136)
D) VERTICAL DATUM = NAVD83
E) GEOID MODEL = CONTINENTALUS_NG82018
F) COMBINED SCALE FACTOR = 1.0000000
G) REFERENCE STATION = LOCAL BR7 BASE LOCALIZED USING TDOT CORS MODELED CORRECTIONS
H) OBSERVATIONS MADE ON 8/19/2024, 8/21/2024, 8/23/2024, 8/29/2024, 12/7/2025, & 1/28/2025, 3/17/2025, 3/18/2025, & 3/19/2025
2) TOTAL STATION: SOKKIA DX-205AC+
3) ALL DISTANCES & AREAS SHOWN ARE GRID MEASUREMENTS

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

- = FOUND MONUMENT
◆ = 1/2" x 24" REBAR SET
○ = CALCULATED POINT
SS = SANITARY SEWER MANHOLE
SS = SANITARY SEWER (OR SEPTIC) CLEANOUT
□ = TELECOM BOX
E = ELECTRICAL TRANSFORMER OR BOX
F = FIRE HYDRANT
H = HVAC CONDENSER
U = UTILITY POLE
W = GUY WIRE ANCHOR
M = WATER METER
--- = BOUNDARY LINE
--- = NON-SURVEYED PROPERTY LINE
--- = CENTERLINE OF ROAD
--- = OVERHEAD UTILITY LINES
--- = FENCING
--- = SANITARY SEWER CENTERLINE
CONCRETE
PONDS



Available lots are indicated with color.

- Lot 7: 8.486 acres
Lot 8: 13.2 ac
Lot 10: 11.229 ac
Lot 11 : 13.666 ac
Lot 12: 12.117 ac
Lot 13: 8.73 ac
Lot 15: 11.196 ac

NOTES:

- 1) SEE MORGAN COUNTY PLATS 1-1774 AND 1-1793 FOR THE COMPLETE BOUNDARY AND SUBDIVISION SURVEYS OF THESE PARCELS. THIS DOCUMENT IS INTENDED AS MARKETING MATERIALS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
2) DRONE IMAGERY SHOWN ON PAGES 2-4 HAS BEEN VERIFIED WITH GROUND TARGETS AND ARE ACCURATE TO ± 1 FOOT OR BETTER.
3) COORDINATES SHOWN ON THIS MAP ARE FOR THE CONVENIENCE OF FUTURE SURVEYORS AND SHOULD NOT BE CONSIDERED AS PRIMARY EVIDENCE FOR REMONUMENTATION PURPOSES.
4) THE LAND SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND OBVIOUS BY INSPECTION OF THE PREMISES, INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, PIPELINES OR BURIED CABLES, UNLESS SPECIFICALLY SHOWN ON THIS MAP, AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION.
5) THE LAND SURVEYOR MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO ITS FINDINGS, RECOMMENDATIONS, OPINIONS, OR PROFESSIONAL ADVICE EXCEPT THAT ITS SERVICES WERE PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PROFESSIONAL PRACTICE IN EFFECT AT THE TIME OF PERFORMANCE.
6) THIS DOCUMENT IS PROTECTED BY US COPYRIGHT LAW AND ALL RIGHTS ARE RESERVED BY ETN SURVEYING LLC.

SCALE: 1" = 200'
PAPER SIZE: ARCH D (24" x 36")



MILL CREEK RD (PARCEL 026 009 09) DISTRICT 5, MORGAN COUNTY, STATE OF TENNESSEE WD BOOK 331 PAGE 428 (DESTINY LAND TN LLC) GOLDEN ACRES PHASE I: PLAT 1-1774 GOLDEN ACRES PHASE II: PLAT 1-1793			COMPILATION DRAWING OF GOLDEN ACRES - PHASES I & II BY ETN SURVEYING LLC 865-235-1878 INFO@ETNSURVEYING.COM	
JOB# 20240811	DRAWN: CAY	04/18/2025	REVIEWED BY:	ALL RIGHTS RESERVED