

# NOTES

1. 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 owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
4. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.

JAMES D. SPANN  
AND ANNIE SPANN  
TAX MAP 95, PARCEL 65.00  
D.B. 207, PG. 154

D. AMBRA FAMILY TRUST  
JOSEPH D. AMBRA, TRUSTEE  
TAX MAP 95, PARCEL 69.00  
R.B. 2445, PG. 3151

THELMA HEWITT SURVEY  
P.B. 7, PG. 198-200

TENNESSEE STATE  
PLANE COORDINATES (TSPCS)  
(NAD 83)  
N 552624.51  
E 1791847.24

JAMES D. SPANN  
AND ANNIE SPANN  
TAX MAP 95, PARCEL 65.00  
D.B. 207, PG. 154

WILLIAM R. SOULES  
C/O SUSAN BAILEY  
TAX MAP 95, PARCEL 67.00  
D.B. 432, PG. 170

TENNESSEE STATE  
PLANE COORDINATES (TSPCS)  
(NAD 83)  
N 552438.07  
E 1792007.02

WILLIAMSON COUNTY

REHOBATH RD.  
FRANKLIN RD.  
SITE

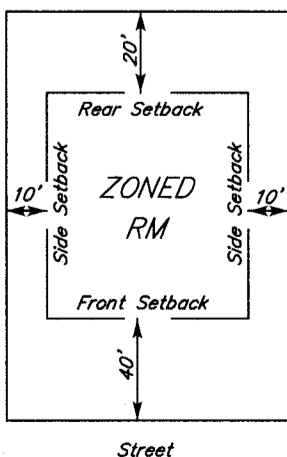
LOCATION MAP

N.T.S.

## GLOBAL POSITION SYSTEM SURVEY NOTES

1. The survey portion was performed using the following global positioning system (GPS) survey equipment: TOPCON Hyper Plus (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The dates that fieldwork was performed for this survey were: December 2025
4. The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011)  
EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:  
TDOT CORS STATION-TN38  
STATE PLANE (TN 4100-US SURVEY FT.- NORTHING: 569,154.86  
EASTING: 1,837,086.15  
ELEVATION: 558.34 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN38:  
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

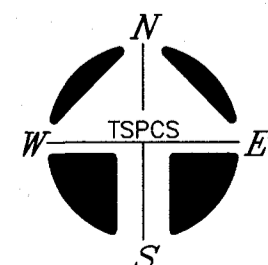
ZONED: RM  
FRONT SETBACK: 40'  
SIDE SETBACK: 10'  
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL  
N.T.S.

## LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP-H/S ENGR.)
- IPF ○ IRON PIN FND.
- ⊕ EXISTING ELECTRIC POLE
- EXISTING ELECTRIC LINE
- EXISTING FENCE



0' 30' 60'

OWNER: RALPH R. DEDMON  
PROPERTY ADDRESS: 226 REHOBATH ROAD  
COLLEGE GROVE, TN 37046

TAX MAP: 095 PARCEL: 66.00  
RECORD BOOK: 1451, PAGE: 3111  
FLOOD MAP PANEL: 47149C0230K  
DATED: MAY 9, 2023 ZONE: X

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



PROPERTY SURVEY

**RALPH DEDMON**

226 REHOBATH ROAD

12th CIVIL DISTRICT - RUTHERFORD COUNTY - TN

DATE: DECEMBER 2025

SCALE: 1"=30'

SH. 1 OF 1