TROTT PROPERTY
D.B. 278; PG. 195

TROTT PROPERTY
D.B. 212; PG. 746

NEELEY PROPERTY
D.B. 394; PG. 323

NEELEY PROPERTY
D.B. 394; PG. 323

S 84°25'03" E 1102.08'

AT WOOD FENCE CORNER POST

504.49'

IN 12" CEDAR

S 84°23'07" E 1243.93' TOTAL

739.44'

25' SIDE SETBACK

AT WOOD FENCE CORNER POST

N 02°45'26" E 348.00' TOTAL

203.67'

144.33'

120.00'

S 85°51'17" E

249.00'

S 85°50'28" E

3

20.62 Acres
898310.08 Sq. Feet

SOIL AREA
11823 Sq. Feet

N 07°40'28" E 184.71'

N 06°45'38" E 230.33'

N 07°20'30" E 230.37'

25.00'

S 87°47'07" E 127.16'

S 07°45'34" W 330.80'

BY 30" WALNUT

S 47°43'17" E 283.48'

BY 18" CEDAR

TROTT PROPERTY
D.B. 212; PG. 746

SOIL AREA
18990 Sq. Feet

1998.26'

N 85°53'11" W 2023.26' TOTAL

4

10.70 Acres
466070.93 Sq. Feet

S 05°48'53" W 720.94'

490.86'

24.79'

S 25°48'39" W 52.21'

S 75°47'54" W 130.31'

SOIL AREA
1159 Sq. Feet

SOIL AREA
2486 Sq. Feet

SOIL AREA
5564 Sq. Feet

N 88°44'05" W 599.49'

N 89°48'37" W 642.44'

SOIL AREA
14527 Sq. Feet

S 79°56'18" E 131.84'

N 05°48'13" E 111.72'

S 75°48'57" W 78.59'

S 64°47'42" W 84.18'

50' FRONT BUILDING SETBACK

230.08'

7

43.70 Acres
1903758.11 Sq. Feet

BUILDING ENVELOPE

N 85°53'11" W 193.17'

N 84°49'00" E 21.28'

N 85°53'11" W 169.07'

N 85°53'11" E 27.80'

N 85°53'11" E 84.59'

SOIL SITE
10072.06 Sq. Feet

SOIL SITE
5628.74 Sq. Feet

1998.26'

2004.74'

N 85°53'11" W 2029.53' TOTAL

5

10.50 Acres
457601.49 Sq. Feet

24.80'

N 07°20'30" E 230.37'

SIMS SPRING ROAD

N 80°40'47" E 307.30'

N 76°47'36" W 123.09'

S 26°51'13" E 97.10'

N 24°48'52" E 356.11'

SOIL AREA
5744 Sq. Feet

BARN

1836.65'

N 85°53'14" W 1861.45' TOTAL

S 10°45'13" W 130.50'

194.84'

S 63°09'25" W

6

9.43 Acres
410788.03 Sq. Feet

25.12'

379.60'

N 87°34'16" W 404.72' TOTAL

65.76'

227.06'

S 11°55'47" W

STACY PROPERTY
D.B. 388; PG. 250

@ T-POST

N 12°48'25" E 105.01'

182.38'

N 77°38'05" E

S 87°35'01" E 226.11' TOTAL

201.39'

@ T-POST

24.72'

17.23'

NO BUILD AREA

BUILDING ENVELOPE

NO BUILD AREA

N 85°35'03" W 1441.47'

25' SIDE SETBACK

FRONT BUILDING SETBACK

SOIL AREA
9658 Sq. Feet

N 12°48'25" E 172.62'

S 77°11'35" E 83.95'

S 89°42'35" E 83.95'

N 85°41'40" W 143.62'

S 05°46'59" W 316.46'

AT WOOD FENCE CORNER POST (GREEN #3162)

N 12°48'27" E 108.64'

AT WOOD FENCE CORNER

N 82°26'47" W 404.87'

IN FENCE

25' SIDE SETBACK

N 82°40'38" W 328.98'

IN FENCE

N 82°22'22" W 317.61'

FLAGGED CEDAR

215.83'

N 83°42'16" W

IN FENCE AT SNAG

ASH SNAG IN FENCE AT WOOD FENCE CORNER POST

25' SIDE SETBACK

N 81°08'25" W 478.60'

AT WOOD FENCE CORNER POST

S 06°42'56" W 437.76'

40' REAR BUILDING SETBACK

S 23°46'34" E 576.47'

AT WOOD FENCE CORNER POST

N 83°49'37" W 584.03'

AT WOOD FENCE CORNER POST

817.28'

N 82°50'00" W 834.51' TOTAL

25' SIDE SETBACK

SOIL AREA
2763 Sq. Feet

INGRAM PROPERTY
D.B. 236; PG. 725

JIMINEZ PROPERTY
D.B. 379; PG. 601

GOODMAN PROPERTY
D.B. 385; PG. 329

CAMPBELL PROPERTY
D.B. 312; PG. 721

GRID NORTH

0 100 200 300

GRAPHIC SCALE

LINE CHART

LINE	BEARING	DISTANCE
L1	N 08A02'01" E	97.45'
L2	S 85A51'17" E	17.08'
L3	N 04A08'43" E	60.00'
L4	S 85A51'17" E	43.00'
L5	S 04A08'43" W	60.00'
L6	S 87A03'37" W	39.80'
L7	N 76A04'26" W	60.48'
L8	N 79A01'37" W	67.40'
L9	S 07A12'44" W	52.73'
L10	S 23A22'52" E	25.89'
L11	S 48A59'29" W	17.55'
L12	S 03A21'18" W	20.44'
L13	S 44A09'43" W	48.17'
L14	N 44A08'10" W	37.61'
L15	N 35A56'25" E	20.92'
L16	N 71A12'24" E	13.20'
L17	N 43A19'55" E	57.50'
L18	S 12A04'41" E	44.85'
L20	N 61A17'03" W	64.07'
L21	N 05A53'29" W	28.26'
L22	N 89A52'10" E	50.56'
L23	N 81A52'31" E	48.58'
L24	S 46A59'11" E	54.77'
L25	S 70A17'34" W	84.57'
L26	N 85A52'22" W	69.40'
L27	S 14A41'16" E	56.79'
L28	N 85A53'11" W	18.52'
L29	N 75A52'42" W	59.03'
L30	N 85A53'11" W	72.53'
L31	N 05A55'54" W	69.56'
L32	N 85A53'11" W	70.10'
L33	N 04A05'45" W	33.45'
L34	N 65A45'14" W	62.65'

LEGEND

These standard symbols will be found in the drawing.

- IRON ROD NEW
- IRON ROD OLD
- TREE
- POINT
- WOOD FENCE POST
- UTILITY POLE

SURVEY FOR:

CSB Contractors, LLC

ADDRESS: CSB Contractors, LLC
181 Sims Spring Road
Lewisburg, TN 37091

TITLE SOURCE: P/O of Deed Book 401; Page 628

TAX MAP: P/O of Map 82; Parcel 29.00

LOCATED: 18th Civil District
Bedford County, TN

TOTAL ACREAGE: 94.95 Acres (5 Lots)

NOTES:

Soil information provided by:
Jaylan Hancock
14 Childress Road
Fayetteville, TN 37334
(931) 310-5229

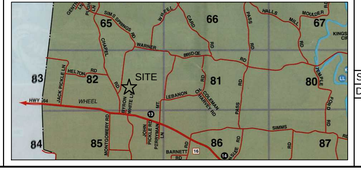
This parcel is subject to all easements as shown and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Information concerning major utilities shown hereon are based on visible evidence noted during the survey or information provided by utility companies. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.

I, Lincoln Northcutt a registered land surveyor in the State of Tennessee, certify: (1) that to the best of my knowledge, this is a true and accurate survey and (2) that it meets or exceeds the current minimum standards and applications of a category IV (Remote Sensing) survey as set forth by rule T.C.A. 0820-03-.07C(5). Accuracy of 1" in 7500.

REGISTERED LAND SURVEYOR (DATE)

LOCATION MAP



NORTHCUTT SURVEYING, INC.
207 N Spring St. Suite B
Shelbyville, TN 37160
Phone: (931) 684-2741
Email: northcuttsurvey@gmail.com

SCALE: 1" = 100'	APPROVED BY: LBN	DATE SURVEYED: 1/13/26
DRAWN BY: LBN	SHEETS 1 OF 1	DRAWN: 1/19/26

SURVEY FOR: CSB Contractors, LLC

DRAWING NO.

W.O. # 25-324