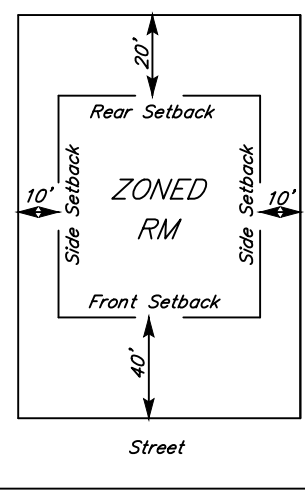


LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°36'11"W	70.51'
L2	S89°22'09"W	62.09'
L3	S3°39'30"W	22.86'
L4	N87°35'22"W	189.09'
L5	N55°50'17"W	104.43'
L6	N86°20'30"W	167.43'
L7	S76°46'27"W	371.66'
L8	S77°53'16"W	62.57'
L9	N79°11'04"W	147.44'
L10	S38°02'13"E	139.78'
L11	S85°13'31"E	118.25'
L12	N4°44'00"E	4.96'
L13	N84°26'57"W	109.18'
L14	N87°35'22"W	60.41'

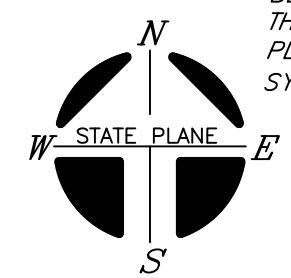
CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C1	3°48'57"	2919.00'	194.41'	194.37'
C2	8°01'16"	2919.00'	408.64'	408.31'

- (A) JUSTIN D. PEARSON ETUX. JENNIFER A. TAX MAP 115E, GROUP "A" PARCEL 1.00 D.B. 672, PG. 159
- (B) THE MOORE FAMILY REVOCABLE LIVING TRUST. TAX MAP 115E, GROUP "A" PARCEL 2.00 D.B. 581, PG. 2360
- (C) JESSIE RAY DYKES ETUX. BETTY JEAN TAX MAP 115E, GROUP "A" PARCEL 3.00 D.B. 333, PG. 887
- (D) ANTHONY B. DOSS TAX MAP 115E, GROUP "A" PARCEL 4.00 R.B. 1272, PG. 3026
- (E) MICHAEL E. POOLE TAX MAP 115E, GROUP "A" PARCEL 5.00 R.B. 1882, PG. 3550
- (F) WILLIAM THOMAS GREEN ETUX. ESTHER LYNN TAX MAP 115E, GROUP "A" PARCEL 6.00 R.B. 2018, PG. 1832
- (G) JESSE BLACK ETUX. AMANDA TAX MAP 115E, GROUP "A" PARCEL 7.00 R.B. 2035, PG. 3691
- (H) NIZAR ALDABET TAX MAP 115E, GROUP "A" PARCEL 8.00 R.B. 2095, PG. 1839

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.



5 TRACTS - 195.60 Ac.±
0 200 400

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).

LEGEND

- Boundary Line
- - - Easement Line
- Centerline
- ⊕ Power Pole
- ⊕ Existing Fire Hydrant
- ⊕ Existing Sanitary Sewer Manhole
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Electric Line

- MONUMENT LEGEND**
- ⊕ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP)
 - ⊕ IRON PIN FOUND
 - ⊕ RAILROAD SPIKE
 - ⊕ SURVEY POINT
 - NAIL
 - CONC. MONUMENT FOUND



LOCATION MAP
N.T.S.

NOTES

- The purpose of this survey is to divide Tax Map 114, Parcel 1.00 into 4 (four) tracts of record and record any easements as shown.
 - 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.
 - Underground utilities shown were located using available above-ground evidence, as well as 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 communicating any work.
 - 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.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- GLOBAL POSITION SYSTEM SURVEY NOTES**
- For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
 - The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
 - The dates that fieldwork was performed for this survey was: January - February 2026.
 - The datum(s) for the TDOT CORS Network Station 3A that was used:
HORIZ.: NAD83(2011) EPOCH 2010
VERT.: NAVD 1988
 - Fixed Control Station designation with positional data:
TDOT CORS STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
EASTING: 1,860,677.584
ELEVATION: 650.209 FT.
 - Geoid model used- GEOID03
 - Combined grid factors for TDOT CORS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)

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 OWNER: ESTATE OF ANDREW M. JARRATT
EXECUTOR DONALD T. GARRETT
PROPERTY ADDRESS: 3056 OLD SALEM ROAD
MURFREESBORO, TN 37128
TAX MAP: 114, PARCEL: 1.00
WILL BOOK: 89, PAGE: 10
PANEL NUMBER: 47149C0255J
DATED: MAY 9, 2023 ZONE: AE & X
PANEL NUMBER: 47149C0265H
DATED: JAN 5, 2007 ZONE: AE & 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.

AUCTION SURVEY

HUDDLESTON-STEEL ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE: (615)893-4084, FAX: (615)893-0080

PROPERTY SURVEY
JARRATT PROPERTY
3056 OLD SALEM ROAD
MURFREESBORO, TN
12th CIVIL DISTRICT - RUTHERFORD COUNTY - TN
Date: April, 2026 Scale: 1"=200' Sheet 1 of 1