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, as well as information obtained from the respective utility companies. The existence or nonexistence 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. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
4. 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:

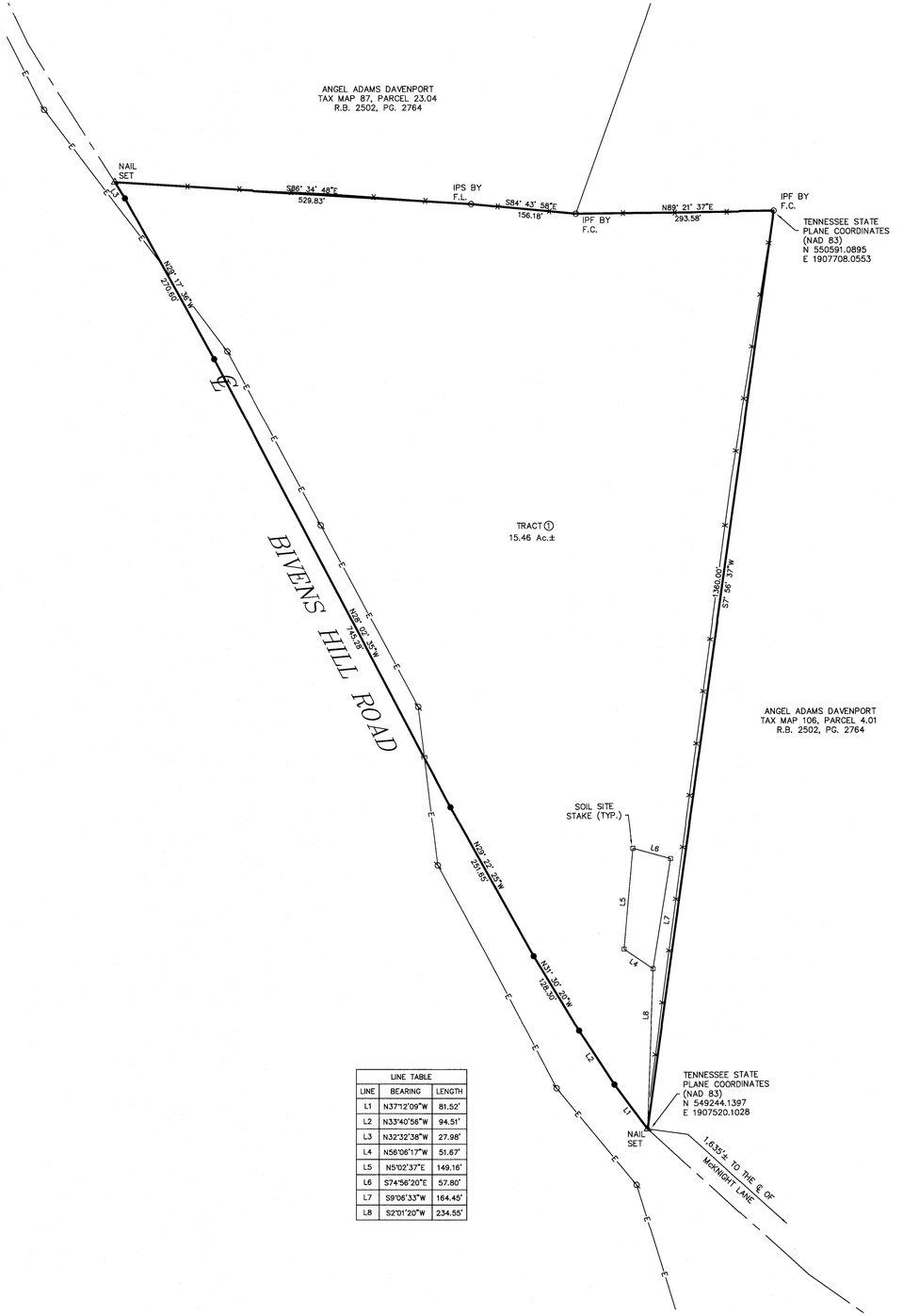
1. For boundary (and topographic aspects) of this survey, RTK positioning system (GPS) survey equipment: BASE & ROVER: TOPCON Hiper V-Model #100137-04 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods.
2. The relative positional accuracy 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: 04/27/2026
4. The following is the Base and RTK Rover data:

BASE: Point No. — Northing: 550165.3146
STATE PLANE — Easting: 1906956.6070
(TN 4100-US SURVEY FT.) — Elevation: 680.01

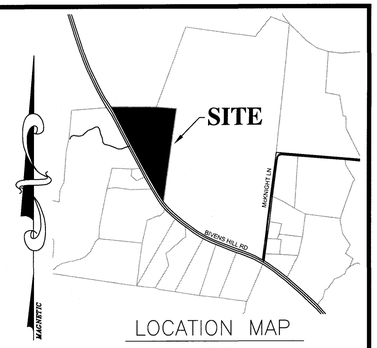
PROJECT CONTROL: Point No.
STATE PLANE — Northing: 549199.6214
(TN 4100-US SURVEY FT.) — Easting: 1907561.9039
Elevation: 639.77

5. The datum(s) used for this survey:
HORIZ.: NAD83(2011) EPOCH 2010
VERT.: NAVD 1988

6. Positional Accuracy of the GPS vectors does not exceed- H: 0.01
V: 0.02

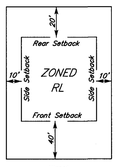


LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°12'09"W	81.52'
L2	N33°40'56"W	94.51'
L3	N32°32'38"W	27.98'
L4	N56°06'17"W	51.67'
L5	N5°02'37"E	149.16'
L6	S74°56'20"E	57.80'
L7	S9°06'33"W	164.45'
L8	S2°01'20"W	234.55'



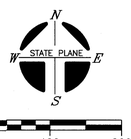
LOCATION MAP
N.T.S.

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



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

1 TRACT - 15.46 Ac.±



THIS PARCEL IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM
MAP NUMBER: 47149C0305H
DATED: JAN. 5, 2007 ZONE: X

LEGEND

- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED PLASTIC CAP-H/S ENGR.)
- IPF ○ IRON PIN FND.
- -x- EXISTING FENCE LINE
- EXISTING POWER POLE
- -E- EXISTING POWER LINE
- SOIL SITE STAKE

OWNER: R GLENN HALL, ETUX GLENDA
ADDRESS: 3822 BIVENS HILL ROAD
READYVILLE, TN 37149
TAX MAP: 87, PARCEL: 19.00
RECORD BOOK: 2459 PAGE: 3528

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.

JOHNNIE H. LEONARD III
REGISTERED LAND SURVEYOR
TENNESSEE No. 2159
DEPARTMENT OF COMMERCE

HUDDLESTON-STEELE ENGINEERING, INC.
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 - 4084, FAX: 893 - 0080

PROPERTY SURVEY

R GLENN HALL ETUX GLENDA

19th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JUNE 2026 | SCALE: 1"=100' | SH. 1 OF 1

I:\936\Civil 3D Projects\BIVENS HILL ROAD - PARKS AUCTION\BIVENS HILL ROAD - PARKS AUCTION.dwg, 6/2/2026 8:15:05 AM, KIP 7970K No. 2