NOTES

1. 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.
2. Underground utilities shown were located using available above-ground evidence, as well as information abstained 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.
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.
5. 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.

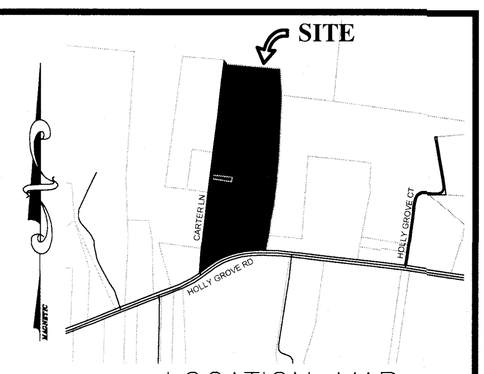
GLOBAL POSITION SYSTEM SURVEY NOTES

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: ???
4. The following is the Base and RTK Rover data:

BASE: Point No. — Northing: 598051.1448
STATE PLANE — Easting: 1866516.7092
(TN 4100-US SURVEY FT.) — Elevation: 630.07

PROJECT CONTROL: Point No.
STATE PLANE — Northing: 597995.1492
(TN 4100-US SURVEY FT.) — Easting: 1866967.2403
Elevation: 607.43

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: 0.04
V: 0.06



LOCATION MAP
N.T.S.

JAMES D BARRETT
ETUX RITA
TAX MAP 24, PARCEL 24.00
W.B. 73, PG. 368

NAIL SET IN ℄ OF ROAD — S85° 51' 33"E 146.28' — IPS BY F.L. — S84° 26' 53"E 420.81' — IPS BY F.C. — S4° 23' 06"E 273.21' — IPS BY F.C.

JAMES H HILL
ETUX CHERYL D
TAX MAP 24, PARCEL 66.07
D.B. 507, PG. 792

N7° 03' 46"E 607.36'

TRACT ① 16.72 Ac.± INCLUDING CEMETERY

SOIL SITE STAKE (TYP.) — L10, L9, L8, L7, L6, L5, L11 210.95' S1° 43' 12"W — IPS BY F.C.

IPS — N83° 08' 46"W 370.73' — IPS BY F.L. — L12, L26, L17, L16, L15, L14, L13 166.80' S1° 43' 12"W — IPS BY F.L.

NAIL SET IN ℄ OF ROAD

N7° 27' 09"E 469.93'

TRACT ② 5.61 Ac.±

SOIL SITE STAKE (TYP.)

S3° 07' 25"W 203.61' — IPS BY F.L.

MUHAMMAD AKMAL
TAX MAP 24, PARCEL 71.00
R.B. 1567, PG. 2117

IPS — N83° 08' 46"W 352.76' — IPS BY F.L. — L18, L25, L24, L23, L19, L22, L21, L20 — S5° 10' 22"W 131.31' — S5° 10' 22"W 131.23' — IPS BY F.L.

NAIL SET IN ℄ OF ROAD

JAMES H HILL
ETUX CHERYL D
TAX MAP 24, PARCEL 66.06
D.B. 478, PG. 305

L3, L1 — S83° 51' 49"E 217.62' — EXISTING CEMETERY 0.20 Ac.± — L2 — N80° 59' 50"W 217.92'

N7° 07' 28"E 140.08'

SOIL SITE STAKE (TYP.)

N6° 51' 14"E 1496.84'

S7° 32' 29"W 207.62' — IPS BY F.L.

NAIL SET IN ℄ OF ROAD

TRACT ③ 7.40 Ac.±

N6° 51' 14"E 971.35'

S8° 45' 10"W 193.81' — IPS BY F.L.

CARTER LANE (PRIVATE LANE)

N7° 32' 35"E 483.03'

S7° 49' 09"W 184.68' — IPF BY F.C.

JAMES D BARRETT
ETUX RITA
TAX MAP 24, PARCEL 24.00
W.B. 73, PG. 368

NAIL SET IN ℄ OF ROAD

N4° 51' 20"E 174.75'

S8° 27' 35"W 176.10'

LLOYD E CAMPBELL
TAX MAP 24, PARCEL 67.03
R.B. 1181, PG. 2119

NAIL SET IN ℄ OF ROAD

S89° 09' 08"W 128.99'

1,431'± TO THE ℄ OF HOLLY GROVE CT.

NAIL SET IN ℄ OF ROAD

N4° 42' 12"E 204.52'

JOSHUA J VADIVIA
TAX MAP 24, PARCEL 73.00
R.B. 2345, PG. 2827

S64° 10' 16"W 159.06'

NAIL SET IN ℄ OF ROAD

HOLLY GROVE ROAD

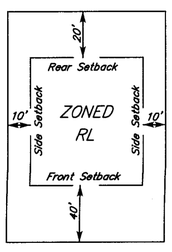
C1, C2, C3

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	16°40'30"	760.00'	221.18'	220.40'	S80°48'53"W
C2	4°12'44"	760.00'	55.87'	55.86'	S70°22'16"W
C3	14°05'38"	760.00'	186.95'	186.48'	S61°13'05"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N7°07'28"E	33.65'
L2	S6°50'37"W	44.54'
L3	N7°07'28"E	61.91'
L4	N40°58'10"W	29.18'
L5	S64°43'36"E	81.24'
L6	S15°40'16"W	85.09'
L7	S36°28'21"W	29.56'
L8	S8°31'55"E	22.47'
L9	S40°11'33"E	44.63'
L10	S78°09'02"W	77.46'
L11	S2°53'53"W	212.88'
L12	N13°19'17"E	42.91'
L13	N10°32'30"E	160.63'
L14	S61°33'47"E	58.17'
L15	S12°20'07"E	52.87'
L16	N68°35'44"W	34.80'
L17	S11°16'19"W	98.29'
L18	N77°44'55"E	163.65'
L19	S22°31'14"E	117.09'
L20	N66°58'37"E	76.16'

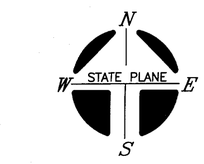
LINE TABLE		
LINE	BEARING	LENGTH
L21	S83°32'23"E	72.31'
L22	S39°50'09"W	104.35'
L23	N75°58'17"W	75.06'
L24	N34°31'20"E	49.58'
L25	S82°53'13"E	75.56'
L26	N82°43'56"W	40.54'

ZONED: RL
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 H-S ENGR)
IPF ○ IRON PIN FND.
● SURVEY POINT
Ø EXISTING POWER POLE
—E—E— EXISTING ELECTRIC LINE
—X—X— EXISTING FENCE LINE



1 TRACT – 29.73 Ac.±

0 100 200

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 — AGRICULTURE — COMMERCE — TENNESSEE No. 2189 — 9-3-2026

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

OWNER: THE ESTATE OF SANFORD H CAMPBELL JR
EXECUTOR LLOYD ERIC CAMPBELL
ADDRESS: 2411 HOLLY GROVE ROAD
LASCASSAS, TN 37085
TAX MAP: 24 PARCEL: 67.00
WILL BOOK: 88 PAGE: 199
MAP NUMBER: 47149C0151H & 47149C0152H
DATED: JAN. 5, 2007 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

PROPERTY SURVEY

THE ESTATE OF

SANFORD H CAMPBELL

15th CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

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

Civil 3D Projects\HOLLY GROVE ROAD - TM 24 PAR 67.00\HOLLY GROVE ROAD - TAX MAP 24, PARCEL 67.00 - TRACT DIVISION FINAL.dwg, 9/4/2026 10:44:47 AM, KIP 7770 No. 1 Series K