

LOCATION MAP
(NOT TO SCALE)



ROTATED TO PLAT CABINET J2 ENVELOPE 447

SPECIAL BEDFORD COUNTY PLANNING NOTE

THE REAR BUILDING ENVELOPES ON TRACTS 1, 2, AND 4 HAVE A FRONT SETBACK LINE THAT IS FIVE HUNDRED (500) FEET BEHIND THE REAR PROPERTY LINES OF THE ATANACIO & LUGO PROPERTY AND THE REAR PROPERTY LINE OF TRACT 3. THE REAR BUILDING ENVELOPE ON TRACT 5 IS FIVE HUNDRED (500) FEET BEHIND THE REAR PROPRTY LINE OF MULLEN. THIS IS TO PREVENT HOUSE STACKING WHICH IS PROHIBITED IN THE BEDFORD COUNTY SUBDIVISION REGULATIONS. THIS HAS BEEN RECOMMENDED BY BLAKE BURLESON WITH THE BEDFORD COUNTY PLANNING AND CODES DEPARTMENT.

SURVEYOR'S NOTES

A TITLE SEARCH WAS NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS PROPERTY IS SUBJECT, THEREFORE, TO A CURRENT AND ACCURATE TITLE SEARCH.
ALL PROPERTY CORNERS ARE FLAGGED WITH PINK FLAGGING.
ALL IRON RODS (SET) ARE 5/8" REBAR WITH A PLASTIC CAP WITH THE SURVEYOR'S LICENSE NUMBER 1819.
ALL SURVEY CONTROL POINTS (TRAVERSE POINTS FOR THE USE OF THE SURVEYOR ONLY) ARE FLAGGED WITH PINK AND BLACK STRIPED FLAGGING.
ALL UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE ONLY. FOR CORRECT LOCATION INFORMATION CONTACT TENNESSEE ONE CALL.
T. C. A. 0820-03-.06(5): ELECTRONIC SURVEY DOCUMENTS SUCH AS CAD FILES, PDF COPIES, AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR OTHER ELECTRONICALLY FORWARDED INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT" DOCUMENTS.
ALL POINTS ALONG THE APPROXIMATE CENTER OF FALL CREEK ARE JUST POINTS.

PINKSTON
TO DAVID WILLIAMS ROAD
TO MIDLAND ROAD
ROAD

EVARISTO ATANACIO ET AL FLORIANA
MONROY LUGO PROPERTY
MAP 041 PARCEL 28.00
DB 338 P 994

1
ATANACIO & LUGO / PROSSER CORRECTION PLAT
PLAT CABINET "L" ENVELOPE 125

EVARISTO ATANACIO ET AL FLORIANA
MONROY LUGO PROPERTY
MAP 041 PARCEL 28.07
DB 338 P 994

2
ATANACIO & LUGO / PROSSER CORRECTION PLAT
PLAT CABINET "L" ENVELOPE 125

EAVES TO HICKMAN ADD-ON PLAT
PLAT CABINET "J2" ENVELOPE 447
CLINTON EVAN MULLEN ET UX
LYNDSEY GRACE MULLEN PROPERTY
MAP 041 PARCEL 28.05
DB 383 P 520

MANUEL MACK MOTES, Jr. PROPERTY
MAP 041 PARCEL 30.02
DB 353 P 137 & DB 265 P 670

DB 398 P 284

SIMPLE DIVISION
TRACT 3
2.61 ACRES

TRACT 1
22.58 ACRES

TRACT 2
20.06 ACRES

TRACT 4
22.33 ACRES

TRACT 5
9.10 ACRES

RONNIE JOE WRIGHT ET UX
CAROL LEANN S. WRIGHT PROPERTY
MAP 041 PARCEL 27.03
DB 297 P 641

ROBERT L. WOOD ET UX
IDA EVELYN WOOD PROPERTY
MAP 041 PARCEL 30.01
DB 364 P 346

FRANK K. CARTWRIGHT ET UX JUDI A. CARTWRIGHT PROPERTY
MAP 041 P 38.00
DB 243 P 702

ESTATE OF DOYLE M. CAFFEY
PLAT CABINET "J" ENVELOPE 580
CINDY KAY CAFFEY ET AL STEVEN JAY CAFFEY PROPERTY
MAP 009 PARCEL 009.00
DB 401 P 124

CALLS AND DISTANCES		
Id	Bearing	Distance
L2	S 12°07'09" E	15.01'
L3	S 75°19'28" W	44.38'
L4	S 38°04'45" W	12.45'
L5	S 33°47'04" W	43.91'
L6	S 3°42'18" W	44.99'
L7	N 14°07'38" W	41.10'
L8	S 71°33'16" W	20.80'
L9	S 29°11'22" W	18.28'
L10	S 65°25'18" W	20.43'
L11	N 86°06'55" W	48.13'
L12	S 42°11'39" W	45.32'
L13	S 72°15'21" W	28.61'
L14	N 81°00'08" W	39.39'
L15	S 61°01'53" W	22.19'
L16	S 80°38'16" W	18.43'
L17	S 71°51'58" W	34.27'
L18	S 85°43'47" W	20.90'
L19	N 89°56'35" W	22.76'
L20	N 58°12'22" W	25.07'
L21	N 77°51'41" W	11.10'
L22	N 46°10'11" W	24.05'
L23	S 67°33'50" W	35.68'
L24	S 76°51'13" W	18.18'
L25	S 87°41'50" W	53.30'
L26	S 77°28'27" W	62.77'
L27	S 60°39'22" W	14.48'
L28	S 46°56'33" W	40.47'
L29	S 47°31'47" W	65.04'
L30	N 77°06'02" W	29.24'
L31	N 85°44'05" W	44.24'
L55	S 4°17'20" W	10.02'
L57	S 69°40'39" E	20.74'
L58	N 72°03'25" E	31.16'
L59	N 89°28'16" E	30.45'
L64	S 68°51'22" W	50.87'

SOIL SITE INFO		
Id	Bearing	Distance
L32	N 64°52'11" W	13.34'
L33	N 20°58'20" E	52.59'
L34	N 11°08'07" W	73.72'
L35	S 88°08'05" E	97.49'
L36	S 9°49'54" E	39.65'
L37	S 48°44'28" W	128.67'
L40	S 1°03'37" W	108.71'
L41	S 1°03'37" W	113.81'
L42	S 66°11'31" E	49.98'
L43	S 21°09'18" W	51.85'
L44	S 4°39'56" W	30.16'
L45	S 82°40'27" W	63.36'
L46	N 33°35'27" W	29.92'
L47	N 63°07'47" E	45.19'
L48	S 80°09'15" E	42.16'
L49	S 21°50'22" E	85.05'
L50	S 58°12'24" W	71.56'
L51	S 42°05'08" W	52.80'
L52	N 21°00'11" W	29.91'
L53	N 5°56'06" E	83.21'
L54	N 55°54'10" E	80.53'
L62	S 1°03'37" W	142.16'
L63	N 1°00'53" E	126.69'

LEGEND
6" WATER LINE
OVERHEAD UTILITIES
UTILITY POLE (TYPICAL)
STAKE ON LINE
IRON ROD (SET)
IRON ROD (OLD)
NEW SEVERANCE LINE
BOUNDARY LINE
SOIL STAKE (OLD) @ T-POST
SOIL STAKE (SET)
RAILROAD SPIKE (OLD)
RAILROAD SPIKE (SET)

FLOOD HAZARD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF BEDFORD COUNTY, TN. AND INCORPORATED AREAS, THIS PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD AREA AS SHOWN ON MAP NUMBER 47003C0200E, EFFECTIVE DATE: AUGUST 2, 2007.

SIMPLE DIVISION

HICKMAN FAMILY FARM SUBDIVISION

76.68 ACRES (TOTAL)

5 TRACTS (TOTAL)

ZONED AGRICULTURAL

DESIGNED BY: CAFFEY SURVEYING, INC.
STEVEN J. CAFFEY, RLS., TN. LIC. #1819

CATEGORY AND ACCURACY STATEMENT

I HEREBY CERTIFY THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS EQUAL TO OR GREATER THAN 1:7,500 AS SHOWN HEREON.

STEVEN J. CAFFEY TN. LIC. NO. 1819

POSITIONAL ACCURACY STATEMENT

ALL SURVEY DATA WAS DERIVED FROM THE TENNESSE STATE PLANE COORDINATE SYSTEM. RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES OF 10-03-2025 AND 9-18-2026 UTILIZING A SOKKIA GCX3 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO SPC83-TENNESSEE, NAD 83 (EPOCH 2010), GEOID 2018. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H: 10 MM + 0.8 PPM, V: 15 MM + 1.0 PPM.

STEVEN J. CAFFEY TN. LIC. NO. 1819

100 50 0 100

SCALE: 1" = 100'

PERIMETER DISTANCE: 8628.88'

SHEET 2 OF 2

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DO NOT SCALE DRAWING.

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PROPERTY OF:
RANDALL CLINTON HICKMAN
ET AL
PHILLIP MIKE HICKMAN

CAFFEY SURVEYING, INC.
P.O. BOX 663
319 LANE PARKWAY
SHELBYVILLE, TN. 37162
PH. (931) 684-8881
BOUNDARIES * SITE PLANS * SUBDIVISIONS * TOPOGRAPHY

BEDFORD CO., TN.	DB 398 P 284 & DB 351 P 80	MAP 041 PARCELS 028.04 & 028.06	8TH CIVIL DISTRICT
DATE SURVEYED: 10-03-2025	DATE DRAWN: 10-30-2026	DRAWN AND CHECKED BY: S.J.C.	

SURVEYOR: STEVEN J. CAFFEY, RLS., TN. LIC. #1819

JOB NO. C25-054