



- LEGEND:**
- RBS = 1/2" REBAR SET AND CAPPED (PHILLIPS 1994)
 - RBF = REBAR FOUND
 - RRSS = RAILROAD SPIKE SET
 - RRSF = RAILROAD SPIKE FOUND
 - P.O.B. = POINT OF BEGINNING
 - G = GROUND MEASUREMENT
 - R = RECORD MEASUREMENT
 - D.B./PG. = DEED BOOK/PAGE
 - PTF = PINCH TOP FOUND
 - HPF = HOLLOW PIN FOUND
 - S = SOUTH
 - N = NORTH
 - E = EAST
 - W = WEST
 - U & D. = UTILITY AND DRAINAGE
 - M.B.L. = MINIMUM BUILDING LINE
 - PKS = P.K. NAIL SET
 - PKF = P.K. NAIL FOUND
 - X = FENCE LINE
 - ' = DEGREES
 - " = MINUTES
 - " = SECONDS
 - R-O-W = RIGHT-OF-WAY
 - P.B./PG. = PLAT BOOK/PAGE
 - CMF = CONCRETE MONUMENT FOUND
 - CMS = CONCRETE MONUMENT SET
 - E- = ELECTRIC LINE
 - S- = SEWER LINE
 - G- = GAS LINE
 - W- = WATER LINE
 - SSMH = SANITARY SEWER MANHOLE
 - SSWH = STORM SEWER MANHOLE
 - PP = POWER POLE
 - GWA = GUY WIRE ANCHOR
 - WV = WATER VALVE
 - GV = GAS VALVE
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - CONC. = CONCRETE
 - EOP = EDGE OF PAVEMENT
 - * = SPOT ELEVATION

NOTES:

A PORTION (OR ALL) OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY SOKKIA, GRX3 BASE AND ROVER RECEIVER, WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF (H: 5MM + 0.5 PPM) (V: 10MM + .08 PPM).

THERE WAS NO ATTEMPT TO LOCATE ANY ABOVE GROUND OR SUBSURFACE UTILITIES AT THIS TIME.

SUBJECT TO ALL PRESENTLY EXISTING ROAD RIGHT-OF-WAY EASEMENTS, ALL EXISTING UTILITY EASEMENTS AND ALL EXISTING INGRESS AND EGRESS EASEMENTS, RECORDED OR UNRECORDED.

THIS SURVEY WAS PERFORMED FROM INFORMATION SUPPLIED BY THE CLIENT AND FROM THE DEED OF REGISTER'S OFFICE OF LINCOLN COUNTY TN.

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS THE ACCURACY REQUIRED BY THE STATE OF TENNESSEE.

JOHN G. PHILLIPS
TN REGISTER NO. 1994

2.40 Acres

State of Tennessee
County of Lincoln

I, John G. Phillips a registered land surveyor in the state of Tennessee hereby certify that I have surveyed the following described property:

The following described lot or parcel of land, situated and being in the 4 th and/or 23 rd civil district of Lincoln County, Tennessee, bounded and described as follows:

Beginning at a magnetic nail set in the centerline of Stephens Creek Road, being the Northeast corner of the Wesley Beaver property, ref. d.b. S-12 pg. 280, same being the Northwest corner of the property herein described.

Thence, from the point of beginning and with the centerline of said road as follows:

South 53°29'04" East, a distance of 35.52 feet, South 65°48'15" East, a distance of 32.06 feet, South 78°11'29" East, a distance of 42.87 feet, North 89°21'55" East, a distance of 65.69 feet, and North 89°21'46" East, a distance of 55.16 feet to a magnetic nail set in the centerline of said road, being the Northwest corner of the Negro Hill Cemetery, said nail being further described as being located South 86°37'28" West, a distance of 1412.90 feet from a railroad spike found in the centerline intersection of said Stephens Creek Road and Massey Hollow Road.

Thence, leaving the centerline of said Stephens Creek Road and with the West boundary of said Cemetery, South 00°54'49" West, a distance of 25.28 feet to a 1/2 inch rebar set and capped (Phillips 1994).

Thence, continuing with the West boundary of said Cemetery, same being remains of an old established boundary fence, South 00°54'49" West, a distance of 64.49 feet to a cedar stump, thence South 00°56'55" West, a distance of 75.56 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a cedar stump, and South 16°36'40" East a distance of 43.43 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a wood fence post, being at or near the Southwest corner of said Cemetery, same being at or near a corner of the Thomas Paulson property, ref. d.b. X-13 pg. 350.

Thence, with the West boundary of said Paulson property, same being an old established boundary fence, South 00°47'06" West, a distance of 161.33 feet to a cedar snag, thence South 05°49'00" West, a distance of 36.76 feet to a cedar snag, thence South 17°38'12" West, a distance of 21.88 feet to a 1/2 inch rebar set and capped (Phillips 1994) at a cedar snag, and South 30°08'14" West, a distance of 44.88 feet to a 1/2 inch rebar set and capped (Phillips 1994).

Thence, continuing with the West boundary of said Paulson property, South 30°08'14" West, a distance of 15.00 feet to a point at the water s edge of the Elk River, being a corner of said Paulson property, same being the Southeast corner of the property herein described.

Thence, with the water s edge of said river, North 65°42'22" West, a distance of 63.72 feet to a point and North 79°58'12" West, a distance of 157.95 feet to a point, being the Southeast corner of the aforementioned Beaver property, same being the Southwest corner of the property herein described.

Thence, leaving the water s edge and with the East boundary of said Beaver property, North 04°38'23" East, a distance of 40.00 feet to a 1/2 inch rebar found at a 20 inch cedar tree.

Thence, continuing with the East boundary of said Beaver property, same being remains of an old established boundary fence, North 04°38'23" East, a distance of 137.07 feet to a 12 inch elm tree and North 04°14'05" East, a distance of 222.97 feet to a 1/2 inch rebar found at a 30 inch cedar snag.

Thence, continuing with the East boundary of said Beaver property, North 04°13'53" East, a distance of 31.37 feet to a 1/2 inch rebar set and capped (Phillips 1994) and North 04°13'53" East, a distance of 29.60 feet to the point of beginning and containing 2.40 acres.

The above-described property is subject to all presently existing road right of way easements, all existing utility easements and all existing ingress and egress easements, recorded or unrecorded.

I further state that the above-described survey is true and correct and meets or exceeds the minimum technical standards for the practice of land surveying in the State of Tennessee.

According to my survey, this day, October 21, 2021.

BOUNDARY SURVEY FOR HEREFORD FARMS FAYETTEVILLE, TN 37334 PROPERTY SURVEYED A PORTION OF THE HEREFORD FARMS TAX MAP: #82.00 PARCEL: #8.04	FLD.WRK. 10-18-21
	REVISED: X-XX-XX
	SCALE: 1"= 50'
	FB.NO. ** PG. **
PHILLIPS LAND SURVEYING 28 OLD LINCOLN RD. FAYETTEVILLE TN.37334 (931) -703-5698 JGPSURVEY@GMAIL.COM	DRAWN BY: J.G.P. W.O. NO. 21-191