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N

TN STATE PLANE

**NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011**

**DATE OF OBSERVATION 10/18/2022**

1 inch = 40 ft.

40 20 0 40

## SURVEYOR'S CERTIFICATE:

I, Christopher Blake Sexton, Registered Land Surveyor, Tennessee RLS #2400, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 18 October 2022, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category IV remote sensing survey, and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-07C (5). The horizontal datum is NAD 1983, which was derived using a GPS network RTK observation taken by a dual frequency Trimble R12i with a published positional accuracy of 8mm horizontal and 15mm vertical. The unadjusted ratio of precision of the data shown hereon (in relative positioning accuracy given at the 95% confidence level) is at least 1:10,000.

Docu Signed by:
CHRISTOPHER BLAKE SEXTON
STATE OF TENNESSEE
509F4B9D426D450...
10/20/2022
COMMERCE
TENNESSEE NO. 2400

Christopher Blake Sexton, RLS
Tennessee License Number: 2400

811 Know what's below. Call before you dig.

### Utility Disclaimer

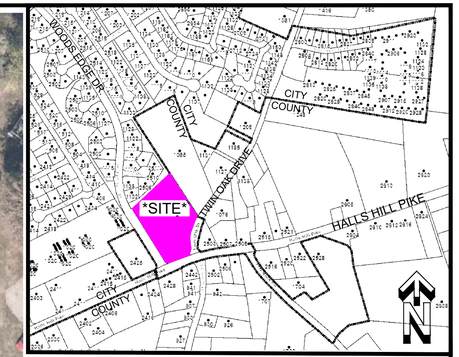
Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. 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 owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

### General Notes

1. Date field survey completed: 10/18/2022.
2. Property contains 4.62+/- acres total.
3. Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.
4. This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report.
5. This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal.
6. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist.
7. This is a true and accurate portrayal of the boundaries determined from GPS, EDM/Theodolite, record data and physical evidence found in the field.
8. Based upon a graphic scale this property is located in an Area Designated as Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47149C0280H, Dated January 05, 2007.
9. Property has access to public utilities.
10. Buildings and driveway shown hereon were taken from a combination of actual field locations and aerial imagery.

| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 59.03' | S10° 54' 34"W |
| L2 | 41.83' | S66° 09' 42"W |
| L3 | 53.00' | N70° 17' 23"W |

| Curve Table | | | | |
|---|---|---|---|---|
| Curve # | Length | Radius | Chord Brg. | Chord |
| C1 | 149.56' | 246.83' | S06° 36' 42"W | 147.28' |
| C2 | 119.49' | 1300.00' | S68° 47' 42"W | 119.45' |
| C3 | 42.80' | 30.00' | N72° 58' 12"W | 39.26' |




VICINITY MAP
NOT TO SCALE

## LEGEND

- LIGHT POLE
- EXISTING MANHOLE
- POWER POLE
- FIRE HYDRANT
- VALVE
- GAS METER
- CATCH BASIN
- WATER METER
- CLEAN OUT
- HANDICAPPED PARKING
- JUNCTION BOX
- PULL BOX
- POLE SIGN
- GUY WIRE
- CONCRETE MONUMENT FOUND
- 1/2" REBAR OLD NO CAP (IR OLD)
- 1/2" REBAR OLD WITH CAP AS DENOTED (IR OLD W/CAP)
- 1/2" REBAR SET CAPPED ELI-LLC (IR NEW)
- SEWER VALVE
- UTILITY POLE WITH LIGHT

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT

- SUBJECT PROPERTY LINE
- RIGHT OF WAY/ ADJOINER
- EXISTING EASEMENT EDGE
- M.B.S.L. - SETBACK LINE
- FENCE LINE
- EXISTING SEWER LINE
- EXISTING STORM LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- CENTERLINE OF ROAD

**GPS NOTES:**

(1) Class of survey: IV
(2) Type of GPS field procedure: RTK & Total Station
(3) Dates of survey: 18 October 2022
(4) Datum/Epoch: NAD83 (2011), Epoch 2010
(5) Published/Fixed-control use: TDOT CORS Station TN-38
N: 569154.86
E: 1837086.15
Z: 558.34
(6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.99992680
(8) Units: US Survey Feet

# BOUNDARY SURVEY OF THE CYNTHIA RUTH SALISBURY STANSELL AND RONALD T. STANSELL PROPERTY

## TAX MAP 090, PARCEL 21.07
## RECORD BOOK 2212, PAGE 1168, R.O.R.C.T.

**21ST CIVIL DISTRICT**
**1033 TWIN OAK DRIVE**
**MURFREESBORO, RUTHERFORD COUNTY, TENNESSEE**

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