

**NOTES**

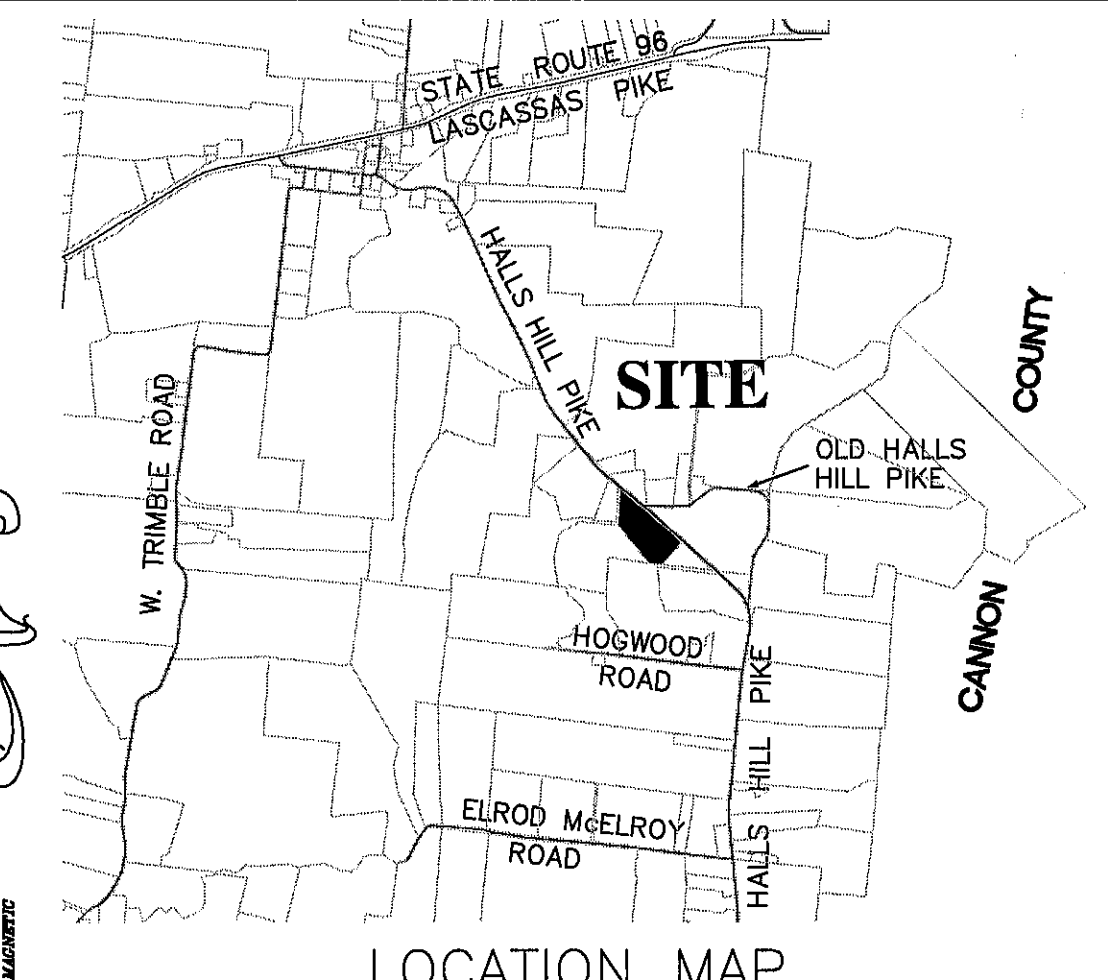
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from the structure to the drainage system constructed by the subdivision developer.
- Underground utilities shown were located using available above-ground evidence, as well as information obtained 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.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- 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.
- 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**

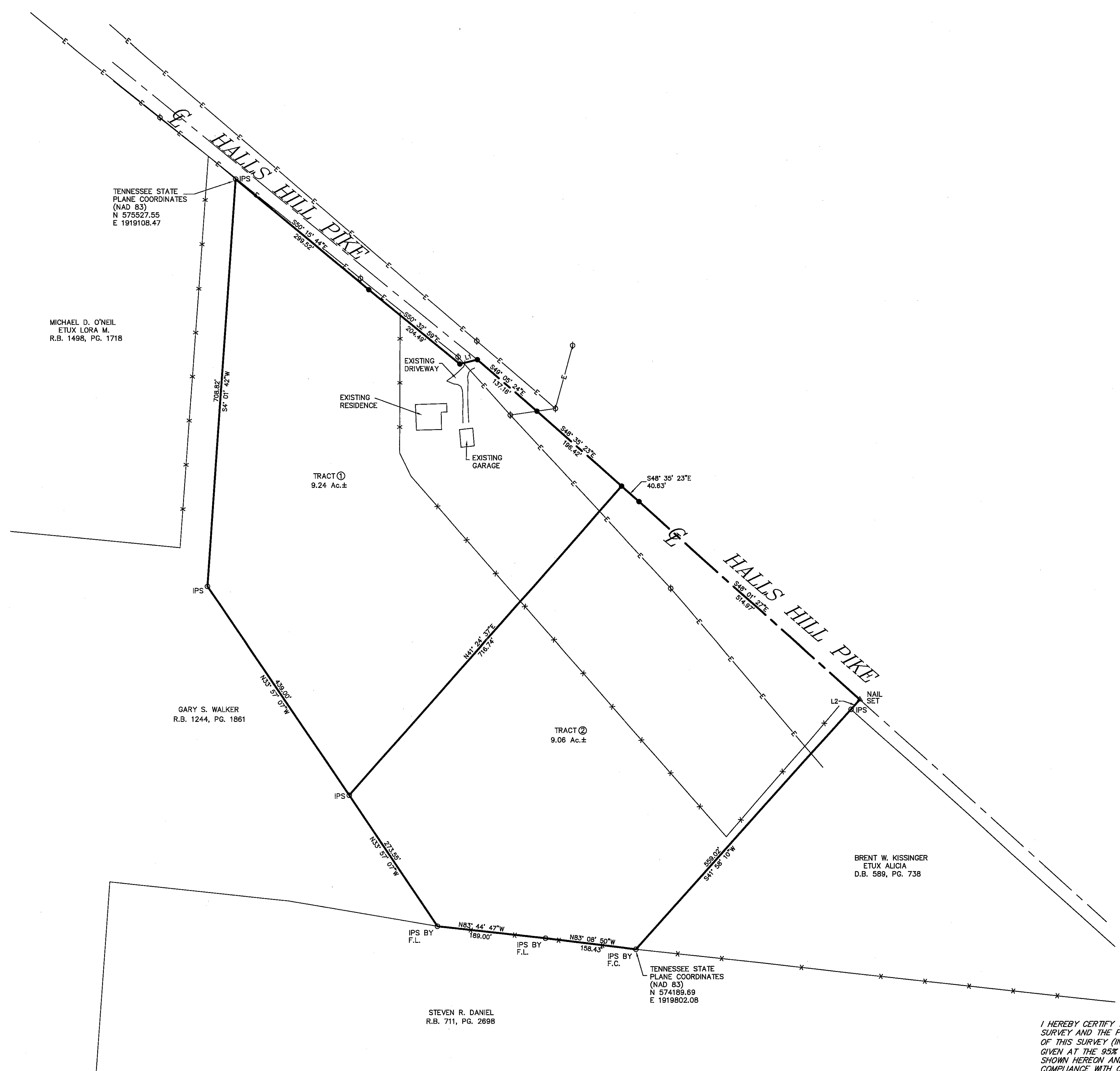
- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey were: November 2022.
- The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
- Fixed Control Station designation with positional data:  
TDOT CORS STATION-TN38  
STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 569,154.86  
EASTING: 1,837,096.15  
ELEVATION: 558.34 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN38:  
0.9992860 (STATE PLANE-TN 4100-US SURVEY FT.)

MICHAEL D. O'NEIL  
ETUX LORA M.  
R.B. 1498, PG. 1718

TENNESSEE STATE  
PLANE COORDINATES  
(NAD 83)  
N 575527.55  
E 1919108.47



LOCATION MAP  
N.T.S.



GARY S. WALKER  
R.B. 1244, PG. 1861

TRACT ②  
9.06 Ac.±

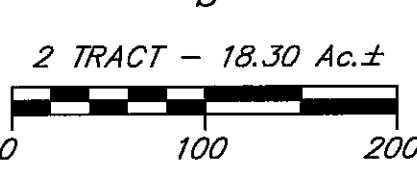
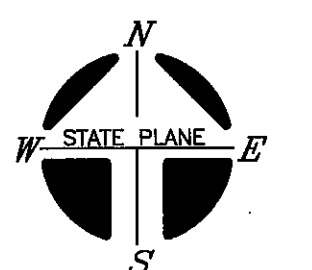
BRENT W. KISSINGER  
ETUX ALICIA  
D.B. 589, PG. 738

STEVEN R. DANIEL  
R.B. 711, PG. 2698

TENNESSEE STATE  
PLANE COORDINATES  
(NAD 83)  
N 574189.69  
E 1919802.08

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.

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



- LEGEND**
- IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED N-S ENGR)
  - IPF ○ IRON PIN FND.
  - SURVEY POINT
  - X — EXISTING FENCE

LINE	BEARING	LENGTH
L1	N76°07'37"E	31.17'
L2	S41°58'10"W	22.95'

OWNER: MARTHA TIMBS  
PROPERTY ADDRESS: 13953 HALLS HILL PIKE  
MILTON, TN 37118  
TAX MAP: 63, PARCEL: 28.00  
RECORD BOOK: 1244, PAGE: 1865  
MAP NUMBER: 47149C0191H  
DATED: JAN, 5 2007 ZONE: X  
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.

PRELIMINARY FOR REVIEW ONLY

**AUCTION PLAT**

**MARTHA TIMBS**

16TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.  
Date: November 2022 Scale: 1"=100' Sheet 1 of 1

**HUDDLESTON-STEEL ENGINEERING INC.**  
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
TELEPHONE: (615) 893-4084, FAX: (615) 893-0080