

ROTATED TO  
DB 239 P 339

**LEGEND**

- OVERHEAD UTILITIES
- 6" WATER LINE
- UTILITY POLE (TYPICAL)
- FIRE HYDRANT POINT
- EXISTING FENCE
- IRON ROD (OLD)
- IRON ROD (SET)
- MAGNAIL (OLD)
- NEW SEVERANCE LINE
- BOUNDARY LINE
- OVERHEAD ELECTRIC

**TRACT 1  
7.07 ACRES**

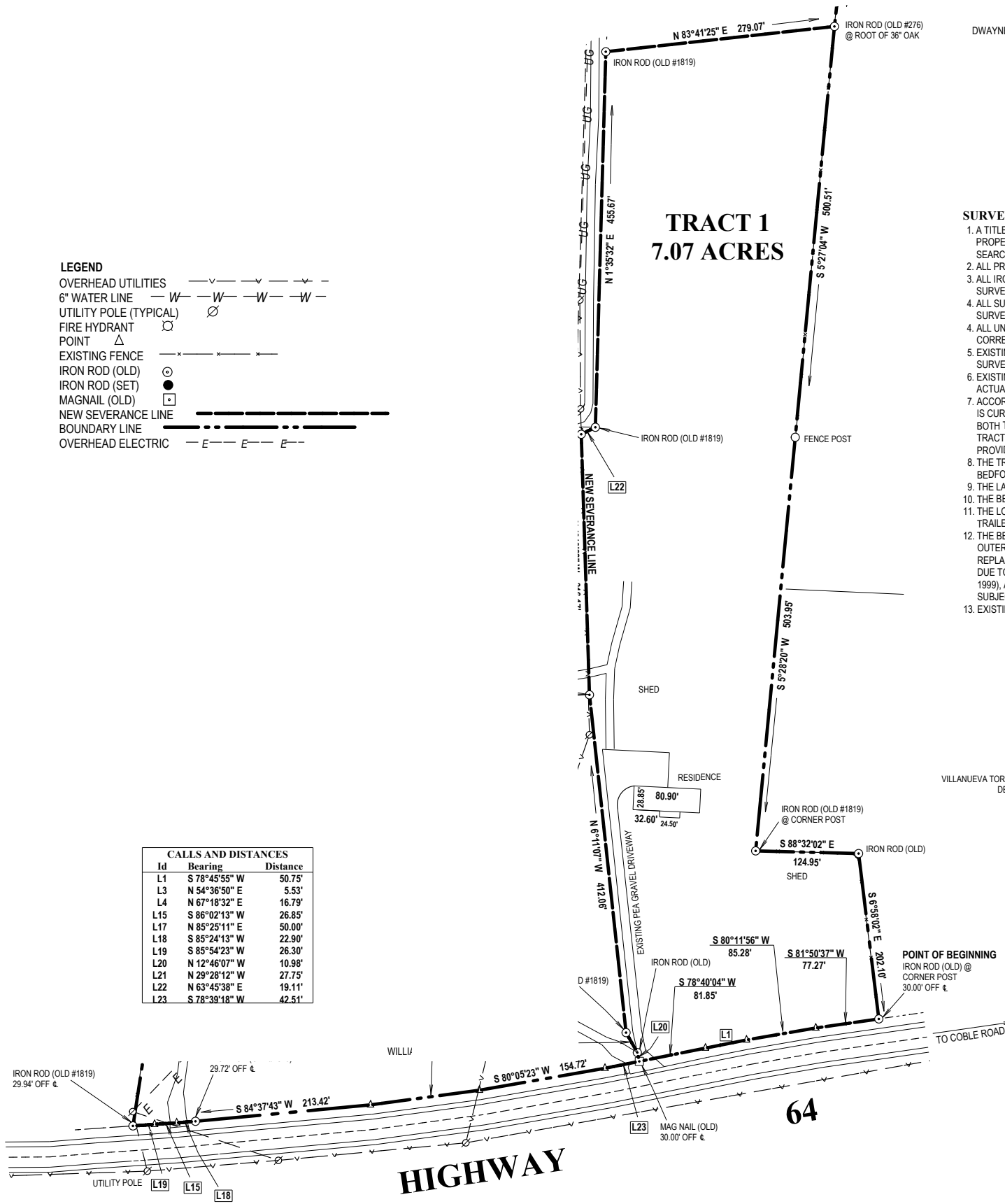
DWAYNE SULLIVAN PROPERTY  
DB 341 P 720

**SURVEYOR'S NOTES**

1. A TITLE SEARCH WAS NOT PROVIDED AT THE TIME OF THIS SURVEY. THIS PROPERTY IS SUBJECT, THEREFORE, TO A CURRENT AND ACCURATE TITLE SEARCH.
2. ALL PROPERTY CORNERS ARE FLAGGED WITH PINK FLAGGING.
3. ALL IRON RODS (SET) ARE 5/8" REBAR WITH A PLASTIC CAP WITH THE SURVEYOR'S LICENSE NUMBER 1819.
4. ALL SURVEY CONTROL POINTS (TRAVERSE POINTS FOR THE USE OF THE SURVEYOR ONLY) ARE FLAGGED WITH PINK AND BLACK STRIPED FLAGGING.
4. ALL UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE ONLY. FOR CORRECT LOCATION INFORMATION CONTACT TENNESSEE ONE CALL.
5. EXISTING INTERNAL FENCES WERE NOT LOCATED AT THE TIME OF THIS SURVEY AND MAY NOT BE ON THE CURRENT TRACT LINES.
6. EXISTING EXTERNAL OR OUTER FENCES ARE NOT NECESSARILY ON THE ACTUAL BOUNDARY.
7. ACCORDING TO THE PROPERTY MANAGER THE EXISTING WELL ON TRACT 1 IS CURRENTLY PROVIDING WATER TO THE BARN AND TRAILER ON TRACT 1, BOTH THE LARGE AND SMALL BARN ON TRACT 2 AND THE TRAILER ON TRACT 3. THE LOCATION OF THESE LINES IS UNKNOWN AND WAS NOT PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY.
8. THE TRAILER ON TRACT 3 ALSO HAS AN EXISTING WATER METER WITH THE BEDFORD COUNTY UTILITIES DISTRICT.
9. THE LARGE BARN ON TRACT 2 ALSO HAS AN EXISTING WATER METER WITH THE BEDFORD COUNTY UTILITIES DISTRICT.
11. THE LOCATION AND APPROVAL OF THE SEPTIC AREA FOR THE EXISTING TRAILER ON TRACT 1 IS UNKNOWN AT THE TIME OF THIS SURVEY.
12. THE BEARINGS, DISTANCES AND MONUMENTATION NOTED ALONG THE OUTER BOUNDARY AND TRACTING OF THE PROPERTY SHOWN HEREON REPLACES AND SUPERCEDES THOSE NOTED IN DEED BOOK 289 PAGE 907 DUE TO THE EXPIRATION OF THE ORIGINAL SURVEY (CONDUCTED IN 1999), AS WELL AS CHANGES NOTED AT THE TIME OF THIS SURVEY TO THE SUBJECT PROPERTY AND TO THE ADJOINING PROPERTIES.
13. EXISTING FENCES ARE NOT ON THE BOUNDARY OR NEW SEVERANCE LINES.

VILLANUEVA TORRES HIPOLITO PROPERTY  
DB 346 P 145

| Id  | Bearing       | Distance |
|-----|---------------|----------|
| L1  | S 78°45'55" W | 50.75'   |
| L3  | N 54°36'50" E | 5.53'    |
| L4  | N 67°18'32" E | 16.79'   |
| L15 | S 86°02'13" W | 26.85'   |
| L17 | N 85°25'11" E | 50.00'   |
| L18 | S 85°24'13" W | 22.90'   |
| L19 | S 85°54'23" W | 26.30'   |
| L20 | N 12°46'07" W | 10.98'   |
| L21 | N 29°28'12" W | 27.75'   |
| L22 | N 63°45'38" E | 19.11'   |
| L23 | S 78°39'18" W | 42.51'   |



**26.84 ACRES (TOTAL)  
2 TRACTS (TOTAL)**

**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



PERIMETER DISTANCE: 5013.74'

SCALE: 1" = 100'

SURVEYOR'S SEAL MUST BE RAISED (EMBOSSSED) AND SIGNED IN RED INK IN ORDER FOR THIS TO BE AN AUTHORIZED COPY. IF THE SURVEYOR'S SEAL IS NOT RAISED (EMBOSSSED) AND SIGNED IN RED INK THIS IS POSSIBLY AN ILLEGAL COPY AND A VIOLATION OF COPYRIGHT. ALL ORIGINAL DOCUMENTS AND DRAWINGS ARE THE SOLE PROPERTY OF THE LICENSED SURVEYOR AS PER TENNESSEE CODE ANNOTATED (T. C. A.) TITLE 62 CHAPTER 18. NEITHER THE SURVEYOR NOR CAFFEY SURVEYING, INC. IS RESPONSIBLE FOR ANY CHANGES OR REVISIONS TO SAID DRAWING AFTER THE SEALED DATE ON THE ORIGINAL DRAWING UNLESS SAID CHANGE OR REVISION IS SIGNED AND DATED BY THE SURVEYOR ON THE ORIGINAL DRAWING.

DO NOT SCALE DRAWING.

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PROPERTY OF:  
**DEBORAH A. CABLE**

**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 347 P 552           | MAP 101 PARCEL 012.00        | 21ST CIVIL DISTRICT |
| DATE SURVEYED: 01-05-2023 | DATE DRAWN: 01-31-2023 | DRAWN AND CHECKED BY: S.J.C. |                     |

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

JOB NO. C23-002