

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

DATE OF OBSERVATION 04/29/2023

1 inch = 30 ft.

GPS NOTES:

- (1) Class of survey: IV
- (2) Type of GPS field procedure: RTK
- (3) Dates of survey: 29 April 2023
- (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

General Notes

1. Date field survey completed: 04/29/2023.
2. Property contains 37621.23 sq. ft. or 0.86 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, 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. 47149C0015H, Dated January 05, 2007.
9. Property has access to public utilities.

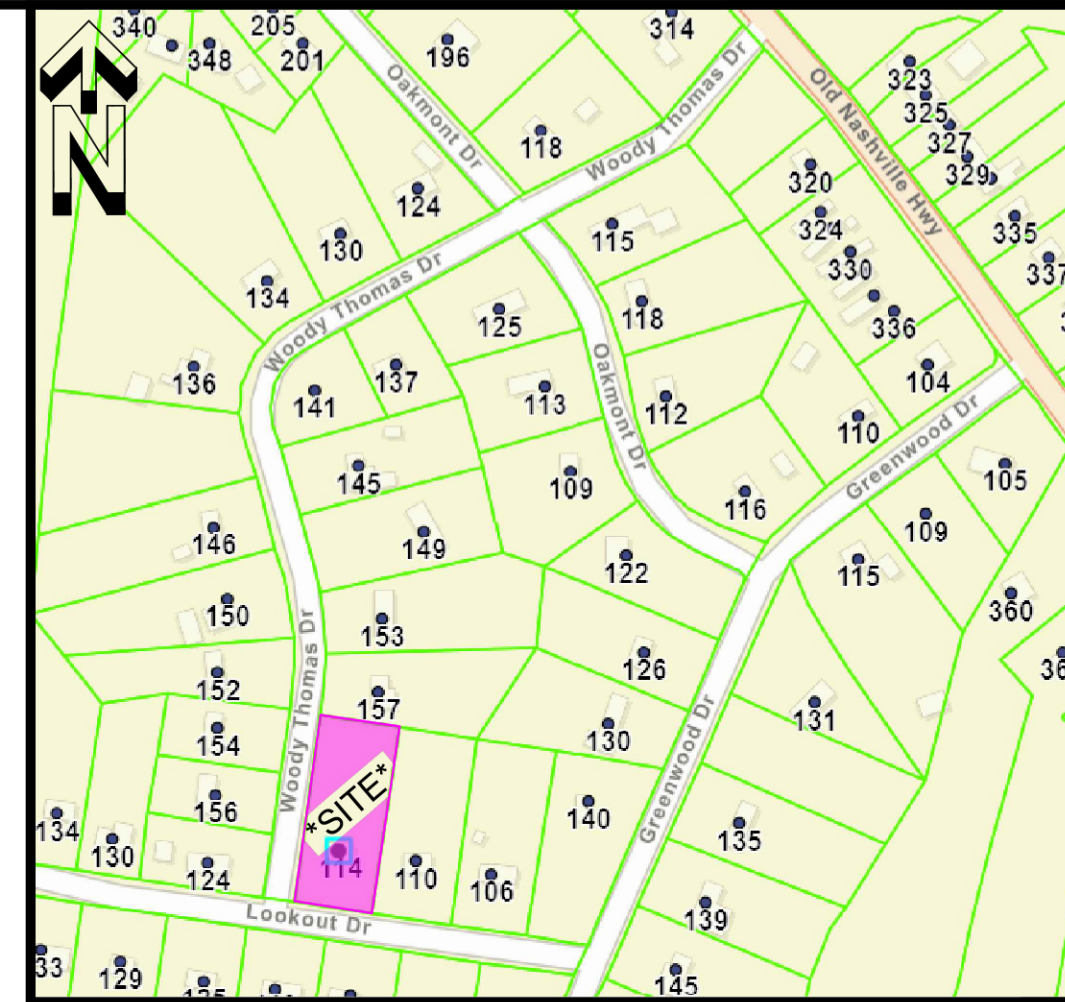
PRELIMINARY - CONCEPT ONLY - NOT FOR RECORDING



Know what's below.
Call before you dig.

Utility Disclaimer

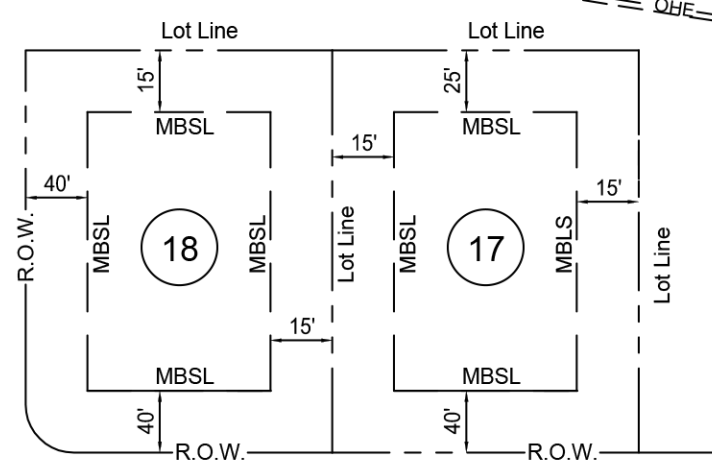
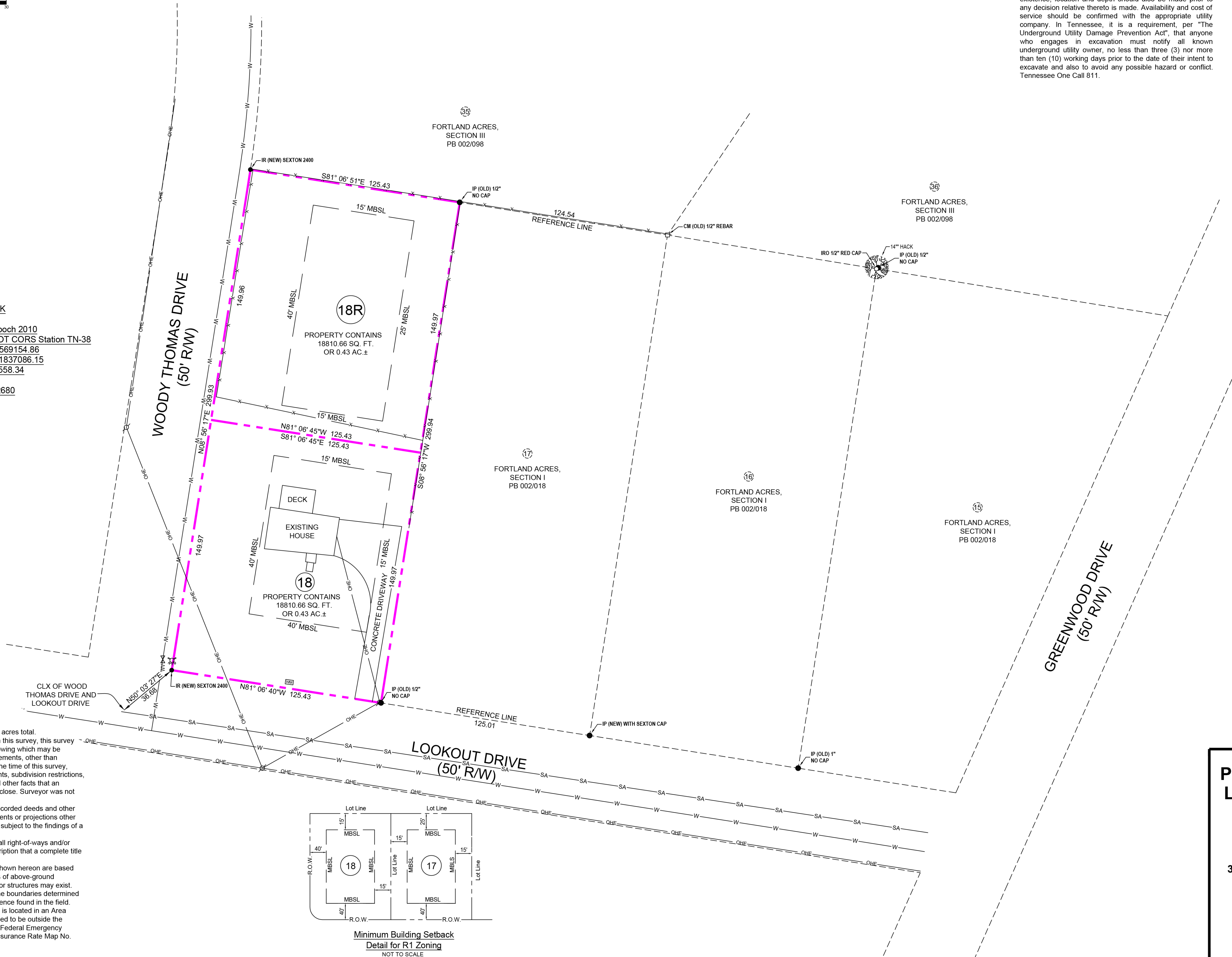
Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Surveyor 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.



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
○	SURVEY POINT
○	IRON ROD OR PIPE OLD AS DENOTED (IR OLD / IP OLD)
●	1/2" REBAR SET CAPPED SEXTON 2400 (IR NEW)
RORCT	REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE
PCL	PARCEL
RB	RECORD BOOK
DB	DEED BOOK
PB	PLAT BOOK (CABINET)
POB	POINT OF BEGINNING
CLX	CENTERLINE INTERSECTION OF ROADS
---	SUBJECT PROPERTY LINE
---	RIGHT OF WAY/ADJOINER
---	EXISTING EASEMENT EDGE
---	M.B.S.L. - SETBACK LINE
---	FENCE LINE
SA	EXISTING SEWER LINE
ST	EXISTING STORM LINE
W	EXISTING WATER LINE
T	EXISTING OVERHEAD TELEPHONE LINE
GAS	EXISTING GAS LINE
OHE	EXISTING OVERHEAD ELECTRIC
---	CENTERLINE OF ROAD OR DRIVE
---	ROCK WALL



Minimum Building Setback
Detail for R1 Zoning
NOT TO SCALE

CONCEPT DRAWING
PHILLIP WAYNE SHANNON PROPERTY
LOT 18, FORTLAND ACRES, SECTION I
TAX MAP 017E, GROUP A, PARCEL 018.00
RECORD BOOK 232, PAGE 2241, R.O.R.C.T.
PLAT BOOK 002, PAGE 018, R.O.R.C.T.
114 LOOKOUT DRIVE
3RD CIVIL DISTRICT, LAVERGNE, RUTHERFORD COUNTY, TN
CHRISTOPHER BLAKE SEXTON, PLS
5125 BRIDGEMORE BLVD.
MURFREESBORO, TN 37129
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