NOTES

1. 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.
2. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
3. 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.
4. 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.
6. The soil locations shown hereon were provided by The Soils Group Inc, Huddleston-Steele Engineering, Inc. assumes no responsibility for the accuracy or completeness of the soils information provided hereon.

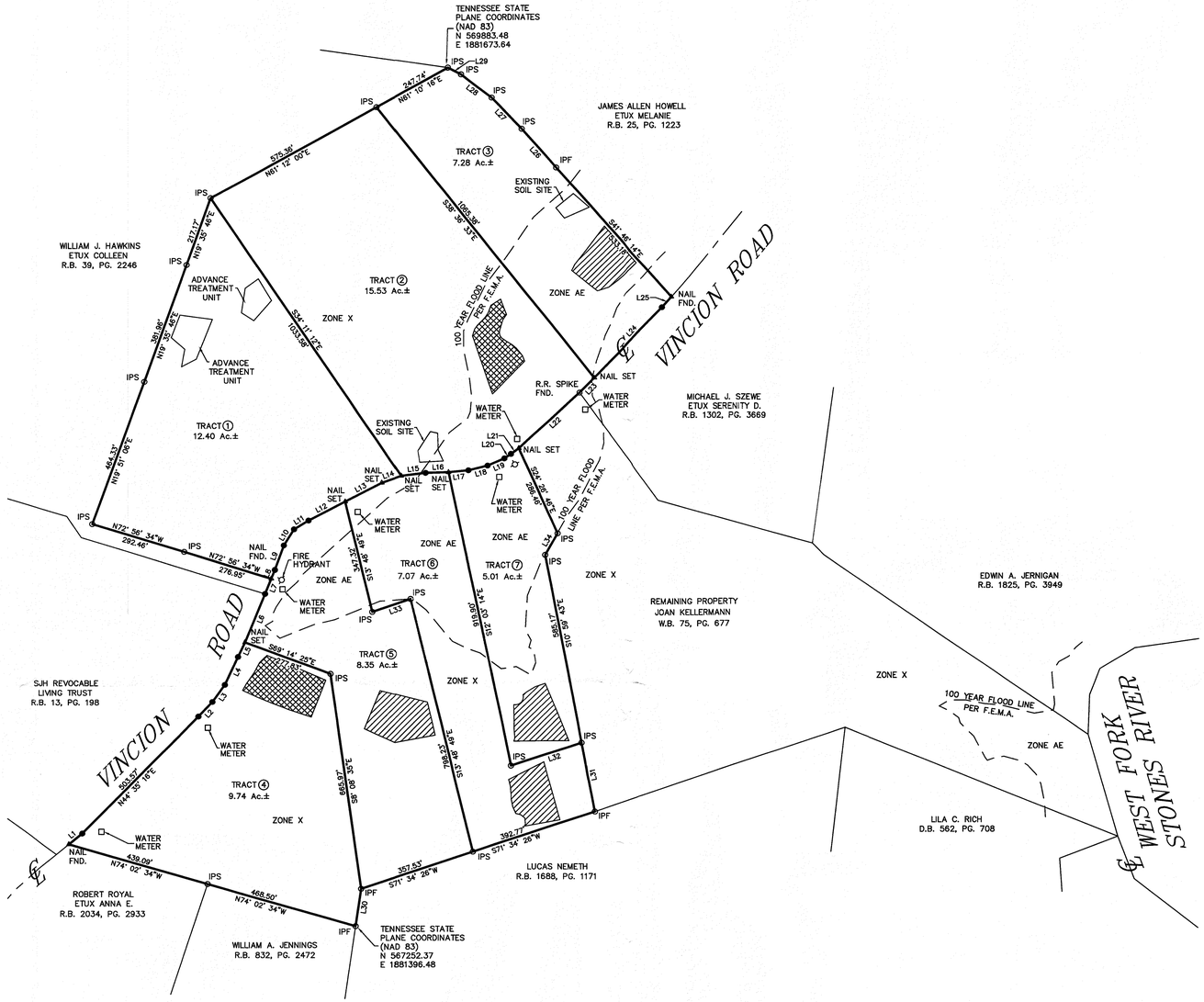
GLOBAL POSITION SYSTEM SURVEY NOTES

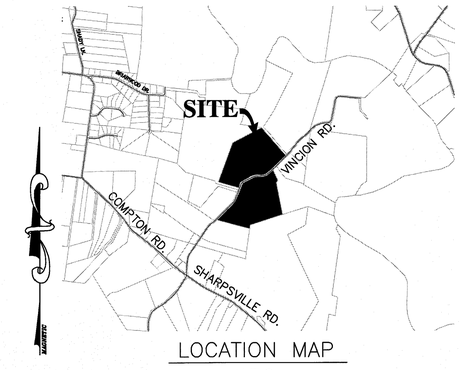
1. The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The date that fieldwork was performed for this survey were: April 2024
4. The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
   TDOT CORS STATION-TN38
   STATE PLANE (TN 4100-US SURVEY FT.- NORTHING: 569,154.86
   EASTING: 1,837,086.15
   ELEVATION: 558.34 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN38: 0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

75 MPI
60 or 45 MPI

SOILS AREAS

TRACTS	≤60 MPI	75 MPI	TOTAL
1	0 SF	0 SF	0 SF
2	0 SF	21,996 SF	21,996 SF
3	20,885 SF	0 SF	20,885 SF
4	0 SF	27,237 SF	27,237 SF
5	23,640 SF	0 SF	23,640 SF
6	19,665 SF	0 SF	19,665 SF
7	20,513 SF	0 SF	20,513 SF



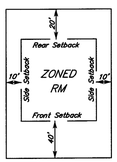


LOCATION MAP
N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°41'58"E	52.34'
L2	N42°52'46"E	62.16'
L3	N34°54'16"E	65.55'
L4	N24°57'46"E	95.20'
L5	N24°57'46"E	50.07'
L6	N22°12'06"E	159.49'
L7	N22°12'06"E	50.02'
L8	N22°12'06"E	28.71'
L9	N20°09'36"E	79.21'
L10	N32°16'36"E	58.50'
L11	N58°21'46"E	51.67'
L12	N62°38'46"E	125.32'
L13	N62°38'46"E	125.32'
L14	N70°48'56"E	62.50'
L15	N83°08'16"E	74.30'
L16	N88°24'56"E	70.37'
L17	N84°38'26"E	60.94'
L18	N75°58'46"E	60.26'
L19	N67°35'56"E	56.26'
L20	N54°56'56"E	24.20'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N54°56'56"E	29.22'
L22	N47°15'06"E	251.02'
L23	N44°16'37"E	64.29'
L24	N44°16'16"E	301.45'
L25	N41°18'16"E	43.09'
L26	S41°45'14"E	158.31'
L27	S43°48'04"E	132.18'
L28	S52°28'04"E	118.33'
L29	S63°15'34"E	45.58'
L30	S8°15'16"W	115.77'
L31	S10°59'43"E	214.42'
L32	N71°34'26"E	226.27'
L33	N71°34'26"E	122.23'
L34	S30°23'33"W	75.70'

ZONED: RM
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

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

7 TRACTS – 65.38 Ac.±
0 200 400

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
△ NAIL FOUND
○ RAIL ROAD SPIKE
● SURVEY POINT

OWNER: JOAN KELLERMANN
PROPERTY ADDRESS: 4900 VINCION ROAD MURFREESBORO, TN 37130
TAX MAP: 67, PARCEL: 39.10
RECORD BOOK: 1566, PAGE: 2219
TAX MAP: 67, PARCEL: 39.09
DEED BOOK: 660, PAGE: 178
MAP NUMBER: 47149C0153H & 47149C0154H
DATED: JAN. 5, 2007 ZONE: AE & X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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.

NO.	DATE	DESCRIPTION
0	04/09/2024	Original Issue
1	04/30/2024	Revised Tracts 1 & 2 and added soil sites to Tract 1

PHILLIP G. CHAPMAN — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE No. 2007 — 4/30/2024

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

AUCTION SURVEY

JOAN KELLERMANN

22nd CIVIL DISTRICT – RUTHERFORD COUNTY – TN.

Date: April 2024 | Scale: 1"=200' | Sheet 1 of 1

ACAD23#/Civil 3D Projects\JOAN KELLERMANN - VINCION ROAD\JOAN KELLERMANN - VINCION ROAD - TRACT DIVISION AUCTION SURVEY.dwg, 4/30/2024 4:56:32 PM, KEP 7976K No. 2