

VICINITY MAP
(NOT TO SCALE)

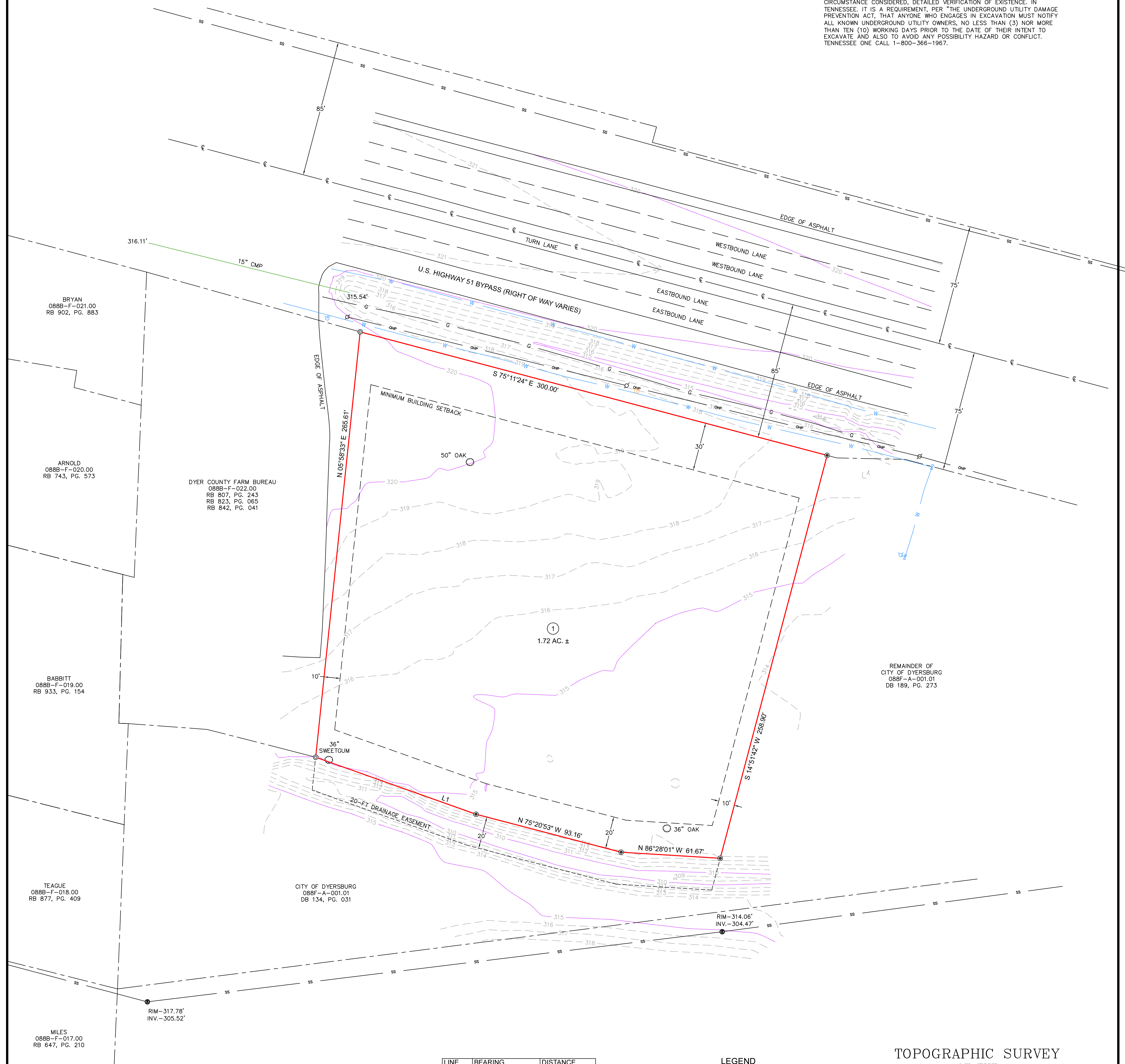
PROPERTY INFORMATION:

DEED REFERENCE:
BEING A PORTION OF THE PROPERTY THAT WAS CONVEYED TO THE CITY OF DYERSBURG, TN IN DEED BOOK 189, PG. 273, R.O.D.C.

PROPERTY MAP:
BEING A PORTION OF PARCEL 001.01 OF GROUP "A" AS SHOWN ON DYER COUNTY PROPERTY MAP NO. 088-F.

NOTES:

1. A PORTION OF THIS SURVEY WAS PERFORMED USING GLOBAL POSITIONING SYSTEM (TOPCON HIPER HR RTK GNSS RECEIVER-DUAL FREQUENCY). THE REMAINDER OF THE SURVEY WAS PERFORMED USING A CONVENTIONAL TOTAL STATION (SOKKIA SET 350RX) SET UP ON GPS CONTROL POINTS. A REDUNDANCY OF MEASUREMENTS WERE TAKEN TO INSURE THE POSITIONAL ACCURACY OF MEASURED POINTS. RTK RELATIVE POSITIONAL ACCURACY IS :
HORIZONTAL : 5mm + 0.5ppm
VERTICAL : 10mm + 0.8ppm
2. BEARINGS & DISTANCES SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE GRID (TN 4100 ZONE, NAD 83). THE VERTICAL DATUM IS NAVD 88. THE BENCHMARK USED IS THE CITY OF DYERSBURG GPS MONUMENT #6. NORTHING=643957.434' EASTING=962790.054' ELEVATION=360.59'
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY, IF ANY EXIST.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. THIS PROPERTY IS CURRENTLY ZONED "B-1"
6. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47045C0192E DATED 10/16/2008.
7. NO TITLE REPORT WAS FURNISHED TO BARRON SURVEYING & MAPPING.
8. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM RANDOM MEASUREMENTS. ALL DATA WAS COLLECTED WITH ELECTRONIC SURVEY-GRADE EQUIPMENT. THE CONTOUR INTERVAL IS 1'.
9. BARRON SURVEYING & MAPPING HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, WHETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON TYPE, SIZE AND LOCATION OF THE UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED, DETAILED VERIFICATION OF EXISTENCE, 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 (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBILITY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-366-1967.



LINE	BEARING	DISTANCE
L1	N 70°26'00" W	105.70'

LEGEND

- IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET W/ ID CAP STAMPED "BARRON RLS 2639"
- IRON PIPE (FOUND)
- PK NAIL (FOUND)
- PK NAIL (SET)
- ANGLE POINT (NO MONUMENT SET)
- CONCRETE MONUMENT
- SANITARY SEWER MANHOLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- TELEPHONE PEDESTAL
- TREE
- HANDICAPPED PARKING
- BOUNDARY
- DEED
- FENCE
- CENTERLINE
- EASEMENT
- BUILDING
- BUILDING SETBACK
- UNDERGROUND WATER
- SANITARY SEWER
- UNDERGROUND GAS

TOPOGRAPHIC SURVEY
OF THE
CITY OF DYERSBURG
PROPERTY

4th CIVIL DISTRICT,
DYER CO, TN

b BARRON SURVEYING & MAPPING
LAND SURVEYING • MAPPING • PLANNING

312 N. CHURCH AVE. DYERSBURG, TN 38024
(731) 285-1480 cbarron@tnsurveyor.com
www.tnsurveyor.com

SCALE: 1" = 30'	DATE: 12/23/25
JOB NO. 25-231	DRAWN BY: CJB



SURVEYOR'S CERTIFICATE:
I, CRAIG J. BARRON, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 AS SHOWN HEREON.

CRAIG J. BARRON
TN RLS 2639

SURVEYOR'S NOTE:
SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.