

PARCEL: 075 015M C 002.00  
140 STONES RIVER RD  
C M ST JAMES CHURCH  
DB: 67 PG: 286 R.O.R.C.

PARCEL: 075 015M C 018.00  
139 GLENDALE DR  
AVILES, MIRIAM A.  
RB: 1287 PG: 1400 R.O.R.C.

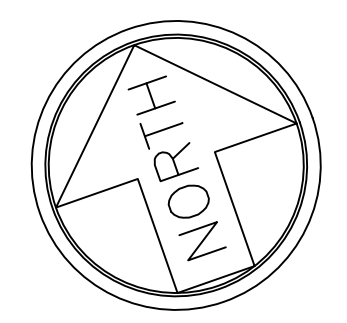
PARCEL: 075 015M C 022.00  
124 SUNSET DR  
HARRIS, HILARY  
RB: 1900 PG: 1347 R.O.R.C.

PARCEL: 075 015M C 001.00  
142 STONES RIVER RD.  
ARNOLD, CHRISTY L.  
RB: 2113 PG: 2066 R.O.R.C.  
ZONED: C2  
382,059 SF 8.77 ACRES

BRANCH TOWERS LLC. LEASE AREA  
100'X100' W/ INGRESS/EGRESS  
RB1413, PG 2456 R.O.R.C.

PARCEL: 075 015M C 023.01  
130 SUNSET DR  
HARRIS, CHRIS & CHARLOTTE  
RB: 1590 PG: 3271 R.O.R.C.

CSX TRANSPORTATION



**LEGEND**

	OVERHEAD POWER LINES
	FENCE LINES
	UTILITY POLE
	WATER VALVE
	WATER METER
	MAILBOX
	MINIMUM BUILDING SETBACK LINE
	PROPERTY LINE—SURVEYED
	PROPERTY LINE—UNSURVEYED
	PK NAIL SET
	IRON PIN FOUND OLD
	LIGHT POLE
	CONCRETE MONUMENT

**GENERAL NOTES:**

1. BEING THE TRACT AS DESCRIBED AND PREVIOUSLY RECORDED IN RECORD BOOK 2113, PAGE 2066, R.O.R.C.
2. BEARING BASIS IS TENNESSEE STATE GRID REFERENCE SYSTEM.
3. THIS PROPERTY LIES WITHIN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR RUTHERFORD COUNTY COMMUNITY PANEL NO. 47149C0015H, EFFECTIVE DATE: 01/05/2007.
4. SUBJECT PROPERTY IS IDENTIFIED ON RUTHERFORD COUNTY PROPERTY MAPS AS PARCEL: 075 015M C 001.00
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF 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. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS PROPERTY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. PROPERTY IS ZONED C2. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: 35' - SIDE: 35' - REAR: 35'
8. THIS SURVEY WAS PERFORMED IN THE FIELD ON 08/09/2021

**GENERAL UTILITY NOTES:**

- 1) EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
- 2) THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFE GUARD UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- 3) THE CONTRACTOR SHALL NOTIFY EACH UTILITY OWNER OF HIS PLAN OF OPERATION IN THE AREA OF THE UTILITIES PRIOR TO CONSTRUCTION.
- 4) IN TENNESSEE IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION, MUST NOTIFY ALL KNOWN UTILITY OWNERS, NO LESS THAN THREE, NOR MORE THAN TEN WORKING DAYS, PRIOR TO CONSTRUCTION.

**EROSION CONTROL NOTES:**

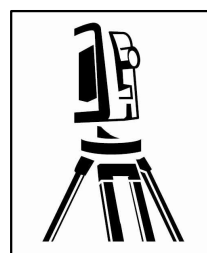
- 1) THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM THE SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AT COMPLETION OF CONSTRUCTION.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING FLUMES, PIPES, ETC. PRIOR TO COMPLETION OF THIS PROJECT.
- 3) EROSION CONTROL SHALL BE PROVIDED FOR ALL CUT AND FILL OPERATIONS WITHIN THE LIMITS OF THE CONSTRUCTION SITE.
- 4) EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY GRADING ON-SITE AND ARE TO BE MAINTAINED IN PLACE FOR THE DURATION OF THE PROJECT.
- 5) THE CONTRACTOR SHALL PROVIDE EROSION CONTROL TO MINIMIZE EROSION IN ALL AREAS BEING DISTURBED.

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 08/09/2021 AND 08/09/2021 UTILIZING CARLSON BRx7 MULTI-FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) SHOWN WERE DERIVED USING SOLUTIONS REFERENCED TO TN SPC (ZONE 4100) NAD83 (2011) (EPOCH 2010), GEOID 18B. ELEVATION DATA REFERENCED TO NAVD88.

POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.08' V 0.08'  
COMBINED SCALE FACTOR USED: 1.00006914

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 4 SURVEY, AS DEFINED IN TCA 0820-03-.07(5) AS A GENERAL PROPERTY SURVEY, AND THAT THE ACCURACY IS AS SHOWN HEREON, AND THAT MONUMENTS SHOWN HAVE BEEN, OR WILL BE SET.



**MATTHEW LISTOVITCH SURVEYING**

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PHONE: 615.427.1112 EMAIL: MLISTOVITCH@GMAIL.COM

**PROPERTY SURVEY**  
**CHRISTY L. ARNOLD**

142 STONES RIVER RD. LAVERGNE  
RUTHERFORD COUNTY, TENNESSEE 37086

PROJECT#21213