LOCATION MAP
NTS

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO DAVID WILEMAN FROM GENE JOHNSON AND MARGARET MARTHA NEWLAND BY WARRANTY DEED OF RECORD IN DEED BOOK 491, PAGE 506, REGISTER'S OFFICE FOR DEKALB COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 64.00 AS SHOWN ON DEKALB COUNTY PROPERTY MAP NUMBER 19.

GENERAL NOTES

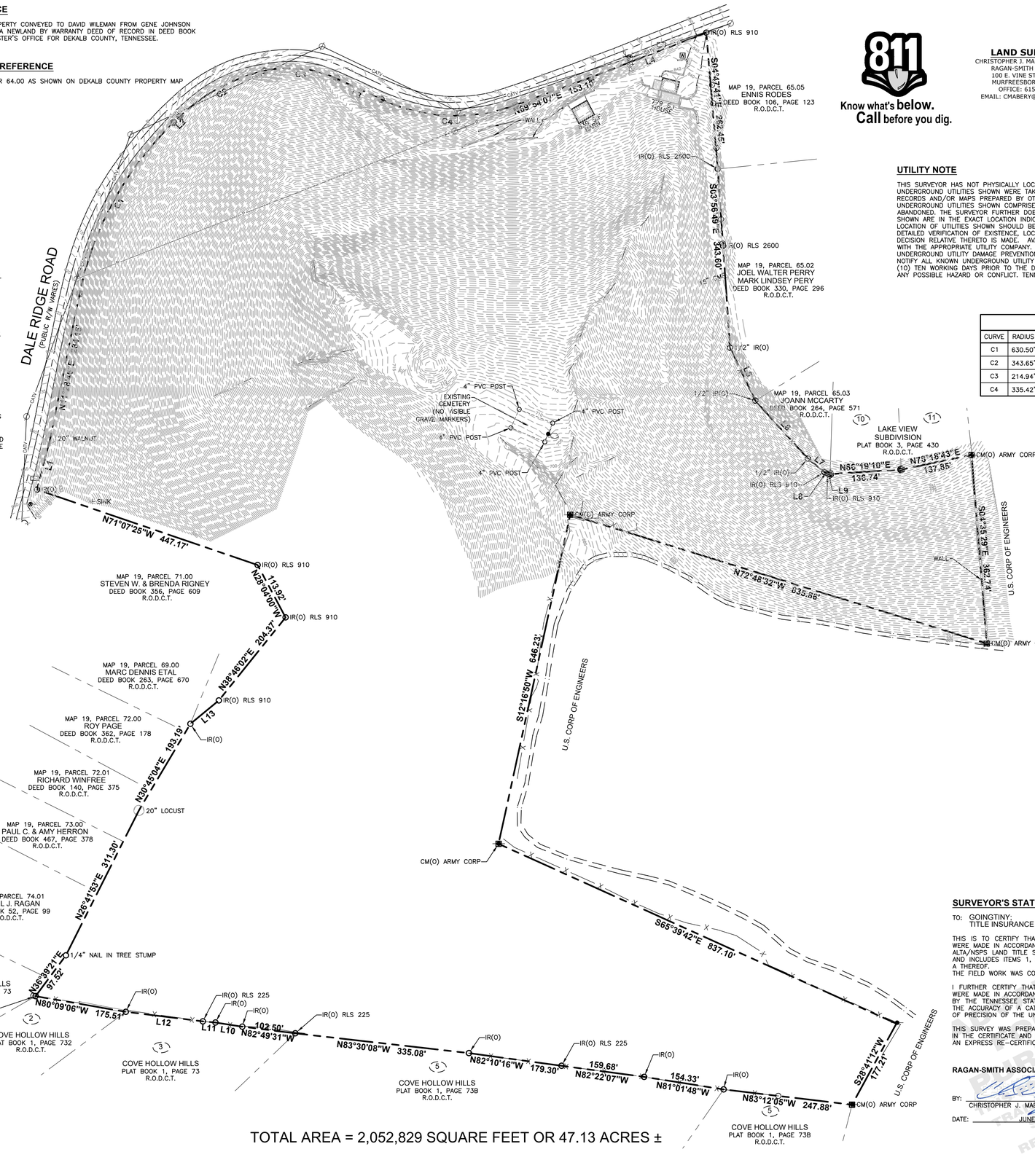
1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: SPECTRA PRECISION SP80. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS 0.05'.

2. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47041C0100C, WITH AN EFFECTIVE DATE OF APRIL 19, 2010, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47041, PANEL NO. 100, SUFFIX C, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT. THE SURVEYED PROPERTY IS, THEREFORE, SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE TITLE SEARCH.

4. TABLE A ITEM 16: NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE FOUND AT THE TIME OF THIS SURVEY.

5. TABLE A ITEM 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE FOUND AT THE TIME OF THIS SURVEY.



TOTAL AREA = 2,052,829 SQUARE FEET OR 47.13 ACRES ±

LEGEND

◎	NON-MONUMENTED POINT	Ø	UTILITY POLE
□ CM(O)	CONCRETE MONUMENT (OLD)	Ø⟶	UTILITY POLE W/ ANCHOR
○ IR(O)	IRON ROD (OLD)	Ø—	UTILITY POLE W/ LIGHT
● IR(N)	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH ASSOC")	—P—	OVERHEAD ELECTRIC POWER LINE
WM	WATER METER	-CATV-	OVERHEAD CABLE LINE
⊷	SIGN	-X-X-	FENCE
R.O.D.C.T.	REGISTER'S OFFICE FOR DEKALB COUNTY, TENNESSEE	CMP ====	CORRUGATED METAL PIPE
	ASPHALT SURFACE		CONCRETE SURFACE

811 Know what's below. Call before you dig.

UTILITY NOTE

THIS 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. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN 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 OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

LAND SURVEYOR
CHRISTOPHER J. MABERY TN RLS 2483
RAGAN-SMITH ASSOCIATES
100 E. VINE ST., SUITE 402
MURFREESBORO, TN 37130
OFFICE: 615-546-6050
EMAIL: CMABERY@ragansmith.com

0 100 200

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	630.50'	380.34'	34°33'46"	196.16	374.60'	N28°45'39"E
C2	343.65'	186.73'	31°07'58"	95.73	184.44'	N61°36'31"E
C3	214.94'	142.08'	37°52'28"	73.75	139.51'	S83°53'16"E
C4	335.42'	264.30'	45°08'50"	139.44	257.52'	S87°31'28"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°36'11"E	100.52'
L2	N46°02'32"E	16.61'
L3	S64°57'03"E	93.64'
L4	N68°49'23"E	238.52'
L5	S25°28'15"E	112.47'
L6	S42°12'50"E	149.97'
L7	S50°45'33"E	41.02'
L8	S59°41'02"E	6.98'
L9	S85°25'06"E	4.73'
L10	N81°13'52"W	52.04'
L11	N84°41'45"W	24.23'
L12	N82°56'26"W	148.90'
L13	N50°33'43"E	70.56'

SURVEYOR'S STATEMENT

TO: GOINGTINY;
TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(b)(1), 8, 11(a), 11(b), 13, 16, 17 AND 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON JUNE 25, 2021.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

RAGAN-SMITH ASSOCIATES, INC.

BY: _____ TN RLS NO. 2483
CHRISTOPHER J. MABERY, RLS

DATE: JUNE 29, 2021

PRELIMINARY COPY: THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES OR AS A CERTIFICATION OF PROPERTY LINES. IT IS NOT A STAMPED AND SEALED LAND SURVEY BY A REGISTERED LAND SURVEYOR.

RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com

DALE RIDGE ROAD PROPERTY

FOR

GOINGTINY

15TH CIVIL DISTRICT, TOWN OF LIBERTY, DEKALB COUNTY, TENNESSEE

Scale: 1"=100'

Date: JUNE 29, 2021

Approved By: CJM

Revisions:

- – –
- – –
- – –
- – –
- – –
- – –

Drawing Title:

ALTA/NSPS LAND TITLE SURVEY

Drawing No.

1 OF 1

Project No.

21-0164

G:\21-0164\1-SURVEY\ALTA\21-0164 ALTA.DWG
PLOTTED BY:CHRIS MABERY ON: 6/24/2021 1:33 PM LAST UPDATED BY:CMABERY ON: 6/24/2021 1:26 PM