



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	544.11'	130.69'	130.37'	S 01°12'22" W	13°45'41"

LINE	BEARING	DISTANCE
L1	S 05°40'28" E	31.98'

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.05 feet
 (c) Date of survey: 18 APRIL 2022
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99989496

State Plane
Grid North

LEGEND	
	POWER POLE
	SEPTIC PUMP STATION
	WATER METER
	1/2" PIPE (set)
	FIRE HYDRANT
	ROAD
	WATER VALVE
	REBAR (found)
	SEWER VALVE
	GAS METER

WILLIAM W. PICK JR. &
THERESA PICK
Map 30-G Group B Parcel 34.00
RB 98 Page 838

DORTHA HANKING
Map 30-G Group B Parcel 33.00
Book 25-Y Page 663

GARY MCCOY &
MARLIN MCCOY
Lot # 14, Hill Dale Estates
Map 30-O Group A Parcel 6.00
Book 27-N Page 136
Plat Book 1 Page 145

JUSTIN C. WALLING
Lot # 13, Hill Dale Estates
Map 30-O Group A Parcel 7.00
RB 84 Page 536
Plat Book 1 Page 145

Note: The point of beginning is a 1/2" pipe (set) being the southeastern corner of this described parcel, as well as being located S 83°50'07" E 17.73 feet from a power pole.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.



DORTHA HANKINS PROPERTY

339 MCCOY STREET
1ST CIVIL DISTRICT
VAN BUREN COUNTY, TENNESSEE
DATE 18 APRIL 2022
TOTAL ACRES: 0.87
DEED REF: BOOK 25-Y PAGE 663
TAX MAP 30-G GROUP B PARCEL 33.00

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286