

NORRIS BROS. PROPERTIES, LLC PROPERTY

CROSSROADS DRIVE
1ST CIVIL DISTRICT
CUMBERLAND COUNTY, TENNESSEE
DATE 06 JUNE 2022
TOTAL ACRES 14.80

TAX MAP 74 P/O PARCEL 61.00
DEED REF: BOOK 12656 PAGE 2283

State Plane Coordinates		
	Northing	Easting
GPS Base Point	607165.96	2249129.32
CRN #1	607224.15	2249877.41
CRN #2	606369.94	2250004.54
CRN #3	607223.08	2250357.15
CRN #4	606529.71	2250324.83

LINE	BEARING	DISTANCE
L37	S 59°18'32" W	60.20'
L38	N 16°10'03" W	49.50'
L39	N 85°21'21" E	23.16'
L40	S 04°40'08" E	40.00'
L41	N 85°19'52" E	70.00'
L45	S 59°47'53" E	47.72'
L46	S 18°24'47" E	79.15'
L47	S 02°06'57" W	19.81'
L48	S 41°39'15" W	25.74'
L49	S 14°25'14" W	68.02'
L50	S 05°53'38" W	18.89'
L51	S 00°31'23" E	51.15'
L52	S 40°56'42" E	68.74'
L53	S 14°32'27" E	36.40'

State Plane Coordinates		
	Northing	Easting
GPS Base Point	607165.96	2249129.32

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: 06 JUNE 2022
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: TDO CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99989496

Note A: Tract #1 as shown hereon does not have access to a public water source. Connection to the nearest public water line would be at the Owner(s) and/or Developers Expense.

Water Well Disclaimer

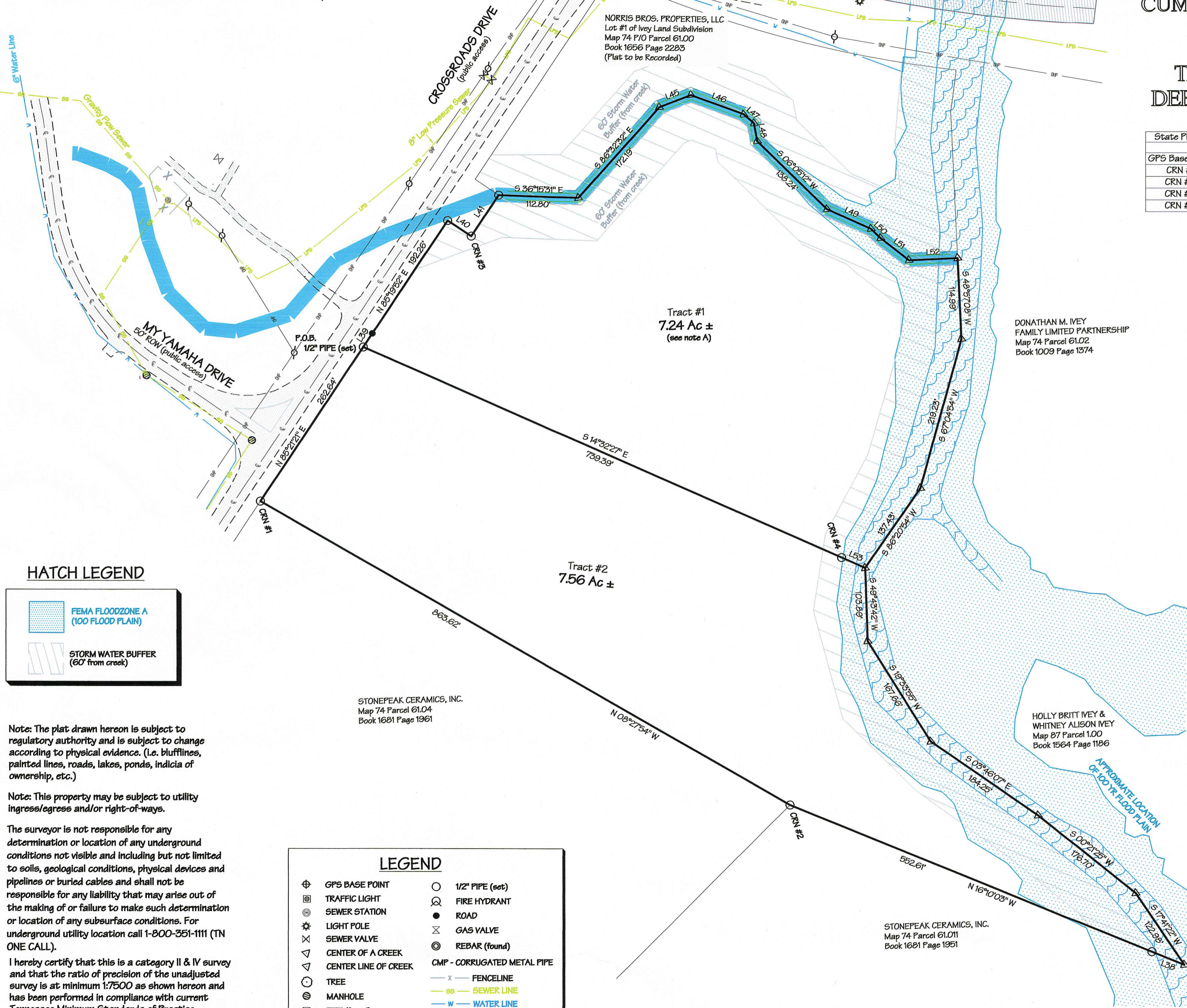
The recordation of this plat in no way indicates that any tract as depicted hereon would be suitable for the acquisition of a potable water supply through the drilling of a private well. It is the responsibility of the prospective property owners or property owner to take the necessary steps to determine whether or not any lot is or is not capable of supplying an adequate water supply by way of a private well.

Note: The point of beginning is located S 78°16'00" E 205.66 feet from a manhole.

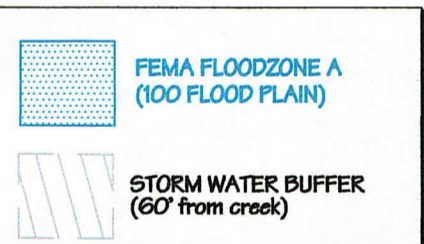
Note: The floodplain as shown hereon is derived from the FEMA FIRM as listed hereon in the SFHA certificate and has not been field verified by Vick Surveying LLC.

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. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

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.



HATCH LEGEND



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

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

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

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.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: CDM File No.: 22-229c2 Tracts 1 & 2

STONEPEAK CERAMICS, INC.
Map 74 Parcel 61.04
Book 1681 Page 1961

HOLLY BRITT IVEY &
WHITNEY ALISON IVEY
Map 87 Parcel 1.00
Book 1564 Page 1186

STONEPEAK CERAMICS, INC.
Map 74 Parcel 61.01
Book 1681 Page 1951

LEGEND

- ⊕ GPS BASE POINT
- ⊕ TRAFFIC LIGHT
- ⊕ SEWER STATION
- ⊕ LIGHT POLE
- ⊕ SEWER VALVE
- ⊕ CENTER OF A CREEK
- ⊕ CENTER LINE OF CREEK
- ⊕ TREE
- ⊕ MANHOLE
- ⊕ PIPE (found)
- ⊕ PAINTED/SET ROCK
- ⊕ POWER POLE
- ⊕ STEEL FENCE POST
- 1/2" PIPE (set)
- FIRE HYDRANT
- ROAD
- ⊗ GAS VALVE
- ⊙ REBAR (found)
- CMP - CORRUGATED METAL PIPE
- FENCELINE
- SEWER LINE
- WATER LINE
- OHP - OVERHEAD POWER
- TELEPHONE LINE
- CENTERLINE

Christopher M. Vick, RLS #2164
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