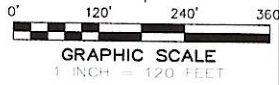


- LEGEND**
- IRON ROD, NEW
 - IRON ROD, OLD
 - POINT IN CENTER OF ROAD
 - ▲ POINT IN CENTER OF TATUM CREEK
 - ⊙ SPRING
 - ⊙ TREE
 - ⊙ WOOD FENCE POST
 - CENTERLINE OF ROAD
 - PROPERTY LINE
 - OVERHEAD ELECTRIC LINE
 - TVA TRANSMISSION LINE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05°59'33" E	66.23
L2	S 77°24'25" W	50.00
L3	S 77°24'25" W	29.70
L4	S 77°24'25" W	29.62
L5	N 11°13'50" W	61.54
L6	N 07°09'17" E	48.17
L7	S 16°09'34" E	83.84
L8	S 16°04'50" E	77.60
L9	N 77°12'11" E	25.03
L10	S 79°37'08" E	45.01
L11	S 46°01'02" E	168.38
L12	S 49°54'42" E	85.04
L13	S 69°47'29" W	25.00
L14	N 89°08'22" W	25.00
L15	N 89°08'22" W	22.89
L16	N 72°02'01" E	84.57
L17	N 02°52'25" W	69.80
L18	S 65°36'55" W	25.00
L19	N 29°53'13" W	48.28
L20	N 85°15'03" W	32.55
L21	S 83°18'16" W	98.78
L22	S 83°18'16" W	19.95
L23	S 13°08'12" E	25.00
L24	S 81°00'55" W	70.12
L25	S 65°25'05" W	72.90
L26	N 55°17'58" W	25.00
L27	N 47°39'36" W	35.73
L28	N 34°01'36" W	60.44
L29	S 12°35'25" E	27.05
L30	S 41°07'48" W	40.98
L31	S 58°57'20" W	47.21
L32	S 75°13'56" W	68.42

- **OWNERS** - RONALD C. TIDWELL, DEBORAH RIVERS, and LINDA STOKES
- **LOCATION** - 4th. CIVIL DISTRICT HICKMAN COUNTY, TENNESSEE
- **RECORDS** - TAX MAP No. 43, PARCEL No. 37.00
COMPUTER BOOK No. 33, PAGE No. 8904
Register's Office of Hickman County, TN

- SURVEYOR'S NOTES:**
1. TRACT 1 IS SUBJECT TO A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT IN FAVOR OF THE PROPERTY CURRENTLY OWNED BY ARTHUR J. REBROVICK, JR. AS RECORDED IN EASEMENT BOOK NO. 3, PAGE NO. 409 IN THE REGISTER'S OFFICE OF HICKMAN COUNTY, TENNESSEE.
 2. TRACT 1 IS SUBJECT TO A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT IN FAVOR OF THE PROPERTY CURRENTLY OWNED BY RONALD C. TIDWELL AND WIFE, BARBARA TIDWELL, AS RECORDED IN EASEMENT BOOK NO. 3, PAGE NO. 417 IN THE REGISTER'S OFFICE OF HICKMAN COUNTY, TENNESSEE.
 3. TRACT 1 IS SUBJECT TO A GRANT OF TRANSMISSION LINE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA, AS RECORDED IN COMPUTER BOOK NO. 19, PAGE NO. 1788 IN THE REGISTER'S OFFICE OF HICKMAN COUNTY, TENNESSEE.
 4. TRACT 3 IS SUBJECT TO A 15 FOOT WIDE PRIVATE WATER LINE EASEMENT IN FAVOR OF TRACT 2 FOR THE USE OF, AS WELL AS THE MAINTENANCE AND REPAIR, OF AN EXISTING PRIVATE WATER LINE WHICH RUNS FROM THE SPRING LOCATED ON TRACT 3 TO THE HOUSE LOCATED ON TRACT 2. THE CENTER OF SAID EASEMENT BEING THE CENTER OF THE PRIVATE WATER LINE.
 5. TRACT 3 IS SUBJECT TO A WATER FLOW EASEMENT FROM THE SPRING LOCATED ON TRACT 3 TO A POND LOCATED ON THE PROPERTY CURRENTLY OWNED BY PATRICK STEPHEN HANSON AS RECORDED IN COMPUTER BOOK NO. 15, PAGE NO. 4807 IN THE REGISTER'S OFFICE OF HICKMAN COUNTY, TENNESSEE.
 6. THE TRACTS SHOWN ARE SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR SOUTH TATUM CREEK ROAD AND ALEX GOINS ROAD.
 7. THE TRACTS SHOWN ARE SUBJECT TO A 20 FOOT WIDE PUBLIC UTILITY EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY LINES. SAID EASEMENT IS ADJACENT AND PARALLEL TO THE LEGAL RIGHT-OF-WAY OF THE ROAD THAT EACH TRACT FRONTS UPON.
 8. TRACTS 1, 2, 3 & 4 ARE SUBJECT TO OVERHEAD ELECTRIC LINE EASEMENTS FOR EXISTING ELECTRIC LINES. NO EASEMENTS OF RECORD WHERE FOUND IN THE REGISTER'S OFFICE OF HICKMAN COUNTY, TENNESSEE.
 9. THE TRACTS SHOWN ARE NOT LOCATED WITHIN A "SPECIAL FLOOD AREA" AS SHOWN ON FEDERAL INSURANCE RATE MAP NO. 47081C0095D (effective date: July 16, 2008).

CERTIFICATE OF SURVEY ACCURACY:
I hereby certify that this survey was performed in accordance with the current Tennessee Standards of Practice for a Category "IV" Survey. This RTK GPS survey on or through April 29, 2024 utilized Carlson B7x dual frequency receivers. Grid Coordinates of the fixed stations were derived using a TDOF network adjusted RTK GPS observation referenced to NAD83(2011), GTOID18CONUS. Positional accuracy of the GPS vectors does not exceed for the Horizontal 0.03 feet. Combined Grid Factor: 0.99995819 centered on the fixed station.



BERNICE TIDWELL ESTATE
Division Survey

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Dickson, TN 37056-1412

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LAND SURVEYING & PLANNING SERVICES

REVISION: DATE: 05/01/2024 PROJECT No. 1007-220 DWG. No. 24-31