

VICINITY MAP: NOT TO SCALE

CHRISTOPHER VADEN
MAP 85, PAR. 2.02
DB. 1673, P. 982, R.O.W.C.

DAVID L. BODINE, ETUX
MAP 85, PAR. 12.00
DB. 452, P. 662, R.O.W.C.

EDWARD VADEN
MAP 85, PAR. 2.01
DB. 1745, P. 1379, R.O.W.C.

EDWARD VADEN
MAP 85, PAR. 9.00
DB. 1745, P. 1379, R.O.W.C.

ALBERT ALLISON
MAP 85, PAR. 29.00
DB. 118, P. 516, R.O.W.C.

JAMES ALLISON
MAP 85, PAR. 36.00
DB. 431, P. 858, R.O.W.C.

MARY EDNA BAYNE, ETAL
MAP 85, PAR. 28.01
DB. 1284, P. 1483, R.O.W.C.

TOTAL AREA: 3,333,956 SQ.FT. +/-
OR 76.53 AC. +/-
TRACT 1: 2,679,119 SQ.FT. +/-
OR 61.50 AC. +/-
TRACT 2: 654,837 SQ.FT. +/-
OR 15.03 AC. +/-

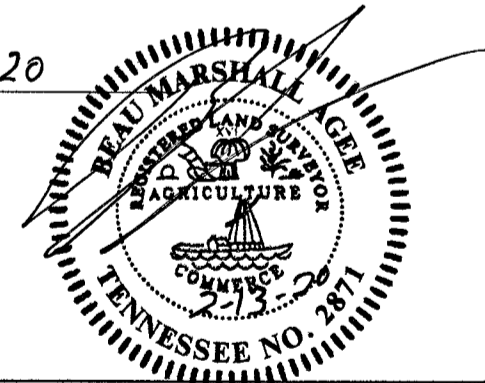
NOTES:

- The survey, shown hereon, represents Parcel 13.00, of Wilson County Property Map 85, shown in 2 tracts.
- Bearings for this survey were obtained from Magnetic Reading Dated March 1, 2019. Field work for this survey performed January, 2020.
- All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
- The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records, and or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
- Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
- Federal Flood Note: A portion of this property is in an area designated as a special flood hazard area as graphically indicated on FEMA Community Map Panel No. 47189C0240D, Effective Date February 20, 2008.
- This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
- This map may not be altered without consent of this surveyor.

Certificate of Accuracy

I hereby certify that this is a Category 1 survey shown and described hereon and is a true and accurate survey to the best of my knowledge. The unadjusted closure ratio of the survey shown hereon meets and/or exceeds 1:10,000.

Beau Marshall Agce, PLS TN# 2871 Date: 2-13-20



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	60.45'	120.00'	28°51'46"	S81°08'26"W	59.81'
C2	107.69'	379.03'	16°16'44"	S58°34'11"W	107.33'
C3	138.56'	941.89'	8°25'43"	S46°12'57"W	138.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N84°25'41"W	75.58'
L2	S50°25'49"W	115.14'
L3	S42°00'06"W	87.43'
L4	S65°26'07"E	147.40'
L5	S22°40'38"E	28.18'
L6	S15°26'40"W	30.18'
L7	S30°58'27"W	83.64'
L8	S29°30'00"W	64.65'
L9	S00°28'11"E	18.27'
L10	S34°27'45"E	10.56'
L11	S49°56'35"E	71.39'
L12	S27°20'53"W	135.92'
L13	S29°00'14"W	51.49'
L14	S71°29'07"E	79.13'
L15	S31°58'43"W	113.23'
L16	S64°31'14"E	87.41'
L17	S75°19'03"E	18.51'
L18	N79°13'38"W	207.96'
L19	N10°31'14"E	50.00'
L20	S88°14'51"E	89.97'
L21	N63°45'57"E	112.80'
L22	N65°45'57"E	96.24'
L23	N65°46'47"E	88.60'
L24	N79°14'29"E	73.93'
L25	N79°15'46"E	91.07'
L26	N84°24'23"W	7.50'
L27	S66°28'03"E	254.91'
L28	S04°35'04"W	118.70'
L29	N75°45'23"W	99.71'
L30	S23°03'52"W	181.69'
L31	S24°39'42"W	136.79'
L32	S22°15'14"W	146.18'
L33	S21°46'46"W	189.28'
L34	S20°20'52"W	61.92'
L35	S58°27'02"E	56.14'
L36	S47°51'04"E	57.31'
L37	S62°57'25"E	57.16'
L38	S53°22'12"W	84.93'
L39	S57°59'44"W	28.45'
L40	S79°14'22"W	38.62'
L41	S79°14'22"W	100.23'
L42	S55°27'33"W	25.81'
L43	S22°14'08"W	50.09'
L44	S25°07'04"W	107.77'
L45	S32°26'21"W	158.83'
L46	S17°31'10"W	95.49'
L47	S04°26'19"W	86.53'
L48	S11°41'25"W	140.12'
L49	S51°28'50"E	191.21'

PROPERTY INFO:
OWNER: EDNA BAYNE
ADDRESS: 141 GRANT RD
WATERTOWN, TN 37184
WB. 1665, P. 1895, R.O.W.C.

**BOUNDARY SURVEY OF THE
BAYNE PROPERTY
MAP 85, PARCEL 13.00
12TH CIVIL DISTRICT of WILSON COUNTY, TENNESSEE
DATE: JANUARY 28, 2020 JOB # 19-0301-A1272
REVISED: FEBRUARY 13, 2020**

BK/PG: P30/66-66
20700133

1 PGS:AL PLAT	
MISTY BATCH: 44418	
03/11/2020 - 09:05 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, WILSON COUNTY
JACKIE MURPHY
REGISTER OF DEEDS

APLS AGEE PROFESSIONAL
LAND SURVEYING, LLC
1221 S. HARTMANN DR. STE F
LEBANON, TN 37090
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beauagee1@gmail.com