FLOOD HAZARD STATEMENT:

THIS PROPERTY (THE SUBJECT SITE AS SHOWN) IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA\FIRM MAP COMMUNITY PANEL NUMBER 47085C 0177 D, HUMPHREYS COUNTY, TENNESSEE. EFFECTIVE DATE SEPTEMBER 25, 2009.

TN SPC (NAD 83) GRID NORTH

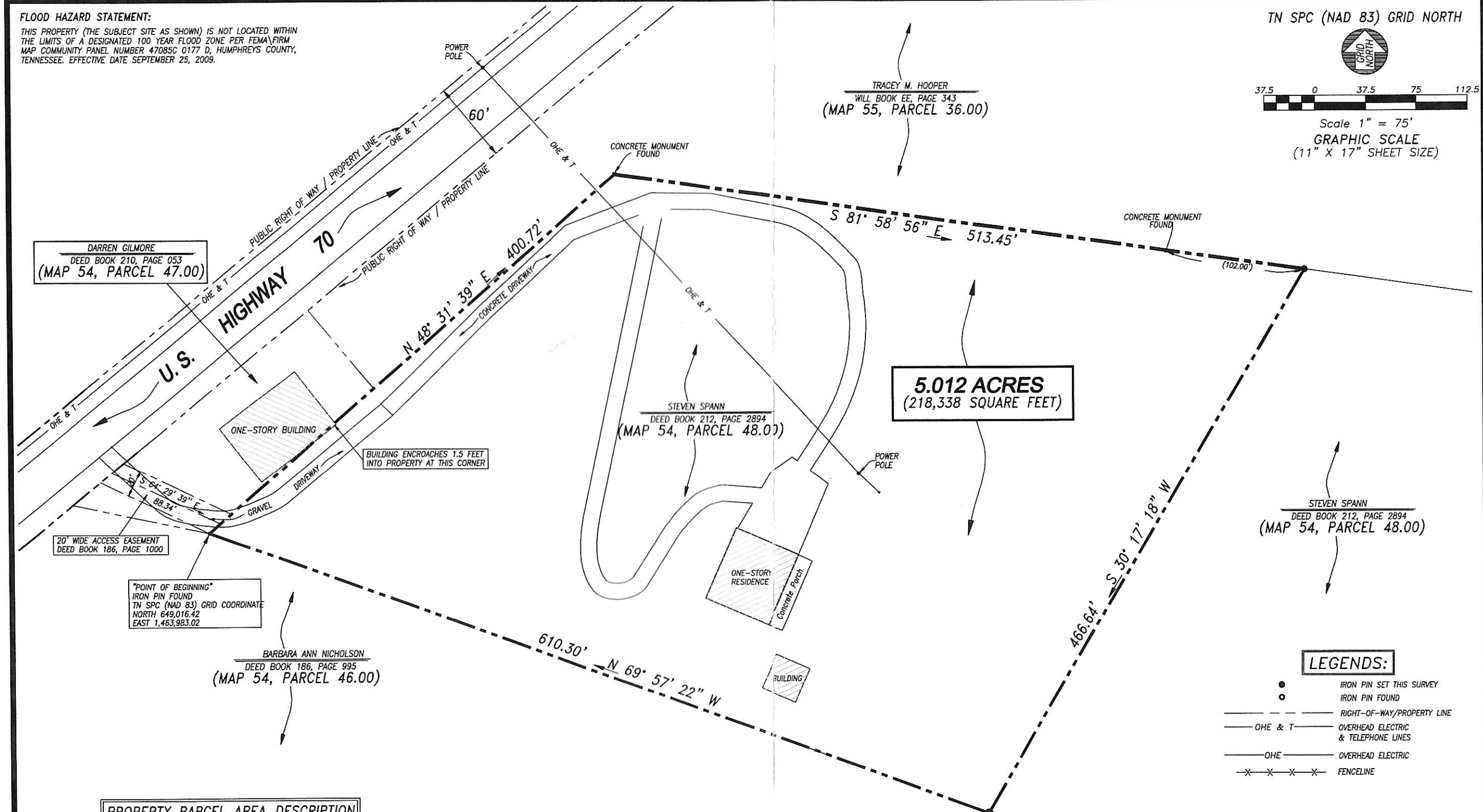
GRID NORTH

37.5 0 37.5 75 112.5

Scale 1" = 75'

GRAPHIC SCALE

(11" X 17" SHEET SIZE)



PROPERTY PARCEL AREA DESCRIPTION

Beginning at an iron pin found located at Tennessee State Plane NAD 83 Grid Coordinate North 649,016.42, East 1,463,983.02, said iron pin being at the southwest corner of the property conveyed to Steven Spann, of record in Deed Book 212, Page 2894, of the Register's Office of Humphreys County, Tennessee;

Thence, North 48 degrees 58 minutes 56 seconds East, 400.72 feet to a concrete monument found at the northwest corner of this property;

Thence, South 81 degrees 58 minutes 56 seconds East, passing a concrete monument found at 411.45 feet, a total distance of 513.45 feet to a capped "Sharondale Nashville" iron pin set at the northeast corner of this property;

Thence, South 30 degrees 17 minutes 18 seconds West, 466.64 feet to a capped "Sharondale Nashville" iron pin set at the southeast corner of this property;

Thence, North 69 degrees 57 minutes 22 seconds West, 610.30 feet to the point of beginning, containing 218,338 square feet, (5.012 acres).

Being a portion of the property conveyed to Steven Spann, of record in Deed Book 212, Page 2894, of the Register's Office of Humphreys County, Tennessee.

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 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 PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

FRANK V. NEELY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
2023
TENNESSEE NO. 1493

LEGENDS:

- IRON PIN SET THIS SURVEY
- IRON PIN FOUND
- RIGHT-OF-WAY/PROPERTY LINE
- OHE & T — OVERHEAD ELECTRIC & TELEPHONE LINES
- OHE — OVERHEAD ELECTRIC
- FENCELINE

GENERAL NOTES:

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE, CHAPTER 0820-3, FOR A GENERAL PROPERTY SURVEY, CATEGORY II, AND HAS AN UNADJUSTED FIELD RUN TRAVERSE CLOSURE EXCEEDING 1' / 7,500'.
2. PARCEL NUMBERS SHOWN THUS (00), ARE OF RECORD IN THE TAX ASSESSOR'S OFFICE OF HUMPHREYS COUNTY, TENNESSEE.
3. BEARINGS SHOWN ARE REFERENCED FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AS ESTABLISHED FOR THIS SURVEY.
4. PROPERTY OWNER:

   STEVEN SPANN
   5247 U. S. HIGHWAY 70 EAST
   McEWEN, TN 37101-5410
5. NO CURRENT TITLE COMMITMENT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THIS SURVEY; THEREFORE, THIS SURVEY IS SUBJECT TO ANY FINDINGS THAT A CURRENT AND COMPLETE TITLE COMMITMENT MAY REVEAL.

PLOT DATE: SEPTEMBER 4, 2023

REVISIONS:

1		
2		
3		
4		
5		

PROJECT NO: 223.085.20
SEPTEMBER 4, 2023
DRAWN BY: F.V.N.
CHECKED BY: F.V.N.

SHARONDALE SURVEYING INC.
161 MARTIN ROAD
BON AQUA, TN 37025
(615) 513-0032
E-Mail: Sharndal@bellsouth.net

BOUNDARY SURVEY OF A 5.012 ACRE PROPERTY
5247 U. S. HIGHWAY 70 EAST
LOCATED IN: HUMPHREYS COUNTY, TENNESSEE
PREPARED FOR: STEVEN SPANN
SEPTEMBER, 2023

SHEET NUMBER:
1 OF 1

PROJECT NUMBER:
223.085.20