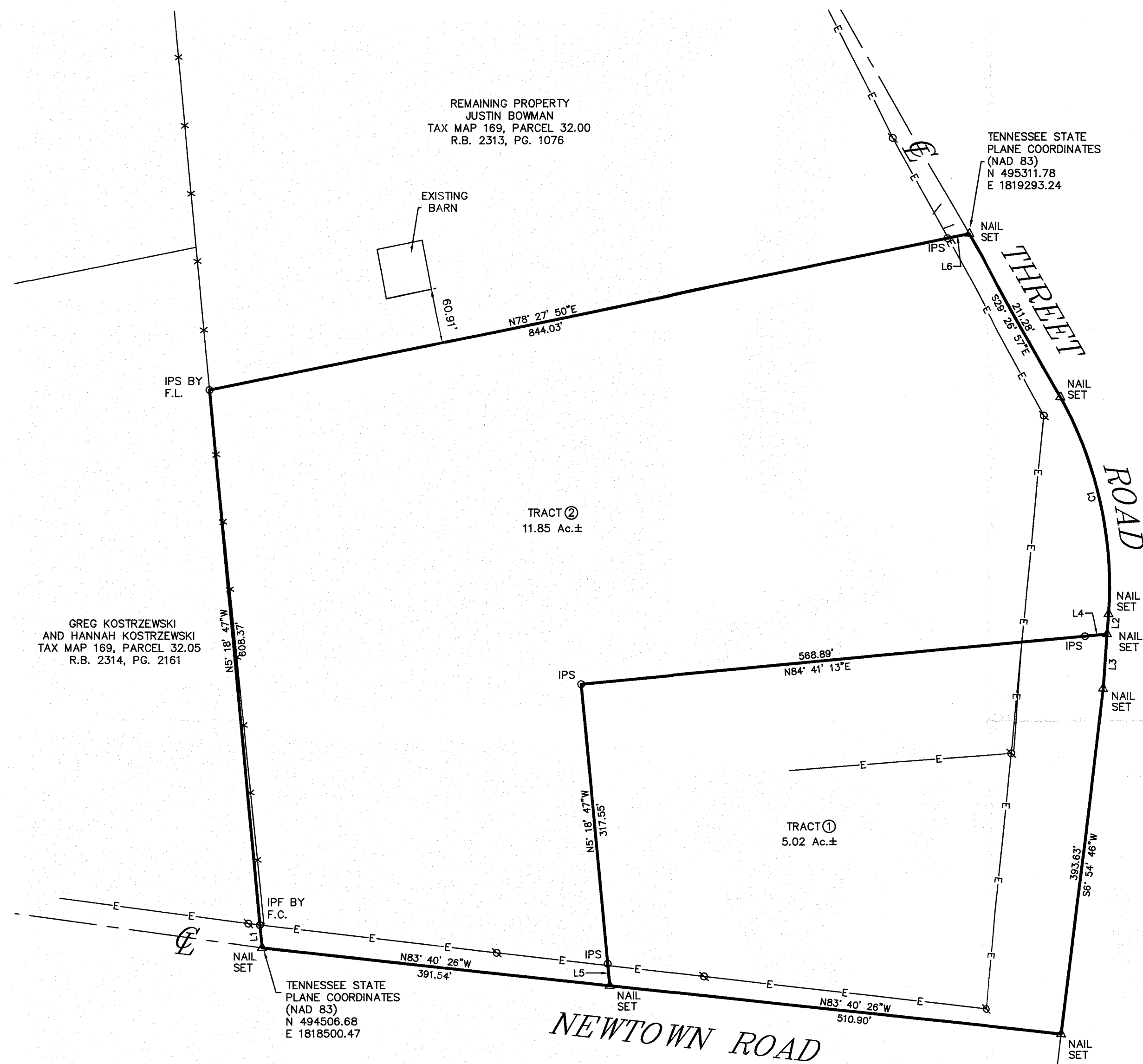
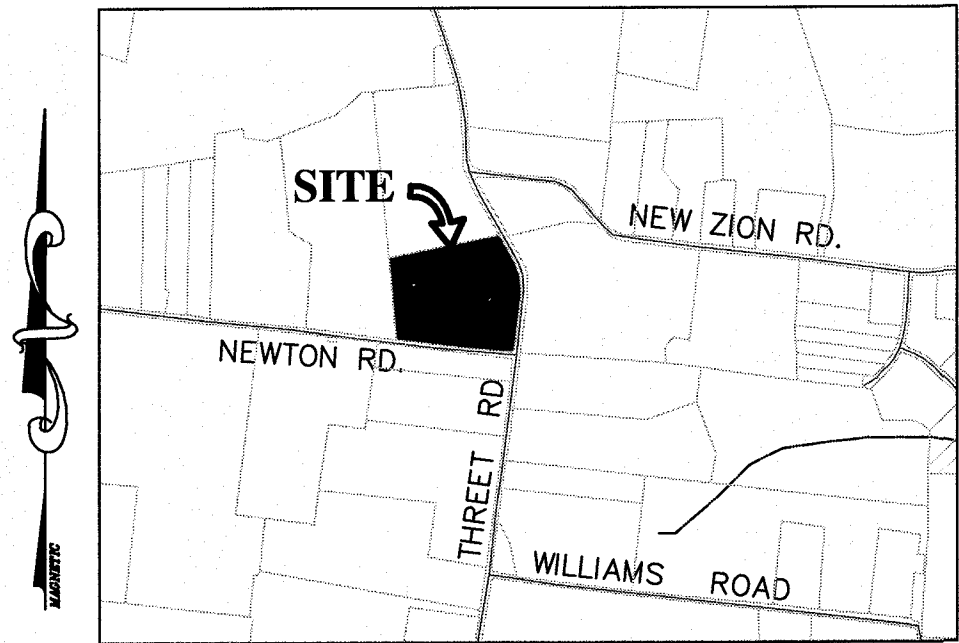




LINE TABLE		
LINE	BEARING	LENGTH
L1	N5°18'47"W	25.66'
L2	S4°08'02"W	22.82'
L3	S4°08'02"W	61.76'
L4	S84°41'13"W	25.00'
L5	N5°18'47"W	25.00'
L6	N78°27'50"E	25.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	32°55'06"	443.38'	254.74'	251.25'	S12°21'35"E



LOCATION MAP
N.T.S.

NOTES

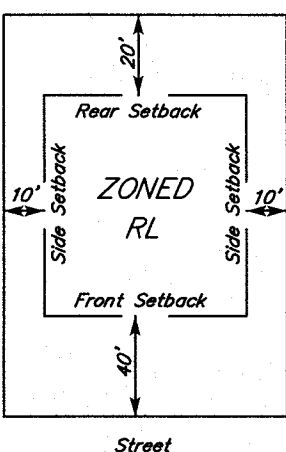
1. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
2. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
4. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.

GLOBAL POSITION SYSTEM SURVEY NOTES

1. The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN38 for horizontal and for vertical control.
2. The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
3. The date that fieldwork was performed for this survey were: January 2025
4. The datum(s) for the TDOT CORS Station that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
5. Fixed Control Station designation with positional data:
TDOT CORS STATION-TN38
STATE PLANE (TN 4100-US SURVEY FT. - NORTHING: 569,154.86 EASTING: 1,837,086.15 ELEVATION: 558.34 FT.
6. Geoid model used- GEOID03
7. Combined grid factors for TDOT CORS Station TN38:
0.99992680 (STATE PLANE-TN 4100-US SURVEY FT.)

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

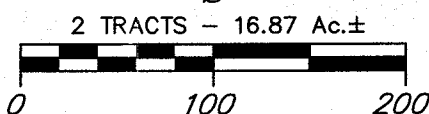
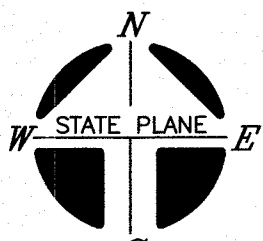
ZONED: RL
FRONT SETBACK: 40'
SIDE SETBACK: 10'
REAR SETBACK: 20'



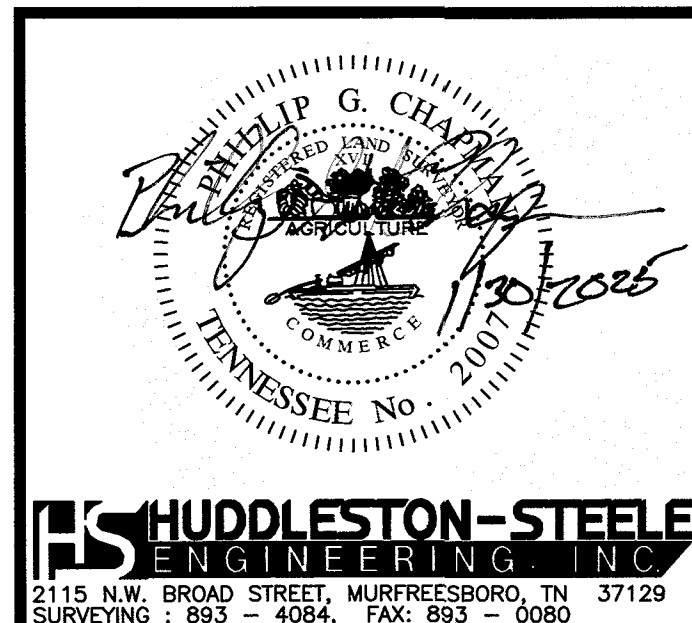
TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
—X—X— EXISTING FENCE LINE

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



OWNER: JUSTIN BOWMAN
PROPERTY ADDRESS: 10460 NEW ZION ROAD
CHRISTIANA, TN 37037
TAX MAP: 169, PART OF PARCEL: 32.00
PART OF RECORD BOOK: 2313, PAGE: 1076
MAP NUMBER: 47149C0360H
DATED: JAN. 5, 2007 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.



PROPERTY SURVEY

JUSTIN BOWMAN

14th CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: JANUARY 2025

SCALE: 1"=100'

SH. 1 OF 1