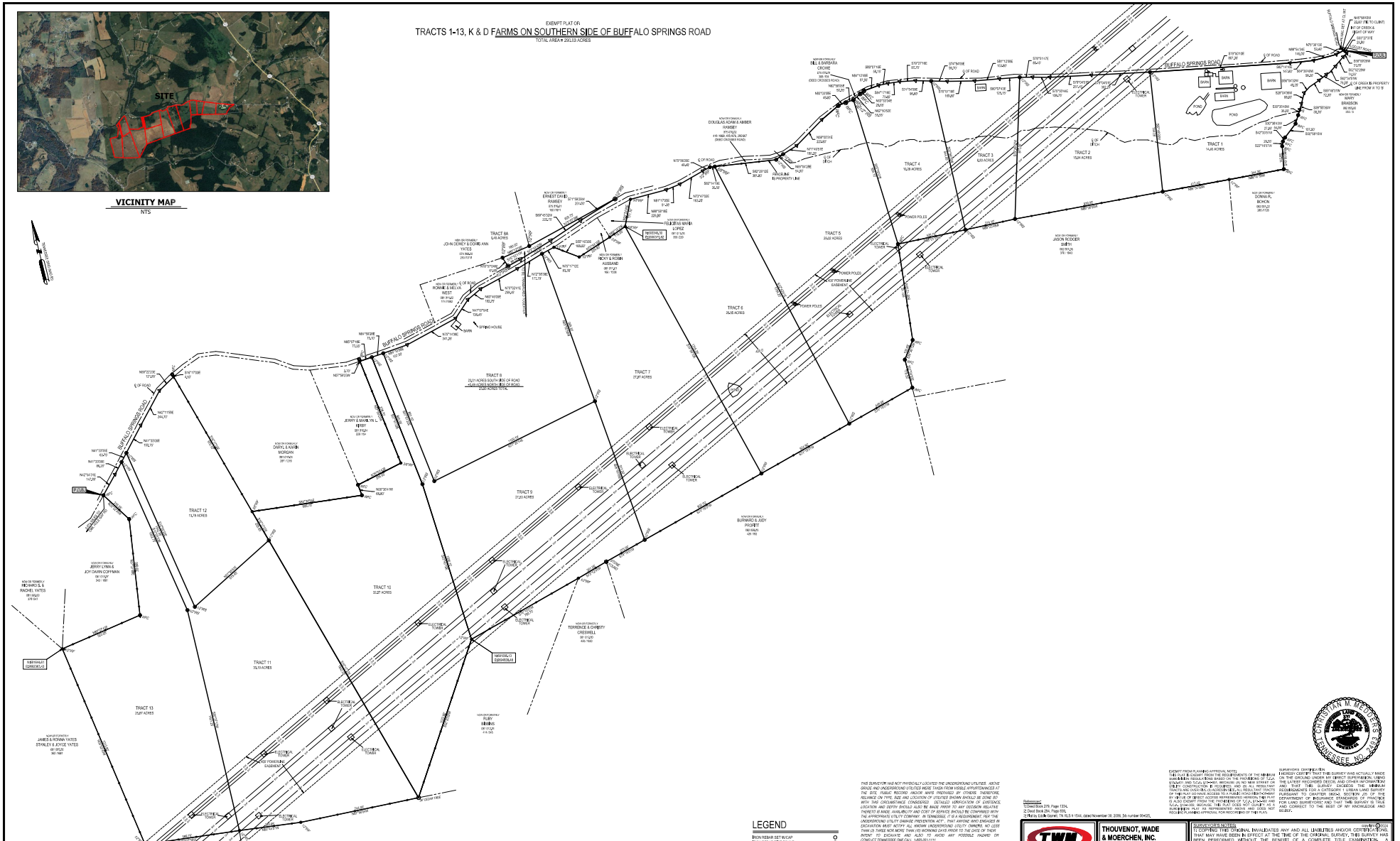
EXEMPT PLAT OF:

TRACTS 1-13, K & D FARMS ON SOUTHERN SIDE OF BUFFALO SPRINGS ROAD

TOTAL AREA = 260.03 ACRES

VICINITY MAP
NTS



LEGEND

- IRON REBAR SET W/CAP
- IRON REBAR/PIPE FOUND
- CONCRETE MONUMENT FOUND
- FENCE CORNER
- P.K./NAIL SET
- P.K./NAIL FOUND
- NO CORNER SET/FOUND
- POWER POLE
- WATER METER
- WELL
- SANITARY SEWER MANHOLE
- FENCE LINE
- GAS LINE
- WATER LINE
- SEPTIC LINE
- OVERHEAD ELECTRIC LINE
- SURVEYED PROPERTY LINE
- ADJACENT NOT SURVEYED LINE

0 250 500 750

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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 EXCISION 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 PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE LIABILITY, BY CONTACT TENNESSEE ONE CALL 1-800-351-1111.

CALL BEFORE YOU DIG - DRILL - BLAST - BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS ONLY AND ARE BASED UPON THE FIELD LOCATION OF VISIBLE UTILITY APPURTENANCES AND INFORMATION PROVIDED BY UTILITY COMPANIES.

Subsequent
1) Deed Book 379, Page 1334,
2) Deed Book 384, Page 899,
3) Plat by J.E.B. Daniel, TN RLS # 1546, dated November 18, 2006, Job number 95435.

EXEMPT FROM PLANNING APPROVAL NOTES:
THE PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE MINIMUM SUBDIVISION REGULATIONS BASED ON THE PROVISIONS OF T.C.A. 13-4-307 AND TCA 13-7-401, BECAUSE (2) NO NEW STREET OR ROAD IS INVOLVED IN THE PLAT AND (3) ALL RESULTANT TRACTS AND OWNERS ALL ALREADY ACCESS TO A PUBLIC ROAD RESPECTIVELY OF THE PLAT DO HAVE ACCESS TO A PUBLIC ROAD RESPECTIVELY BY VIRTUE OF DIRECT ACCESS REFERENCED HEREON. THIS PLAT IS ALSO EXEMPT FROM THE PROVISIONS OF T.C.A. 13-4-307 AND T.C.A. 13-7-401 BECAUSE ALL TRACTS SHOWN ON THE PLAT FOR PURPOSES OF PLAT AS REPRESENTED ABOVE AND DOES NOT REQUIRE PLANNING APPROVAL FOR RECORDING OF THIS PLAT.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION AS SHOWN HEREON, AND THAT ALL MONUMENTS SHOWN HEREON ACCURATELY AND PROPERLY LOCATED FOR A CATEGORY 1 URBAN LAND SURVEY PURSUANT TO CHAPTER 0820-2, SECTION .09 OF THE DEPARTMENT OF INSURANCE STANDARDS OF PRACTICE FOR LAND SURVEYORS; AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTIAN M. MEDDERS
TENNESSEE NO. 2455

SURVEYOR NOTES:
1) EXCEPTING THIS ORIGINAL INVALIDATES ANY AND ALL LIABILITIES AND/OR CERTIFICATIONS THAT MAY HAVE BEEN IN EFFECT AT THE TIME OF THE ORIGINAL SURVEY. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION. A DETERMINATION OF THE TITLE MAY BEST BE PERFORMED BY A COMPETENT PROFESSIONAL WHO SPECIALIZES IN LAND TITLE MATTERS. THE LAND SURVEYOR WHOSE SEAL IS AFFIXED DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN. PROPERTY OWNER IS RESPONSIBLE FOR ALL PERMITS THAT ARE REQUIRED BY GOVERNMENT.
2) ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVERS. ISAGE (GR NETWORK ROVER, DUAL FREQUENCY WAS USED) L1, L2, L5). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS WERE DERIVED USING THE TDOT GNSS REFERENCE NETWORK AND ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983, NAD 83 (2011) (EPOCH 2010), GEOID18, HORIZONTAL AND VERTICAL STANDARD DEVIATIONS OF THE RTK GPS VECTORS DO NOT EXCEED H:0.08', V:0.12'

TWM
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ATHENS BRANCH
9 W. WASHINGTON AVE.
ATHENS, TN 37303
INFO@TWMINC.COM WWW.TWMINC.COM
423-745-6440

DATE:	9/21/2021
AREA:	260.03 ACRES
SCALE:	1"=250'
DRAWN BY: CMM	CHECK BY: CMM
EQUIP:	NPL322, ISAGE(GR
ACCURACY:	1/10,000
SHEETS:	1 OF 1
PROJECT NO:	240603A

CLIENT: K & D FARMS LLC

EXEMPT PLAT OF TRACTS 1-13, K & D FARMS ON SOUTHERN SIDE OF BUFFALO SPRINGS ROAD

TAX ID #075.01/020 & SOUTH SIDE OF 075.00, 1ST C.D., GRAINGER COUNTY, TENNESSEE