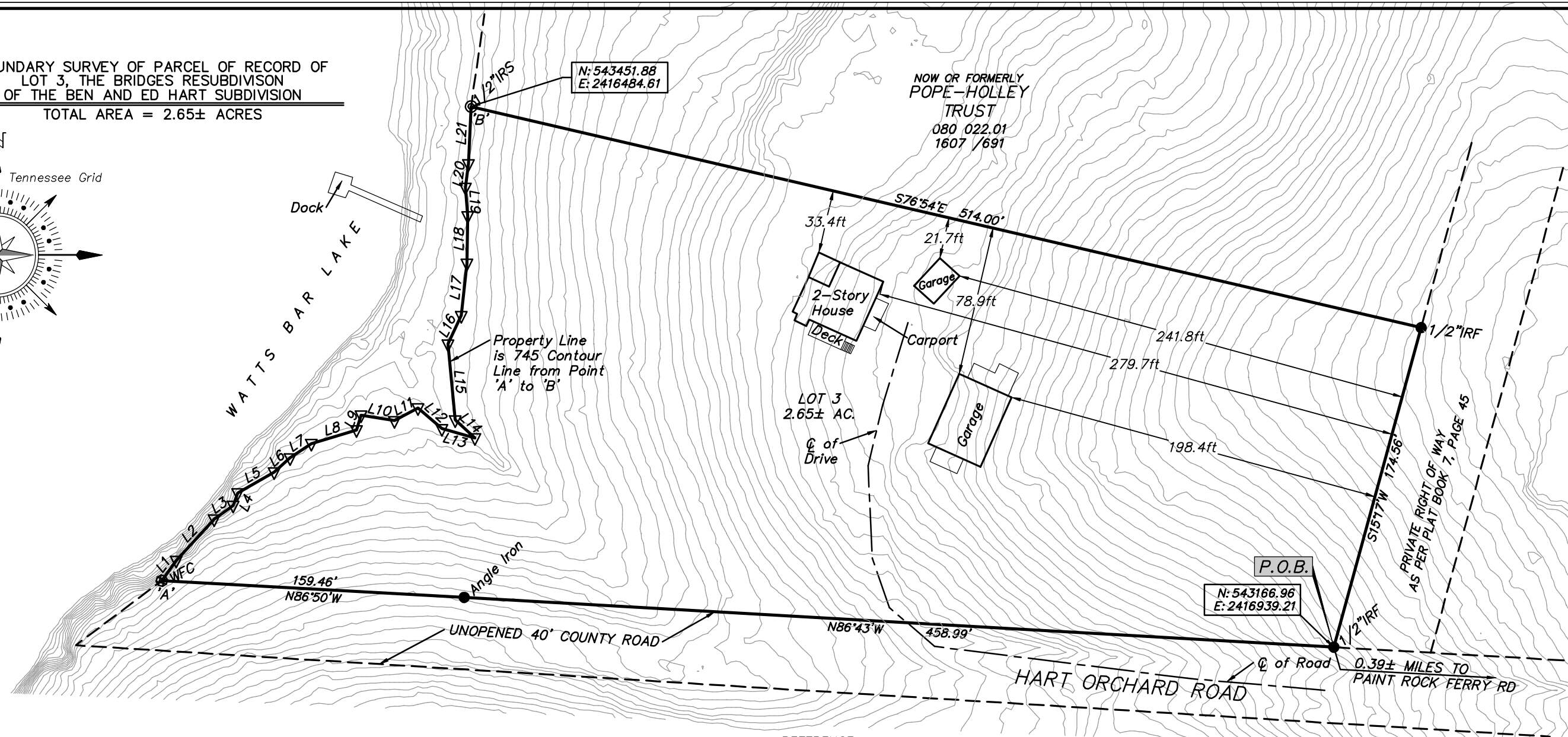
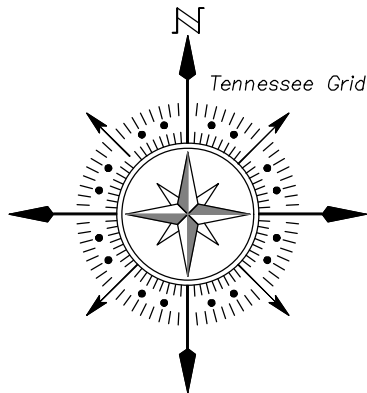


BOUNDARY SURVEY OF PARCEL OF RECORD OF
LOT 3, THE BRIDGES RESUBDIVISON
OF THE BEN AND ED HART SUBDIVISION
TOTAL AREA = 2.65± ACRES



Line	Bearing	Distance
L1	N35°16'E	13.00'
L2	N42°31'E	29.60'
L3	N54°10'E	12.33'
L4	N20°55'E	7.00'
L5	N59°58'E	22.11'
L6	N48°06'E	11.23'
L7	N56°29'E	13.58'
L8	N73°01'E	24.76'
L9	N17°50'E	8.16'
L10	S80°29'E	17.74'
L11	N61°52'E	14.18'
L12	S49°03'E	16.55'
L13	S74°29'E	18.16'
L14	N47°49'W	14.08'
L15	N05°20'W	40.17'
L16	N24°25'E	16.47'
L17	N06°18'E	27.67'
L18	N00°50'E	25.00'
L19	N03°59'W	15.04'
L20	N06°43'E	12.59'
L21	N02°39'E	30.16'

Primary Building Setbacks

Front—30ft
Side—10ft
Rear—10ft

Accessory Building Setbacks

Front—30ft
Side—5ft
Rear—5ft

ZONING: A2



REFERENCE:

1: Subdivision Plat recorded in Plat Book 7, Page 45 2: Deed Book 1607, Page 691. 3: Deed Book A13, Page 45.

GPS Survey Note: All boundary monuments and survey control was performed using GPS receiver: Igage IGB network rover, dual frequency was used(L1, L2, L5), GPS survey performed was network adjusted real time kinematics based on TDOT GNSS Network—NAD83 (NSRS2007). Vertical datum is NAVD88, GEOID09. Precision of the GPS work RPA: 4 CM plus 50 parts per million (based on the direct distance between corners being tested) grid distances are shown having a scale factor of .99991425953.

Surveyor's Notes: Copying this original invalidates any and all liabilities and/or certifications, that may have been in effect at the time of the original survey as per the date on the signature of the surveyor whose seal is affixed, and the liability expires 4 years from that date as per Tenn. Code Ann. § 28-3-114(a) (2000). A determination of the title may best be performed by a competent professional who specializes in land title matters. This survey has been performed without the benefit of a complete title examination. 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.

CERTIFICATION FOR BOUNDARY SURVEY

I hereby certify that this plat, to the best of my knowledge and belief is a true and correct representation of the actual conditions and was prepared from an actual field survey of property by me, or under my supervision, and Certify that this is a boundary survey of existing property of record and meet the Tennessee standards of practice for land surveying in chapter 0820-03, with the authority of T.C.A. §62-18-106(c), and does not require planning approval for recording of this plat.

SURVEY FOR: MARILYN FANK C/O POWELL REALTY AND AUCTION

LOT 3, THE BRIDGES RESUBDIVISON OF THE BEN AND ED HART SUBDIVISION, TAX ID #080 022.00

3RD CIVIL DISTRICT, ROANE COUNTY, TENNESSEE



CHRISTIAN M. MEDDERS
REGISTERED LAND SURVEYOR

BOUNDARY | SUBDIVISIONS | ALTA/ASCM
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P.O. BOX 969, ATHENS, TN 37371-MAILING
Ph. (423)-745-5440 christian@medderssurveying.com
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○ IRS=IRON PIN SET
● IRF=IRON PIN FOUND
● IPF=IRON PIPE FOUND
⊕ WFC=WOOD FEN. CORNER
⊕ MFC=METAL FEN. CORNER
⊕ CMF=CONC. MON. FOUND
▲ PKS=PK NAIL SET
▽ NO CORNER SET/FOUND
— — — — — PROPERTY LINE
- - - - - ADJ PROP. LINE
X X X X X FENCE LINE
— — — — — OHP=OVERHEAD ELEC

JOB NO: 22-223

DATE: 5/16/2023

AREA: 2.65± ACRES

SCALE: 1"=60'

DRAWN BY: CMM

EQUIP.: NPL322, IGAGE IGB

SHEET#: 1 OF 1

ACCURACY: 1/10,000

