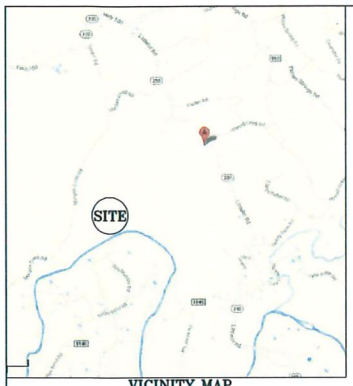
CARROLL LAND SURVEYING
495 EAST MAIN STREET, SUITE 1
HOHENWALD, TN 38462
PHONE: (931)796-1654
FAX: (931)796-1651
EMAIL: csurvey@bellsouth.net

SURVEY FOR DICKSON RUSSELL ASSOC ETAL



VICINITY MAP
(NOT TO SCALE)

Course	Bearing	Distance
E9	N 32°17'50" W	53.45'
E10	N 35°36'18" W	126.70'
E11	N 28°13'00" W	55.68'
E12	N 07°15'08" W	94.24'
E13	N 03°59'38" E	56.75'
E14	N 18°01'08" E	82.51'
E15	N 33°16'12" E	72.91'
E16	N 73°03'59" E	46.50'
E17	N 80°32'34" E	81.21'
E18	N 78°58'48" E	94.96'
E19	N 72°20'08" E	58.50'
E20	N 62°14'15" E	47.34'
E21	N 52°33'54" E	45.64'
E22	N 45°08'36" E	53.58'
E23	N 44°13'56" E	48.46'
E24	N 44°25'39" E	18.46'
E25	N 36°59'34" E	18.12'
E26	N 25°36'46" E	61.94'
E27	N 08°21'19" E	15.90'

NOTES:

A PERPETUAL EASEMENT FOR INGRESS-EGRESS AND UTILITIES FROM JOHN AUSTIN AND ALTON HUNTER JR. TO DICKSON/RUSSELL ASSOCIATES ETAL AS DATED DECEMBER 23, 2013. AND RECORDED IN DEED BOOK _____, PAGE_____.

A PERPETUAL EASEMENT FOR INGRESS-EGRESS AND UTILITIES FROM TRAVIS O'LARY ETUX TO DICKSON/RUSSELL ASSOCIATES ETAL AS DATED DECEMBER 23, 2013. AND RECORDED IN DEED BOOK _____, PAGE_____.

NOTE: MY REVIEW OF THE "FEMA" FLOOD HAZARD MAP AVAILABLE INDICATES THAT THIS PROPERTY IS IN ZONE "AAX" AS INDICATED BY MAP

47081C0195D AND 47081C0215D

AS DATED AUGUST 4, 2008.

Kenneth Carroll

12-31-13

MAGNETIC

EXISTING 50' INGRESS-EGRESS AND UTILITIES EASEMENT AS SURVEYED BY BENNETT &SONS SURVEYORS&PLANNERS, INC, MACK BENNETT JR, TENNESSER RLS NO 477,D ATED MARCH 26, 1997.

JOHN AUSTIN
DEED BOOK 13, PAGE 7015
TAX MAP 88, PARCEL 40.00

END OF COUNTY ROAD

TRAVIS O'LARY ETUX
DEED BOOK 9, PAGE 4268
TAX MAP 88, PARCEL 1.03

(TRACT 1)
P.O.B.

S 86°40'43"E
1322.70'

PASS IPS
AT 1293.96'

OLD ROAD

PASS IPF
AT 37.68'

S 01°10'51"E 1260.60'

S 07°40'44"E 1456.85'

ALTON HUNTER
DEED BOOK 83, PAGE 8500
TAX MAP 88, PARCEL 20.00

DICKSON/RUSSELL ASSOC ETAL
DEED BOOK 30, PAGE 263
TAX MAP 93, PARCEL 31.00
(REMAINING PROPERTY)

572.89
ACRES
(TRACT 1)

PASS IPS
AT 33.66'

S 87°46'21"E 4185.05'

PASS IPS
AT 4168.55'

MORGAN CREEK ROAD
50' R.O.W.

MICHAEL KINNARD
DEED BOOK 16, PAGE 9372
TAX MAP 85, PARCEL 18.01

500.01
ACRES
(TRACT 2)

FLOOD ZONE X
(NO FLOOD)

PASS IPS
AT 11.79'

PASS IPS
AT 371.60'

PASS 10" SYCAMORE
TREE AT 27.87'

PASS 10" SYCAMORE
TREE AT 768.78'

S 66°43'31"W

FLOOD ZONE A
(FLOOD)

PASS IPF
AT 168.89'

LOW WATER MARK
DUCK RIVER

MORGAN
CREEK

THE PATRICIA I. BLAIR
BOTTOM LAND COMPANY
DEED BOOK 27, PAGE 4519
TAX MAP 94, PARCEL 9.05

(TRACT 2)
P.O.B.

500 0 500 1000 1500
GRAPHIC SCALE - FEET

LEGEND
IRON PIN FOUND
TREE
IRON PIN SET

Course	Bearing	Distance
L1	S 28°59'47" E	26.92'
L2	S 27°27'11" E	137.32'
L3	S 19°39'23" E	189.13'
L4	S 06°23'30" E	51.31'
L5	S 12°12'09" W	80.85'
L6	S 36°24'33" W	68.88'
L7	S 50°29'21" W	114.63'
L8	S 60°24'44" W	193.24'
L9	S 52°09'52" W	73.53'
L10	S 34°28'00" W	57.14'
L11	S 22°08'53" W	40.09'
L12	S 14°31'54" W	65.86'
L13	S 12°27'52" W	193.25'
L14	S 17°48'13" W	70.14'
L15	S 30°12'27" W	64.11'
L16	S 44°01'49" W	89.96'
L17	S 56°27'48" W	67.30'
L18	S 62°41'19" W	86.83'
L19	S 57°41'31" W	81.12'
L20	S 55°06'18" W	72.11'
L21	S 50°52'59" W	161.91'
L22	S 57°49'31" W	75.41'
L23	S 69°37'13" W	47.82'
L24	S 76°53'08" W	23.37'
L25	S 34°14'44" W	75.63'
L26	S 36°12'24" W	81.20'
L27	S 69°13'40" W	150.44'
L28	S 56°21'49" W	185.01'
L29	S 51°48'22" W	117.82'
L30	S 06°43'01" E	191.66'
L31	S 21°16'50" E	118.97'
L32	S 05°58'22" W	141.15'
L33	S 02°18'12" W	68.91'
L34	S 15°18'50" E	118.03'
L35	S 19°33'11" E	156.39'
L36	S 21°47'34" E	135.32'
L37	S 03°20'52" E	160.28'

Course	Bearing	Distance
L38	S 01°23'04" E	79.57'
L39	S 05°15'16" E	78.77'
L40	S 02°05'27" E	27.44'
L41	S 04°28'52" W	146.43'
L42	S 12°46'38" E	81.15'
L43	S 17°49'28" E	319.47'
L44	S 77°39'13" W	283.67'
L45	N 16°43'26" W	173.07'
L46	N 43°47'10" W	383.39'
L47	N 74°31'25" E	27.23'
L48	N 72°15'54" E	42.35'
L49	N 61°50'00" E	49.00'
L50	N 47°45'34" E	74.58'
L51	N 27°28'54" E	158.90'
L52	N 07°21'39" E	159.06'
L53	N 11°08'48" W	285.38'
L54	N 31°08'12" W	81.60'
L55	N 13°51'59" W	60.25'
L56	N 15°42'02" W	234.27'
L57	N 24°00'01" W	147.33'
L58	N 09°02'52" W	145.13'
L59	N 00°02'22" W	115.84'
L60	N 02°20'09" W	168.14'
L61	N 11°00'04" E	106.85'
L62	N 25°02'59" E	277.40'
L63	N 42°10'04" E	261.38'
L64	N 48°03'07" E	158.61'
L65	N 38°00'05" E	100.24'
L66	N 50°08'19" E	237.51'
L67	N 55°05'59" E	141.96'
L68	N 32°28'59" E	146.24'
L69	N 24°24'34" E	199.36'
L70	N 24°54'19" E	77.32'
L71	N 07°47'54" E	139.51'
L72	N 16°28'06" W	212.47'
L73	N 33°18'35" W	120.63'
L74	N 40°58'39" W	60.23'
L75	N 36°29'21" W	44.20'
L76	N 18°19'54" W	70.46'
L77	N 34°06'36" W	140.53'
L78	N 21°23'31" W	323.45'
L79	N 11°20'44" W	427.73'
L80	N 12°53'06" W	83.15'
L81	N 09°40'38" E	76.97'
L82	N 03°59'45" E	146.94'
L83	N 10°25'59" E	137.66'
L84	N 01°06'54" E	236.01'
L85	N 18°13'04" E	78.77'
L86	N 34°04'56" E	70.89'
L87	N 36°11'14" E	158.19'
L88	N 43°43'39" E	343.16'
L89	N 32°22'24" E	195.02'

Course	Bearing	Distance
L90	N 39°41'14" E	44.78'
L91	N 54°39'18" E	155.46'
L92	N 52°59'44" E	95.22'
L93	N 43°19'13" E	32.43'
L94	N 35°44'02" E	121.94'
L95	N 32°15'39" E	94.85'
L96	N 34°22'44" E	168.46'
L97	N 26°27'58" E	97.16'
L98	N 31°02'09" E	87.10'
L99	N 30°14'56" E	183.11'
L100	N 40°08'49" E	77.15'
L101	N 43°43'39" E	121.62'
L102	N 50°07'14" E	150.76'
L103	N 57°50'09" E	141.39'
L104	N 57°37'38" E	94.65'
L105	N 53°19'29" E	123.50'
L106	N 34°38'51" E	110.29'
L107	N 25°34'44" E	71.26'
L108	N 39°56'01" E	65.33'
L109	N 48°55'39" E	236.85'
L110	N 61°40'06" E	93.24'
L111	N 66°31'44" E	178.60'
L112	N 66°28'23" E	114.56'
L113	N 64°34'29" E	185.64'
L114	N 65°00'12" E	112.71'
L115	N 56°43'44" E	128.62'
L116	N 64°23'17" E	54.87'
L117	N 70°31'04" E	123.80'
L118	N 41°53'54" E	55.62'
L119	N 04°44'26" W	311.66'
L120	N 11°03'47" E	299.43'
L121	N 42°08'41" E	249.37'
L122	N 29°35'37" E	264.63'
L123	N 00°04'43" E	147.14'
L124	N 02°34'04" W	42.00'
L125	N 26°25'18" W	142.14'
L126	N 19°24'16" W	166.37'
L127	N 21°40'40" E	138.37'
L128	N 00°54'21" E	112.88'
L129	N 53°07'03" E	105.15'
L130	N 00°31'52" E	47.04'
L131	N 56°46'18" E	34.15'
L132	N 09°13'08" W	76.68'
L133	N 48°46'49" E	190.07'
L134	N 47°44'14" E	85.89'

Course	Bearing	Distance
L135	N 46°06'24" E	151.62'
L136	N 50°53'32" E	100.94'
L137	N 29°12'33" E	63.64'
L138	N 31°39'34" E	103.46'
L139	N 20°57'43" E	68.87'
L140	N 12°24'46" E	126.15'
L141	N 06°11'32" E	562.55'
L142	N 13°03'16" E	294.58'
L143	N 10°05'32" E	334.55'
L144	N 00°04'55" W	254.46'
L145	N 10°33'29" E	107.82'
L146	N 15°39'35" E	202.51'
L147	N 18°32'03" E	194.29'
L148	N 20°59'59" E	312.00'
L149	N 17°52'21" E	108.66'
L150	N 10°42'50" E	112.82'
L151	N 05°05'51" E	163.34'
L152	N 00°32'37" E	133.07'
L153	N 04°33'48" W	155.06'
L154	N 10°57'49" W	156.30'
L155	N 05°27'21" W	141.64'
L156	N 10°45'14" W	615.22'
L157	N 08°11'11" W	118.32'
L158	N 00°43'07" W	158.27'
L159	N 06°20'51" E	131.06'
L160	N 03°49'09" E	58.11'
L161	N 03°49'09" E	67.01'
L162	N 03°04'22" E	63.76'
L163	S 07°47'54" W	67.64'
L164	S 24°54'19" W	77.32'
L165	S 24°24'34" W	199.36'
L166	S 32°28'59" W	146.24'
L167	S 55°05'59" W	141.96'
L168	S 50°08'19" W	237.51'
L169	S 38°00'05" W	100.24'
L170	S 48°03'07" W	158.61'
L171	S 42°10'04" W	261.38'
L172	S 25°02'59" W	277.40'
L173	S 11°00'04" W	106.85'
L174	S 02°20'09" E	168.14'
L175	S 00°02'22" E	115.84'
L176	S 09°02'52" E	145.13'
L177	S 24°00'01" E	147.33'
L178	S 15°42'02" E	234.27'
L179	S 13°51'59" E	60.25'
L180	S 31°08'12" E	81.60'
L181	S 11°08'48" E	285.38'
L182	S 07°21'39" W	159.06'
L183	S 27°28'54" W	158.90'
L184	S 47°45'34" W	74.58'
L185	S 61°50'00" W	49.00'
L186	S 72°15'54" W	42.35'
L187	S 74°31'25" W	27.23'
L188	S 43°47'10" E	383.39'
L189	S 16°43'26" E	173.07'
L190	S 66°43'31" W	459.79'
L191	S 53°08'02" W	220.69'
L192	S 85°47'03" W	49.70'
L193	S 33°19'36" W	251.87'
L194	S 44°48'45" W	155.94'
L195	S 54°13'36" W	142.95'
L196	S 67°48'34" W	130.48'
L197	S 76°20'08" W	221.89'

CERTIFICATION

I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

Kenneth Carroll
KENNETH CARROLL
TENN. REG NO. 1335

SCALE: 1" = 500'	APPROVED BY: KENNETH CARROLL	DRAWN BY: BRITTANY RICHARDSON
DATE: 12/31/13		

1ST CIVIL DISTRICT - HICKMAN COUNTY, TN

REF: DEED BOOK 30, PAGE 263
TAX MAP 93, PARCEL 31.00

JOB NAME: FFRT (JC)

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