

77254594 135 Duke Lane, Livingston TN

SPECIAL NOTES

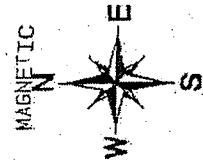
THE 4" WATER LINE SHOWN HEREON IS MAINTAINED BY THE TOWN OF LIVINGSTON AND IS SUBJECT TO A 20' UTILITY EASEMENT (40' LEFT AND 30' RIGHT)

OVERHEAD ELECTRIC LINES SHOWN HEREON ARE SUBJECT TO A 20' ELECTRIC EASEMENT AS CLAIMED BY U.C.E.M.C.

1/2" REBARS SET AT ALL CORNERS AND ANGLES UNLESS OTHERWISE NOTED.

A PLAT OF THE MELTON PROPERTY IS RECORDED IN PLAT CABINET "A" FOLDER 117 IN THE OVERTON COUNTY REGISTER OF DEEDS OFFICE.

THIS SURVEY SUBJECT TO ANY AND ALL RIGHT OF WAY EASEMENTS, EXCEPTIONS AND/OR RESTRICTIONS, RECORDED OR UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.



PETE SANDERS
RE 2 PG 169

S61.52°
S12°07'11"E

5.84 AC.
MDB 301 PG 673
TAX MAP 61
PARCEL 17.04

APPROXIMATE LOCATION
OF SEWER LANE AND
FIELD LINES

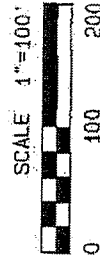
HOUSE

METAL
GARAGE

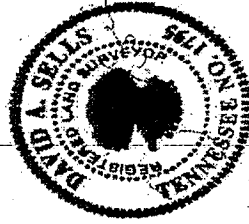
WATER

POINT OF BEGINNING
IRON PIN FOUND

LINE	ARC	RADIUS	CHORD BEARING	CHORD
C1	554.93'	1221.22'	N79°30'28"W	550.17'
C2	78.71'	62.47'	N60°42'27"W	73.61'
C3	62.65'	31.95'	N22°58'49"E	46.63'



TRACT 11
MELTON PROPERTY
135 DUKE LANE
SIXTH CIVIL DISTRICT
OVERTON COUNTY, TN



P.O. BOX 271
LIVINGSTON, TN 38570
931-823-5503

I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED
SURVEY IS 1: 10,000 AS SHOWN HEREON.

David A. Sells
SURVEYOR

3-06-2013
TENN. REG. NO. 1795

I HEREBY CERTIFY THAT THE LANDS SHOWN
ARE NOT WITH A DESIGNATED FLOOD ZONE.

David A. Sells 3-06-2013