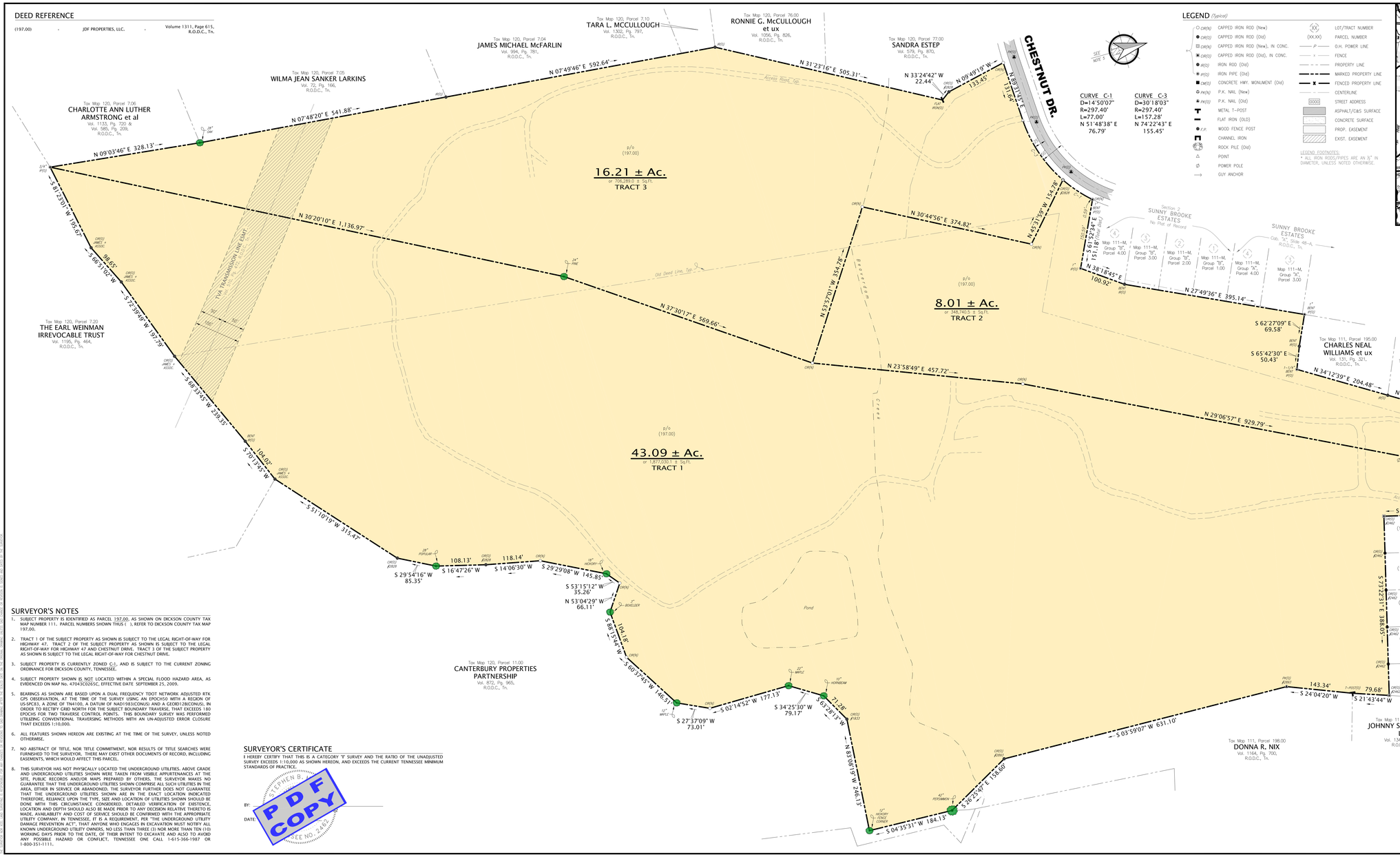
DEED REFERENCE

(197.00) - JDF PROPERTIES, LLC. - Volume 1311, Page 615, R.O.D.C., Tn.



LEGEND *(Typical)*

- CMP(N) — CAPPED IRON ROD (New)
- CMP(O) — CAPPED IRON ROD (Old)
- CMP(R) — CAPPED IRON ROD (New), IN CONC.
- CMP(O) — CAPPED IRON ROD (Old), IN CONC.
- IR(O) — IRON ROD (Old)
- IP(O) — IRON PIPE (Old)
- CM(O) — CONCRETE HWY. MONUMENT (Old)
- PK(N) — P.K. NAIL (New)
- PK(O) — P.K. NAIL (Old)
- MT — METAL T-POST
- FI — FLAT IRON (OLD)
- C.P. — WOOD FENCE POST
- CI — CHANNEL IRON
- RP — ROCK PILE (Old)
- △ — POINT
- Ø — POWER POLE
- ⟶ — GUY ANCHOR
- (XX) — LOT/TRACT NUMBER
- (XX.XX) — PARCEL NUMBER
- P — O.H. POWER LINE
- x — FENCE
- PROPERTY LINE
- MARKED PROPERTY LINE
- FENCED PROPERTY LINE
- CENTERLINE
- 0000 — STREET ADDRESS
- ASPHALT/C&S SURFACE
- CONCRETE SURFACE
- PROP. EASEMENT
- EXIST. EASEMENT

LEGEND FOOTNOTES:
* ALL IRON RODS/PIPES ARE AN ½" IN DIAMETER, UNLESS NOTED OTHERWISE.

SURVEYOR'S NOTES

1. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 197.00, AS SHOWN ON DICKSON COUNTY TAX MAP NUMBER 111. PARCEL NUMBERS SHOWN THUS ( ), REFER TO DICKSON COUNTY TAX MAP 197.00.
2. TRACT 1 OF THE SUBJECT PROPERTY AS SHOWN IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR HIGHWAY 47. TRACT 2 OF THE SUBJECT PROPERTY AS SHOWN IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR HIGHWAY 47 AND CHESTNUT DRIVE. TRACT 3 OF THE SUBJECT PROPERTY AS SHOWN IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR CHESTNUT DRIVE.
3. SUBJECT PROPERTY IS CURRENTLY ZONED C-1, AND IS SUBJECT TO THE CURRENT ZONING ORDINANCE FOR DICKSON COUNTY, TENNESSEE.
4. SUBJECT PROPERTY SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS EVIDENCED ON MAP No. 47043C0265C, EFFECTIVE DATE SEPTEMBER 25, 2009.
5. BEARINGS AS SHOWN ARE BASED UPON A DUAL FREQUENCY TDOT NETWORK ADJUSTED RTK GPS OBSERVATION. AT THE TIME OF THE SURVEY USING AN EPOCH50 WITH A REGION OF US-SPC83, A ZONE OF TN4100, A DATUM OF NAD1983(CORS) AND A GEOID12B(CONUS). IN ORDER TO RECTIFY GRID NORTH FOR THE SUBJECT BOUNDARY TRAVERSE, THAT EXCEEDS 180 EPOCHS FOR TWO TRAVERSE CONTROL POINTS. THIS BOUNDARY SURVEY WAS PERFORMED UTILIZING CONVENTIONAL TRAVERSING METHODS WITH AN UN-ADJUSTED ERROR CLOSURE THAT EXCEEDS 1:10,000.
6. ALL FEATURES SHOWN HEREON ARE EXISTING AT THE TIME OF THE SURVEY, UNLESS NOTED OTHERWISE.
7. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, INCLUDING EASEMENTS, WHICH WOULD AFFECT THIS PARCEL.
8. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION 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 THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE, OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY 'I' SURVEY AND THE RATIO OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000 AS SHOWN HEREON, AND EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

STEPHEN B. MOORE
LICENSED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 2482

BY:

DATE:

PDF COPY

Xcel Land Surveying
LAND PLANNING & SURVEYING SERVICES
3024 Highway 46-B
Dickson, TN. 37055
(615)-412-XCEL(9)
(615)-823-2934(f)
www.xcelsurvey.com

NO.:	REVISION:	DATE:

0' 40' 80' 120' 160'
GRAPHIC SCALE
1 INCH = 80 FEET

DATE:	9/11/18
DRAWN BY:	DHH
CHECKED BY:	SBM
JOB NO.:	17-175-01

BOUNDARY DIVISION SURVEY

JDF PROPERTIES, LLC.

DICKSON COUNTY TAX MAP 111, PARCEL 197.00
Highway 47 - Burns, Tn. 37029
Fifth Civil District of Dickson County, Tennessee

SHEET NO.
1
OF 1

17-175-01.dwg