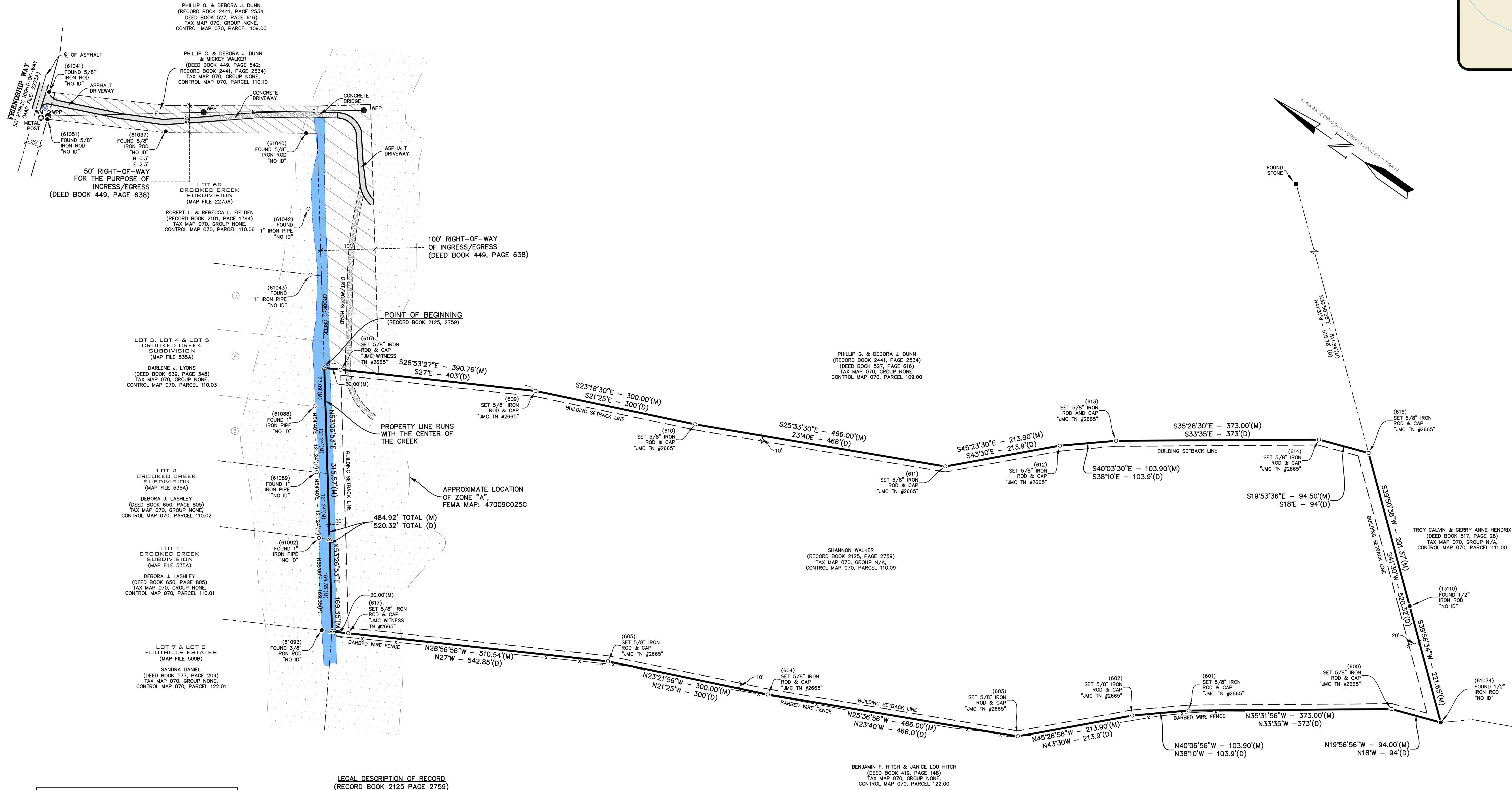


Boundary Survey for: Shannon Walker

Being All of the Property Described in Record Book 2125 Page 2759

A Parcel of Land Lying in the 14th Civil District of Blount County, Tennessee



- SURVEYOR'S NOTES**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), CORRS 96, EPOCH 2002.0, GEOID 12A, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE NETWORK.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999054170.
 - GLOBAL POSITIONAL DATA (REAL-TIME KINEMATIC (RTK) GPS) WAS OBSERVED ON JULY 10, 2018 UTILIZING A TRIMBLE R10 DUAL FREQUENCY RECEIVER. THE POSITIONAL ACCURACY OF THE GPS SURVEY CONTROL SET TO PERFORM THIS SURVEY DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
 - FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
A. TDOT DISTRICT 17 CORRS APP, PID: DL2078, LATITUDE: N 35°48'48.15928" W 084°00'17.53634"
 - THE SURVEY SHOWN HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATES: JANUARY 14, 2019 THROUGH FEBRUARY 14, 2019. THE FIELD WORK WAS COMPLETED ON FEBRUARY 14, 2019.
 - ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
 - THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY AND DEED INFORMATION WAS PROVIDED BY THE CLIENT. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, OR OTHER ENCROACHMENTS NOT SHOWN IN THE DEED OF RECORD.
 - SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
 - WITNESS PINS SET 30' FROM THE CENTER OF CROOKED CREEK IN LINE WITH THE BOUNDARY LINES.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AND ZONE "A" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BLOUNT COUNTY, TENNESSEE AND UNINCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47009C02750 AND HAS AN EFFECTIVE DATE OF SEPTEMBER 19, 2007.
 - THE PROPERTY SHOWN HEREON IS ZONED R-1 (RURAL DISTRICT 1) PER BLOUNT COUNTY GIS WEBSITE. BUILDING SETBACKS ARE AS FOLLOWS: FRONT.....30', REAR.....20', SIDES.....10'.
ALWAYS CONSULT WITH BUILDING AUTHORITIES PRIOR TO CONSTRUCTION. SETBACKS ARE SUBJECT TO CHANGE.
 - THE OWNER AND PROPERTY ADDRESS:
SHANNON WALKER
FRIENDSHIP WAY
MARYVILLE, TENNESSEE 37803
 - THIS SURVEY IS CERTIFIED TO:
SHANNON WALKER

SURVEYOR'S CERTIFICATION

(NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A TENNESSEE LICENSED LAND SURVEYOR)

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS IN CHAPTER 0820-03, STANDARDS OF PRACTICE. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE. THE SURVEY IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.

I FURTHER CERTIFY THAT THE SURVEY CONTROL SHOWN AND UTILIZED FOR THIS SURVEY WAS PERFORMED USING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEMS METHODOLOGY, MEETING RULE 0820-03-.07(S) AND THE CURRENT MINIMUM STANDARD FOR A CATEGORY IV SURVEY.

I FURTHER CERTIFY THAT THE BOUNDARY SURVEYING AND CONVENTIONAL TRAVERSING MEETS THE CURRENT MINIMUM STANDARDS FOR A CATEGORY III SURVEY. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:5,000 AS SHOWN HEREON.

FEBRUARY 14, 2019
DATE OF SIGNATURE



Tax Map: 070, Group: None, Control Map: 070, Parcel: 110.09

PROFESSIONAL

JWC

SURVEYING AND MAPPING

3060 Barbee Lane, Suite 103
Knoxville, Tennessee 37923
(865) 200-4366 / www.jwcsurveying.com
Alabama Certificate No. CA-953-LS
Kentucky Permit No. 882

BOUNDARY SURVEY FOR:

SHANNON WALKER

14TH CIVIL DISTRICT OF BLOUNT COUNTY

MARYVILLE, TENNESSEE

Scale:

1"=100'

Date:

02/2019

Drawn By:

L.E.J.

Checked By:

J.M.C.

File & Drawing No:

18-1131-01

Sheet

1 of 1

No.	Revisions	Date	By