



LEGEND

- WATER METER
- ▲ POWER POLE
- ▲ CONTROL POINT
- MONUMENT NEITHER SET NOR FOUND
- 5/8" REBAR WITH CAP SET
- 3/8" UNCAPPED REBAR (OLD)
- CONCRETE POST
- FENCE LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- - - PROPERTY BOUNDARY
- - - EDGE OF GRAVEL
- ▨ CONCRETE

John David Melton
Deed Book 265 - Page 500
(Tract No. 1)
Tax ID: 014 012.00

VICINITY MAP
NOT TO SCALE

John David Melton
Deed Book 265 - Page 500
(Tract No. 1)
Tax ID: 014 012.00

1281428 SQ. FT.±
28.96 ACRES±

Edith Roberts
Deed Book 161 - Page 228
Tax ID: 014 011.00

LINE	BEARING	DISTANCE
L1	N 28°42'52" E	5.32'
L2	N 61°21'08" W	104.02'
L3	N 55°43'32" W	105.72'
L4	S 28°08'52" W	5.67'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2213.90'	94.75'	94.74'	N 62°32'49" W	02°27'08"
C2	2213.90'	189.97'	189.92'	N 53°26'28" W	04°55'00"

NOTE: This survey was performed with RTK GPS positional data observed between the dates of 7-15-20 and 7-20-20 utilizing a Topcon HiPer HR dual frequency receiver. The grid coordinates of the control point shown were derived using a NAD 83 NO TRANS; Geoid: g2017au7. The positional accuracy of the GPS vectors does not exceed H: 0.04'. The combined grid factor used for this survey is 0.99990403 centered upon the control point shown hereon.

Dana Elaine Clendenon (Roller)
& **William Trent Roller**

DRAWN BY	DATE	9484 Lucky Road
MRM	7/20/20	McMinnville, TN 37110
DB 264-542, 263-22		Warren County
RD 49 - P 879 (Parcel No. 3)		12th Civil District
014 014.00, 014.01		
SCALE	ACREAGE	PROJECT NO.
1" = 100'	28.96 AC±	20124



SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge and belief, that the survey shown hereon represents a Category IV Survey and is in compliance with the current Tennessee Minimum Standards of Practice.

7/20/20
Date
Registered Land Surveyor

0' 100' 200' 300'
1 INCH = 100 FEET

MOORE
LAND SURVEYS
121 W. MAIN ST. SUITE 1
MCMINNVILLE, TN
931.473.1088
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Beginning on a 5/8" capped rebar (new) in the north margin of Lucky Road approximately 20 feet from the centerline thereof, said rebar being the southeast corner of Tract No. 1 of John David Melton (Deed Book 265 – Page 500); thence leaving Lucky Road and going with an east line of Tract No. 1 of Melton, North 05° 44' 08" East, a distance of 222.72 feet to a 5/8" capped rebar (new); thence North 04° 59' 00" East, a distance of 304.71 feet to a 5/8" capped rebar (new); thence North 06° 20' 38" East, a distance of 499.85 feet to a 5/8" capped rebar (new); thence North 08° 26' 19" East, a distance of 76.74 feet to a 5/8" capped rebar (new); thence going with a south line of Tract No. 1 of Melton, South 84° 26' 38" East, a distance of 358.92 feet to a 5/8" capped rebar (new); thence South 83° 52' 24" East, a distance of 553.68 feet to a concrete post (old) in the west line of Edith Roberts (Deed Book 161 – Page 228); thence leaving Melton and going with the west line of Roberts, South 03° 30' 51" West, a distance of 707.88 feet to a 5/8" capped rebar (new); thence South 03° 26' 52" West, a distance of 631.69 feet to a 5/8" capped rebar (new); thence South 00° 19' 32" East, a distance of 192.55 feet to a 5/8" capped rebar (new) in the north margin of Lucky Road; thence leaving Roberts and going with the north margin of Lucky Road, North 63° 46' 23" West, a distance of 587.81 feet to a point; thence with a curve turning to the right having an arc length of 94.75 feet, a radius of 2213.90 feet, a chord bearing of North 62° 32' 49" West, and a chord length of 94.74 feet to a point; thence North 28° 42' 52" East, a distance of 5.32 feet to a 3/8" uncapped rebar (old); thence North 61° 21' 08" West, a distance of 104.02 feet to a point; thence North 55° 43' 32" West, a distance of 105.72 feet to a 3/8" uncapped rebar (old); thence South 28° 08' 52" West, a distance of 5.67 feet to a point; thence with a curve turning to the right having an arc length of 189.97 feet, a radius of 2213.90 feet, a chord bearing of North 53° 26' 28" West, and a chord length of 189.92 feet to the point of beginning. Containing 28.96 acres more or less as surveyed by Michael R. Moore, TN RLS # 2712 on July 20, 2020.

Being all of the property conveyed from Helen Fulton (formerly Helen Roller) by warranty deed unto Dana Elaine Clendenon of record in Deed Book Book 263 – Page 22. Also see quitclaim deed from Sherman Fulton unto Dana Elaine Clendenon of record in Deed Book 264 – Page 542. Also being a portion of Parcel No. 3 conveyed from Helen Roller (Fulton) and husband, Sherman Fulton unto William Trent Roller and wife, Dana E. Roller of record in Record Book 49 – Page 879 in the Register of Deeds office of Warren County, Tennessee. Being located in the 12th Civil District of Warren County, Tennessee.