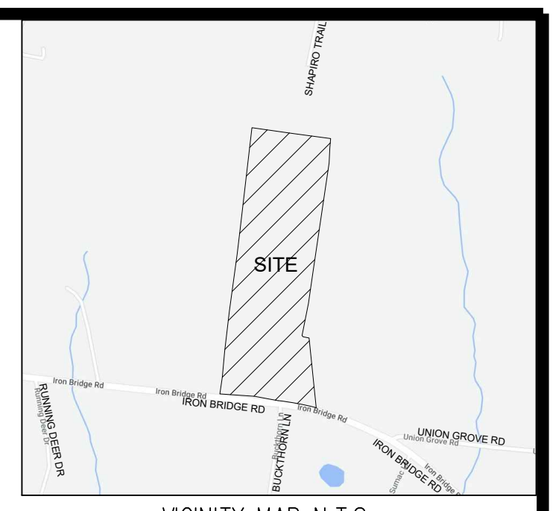
EASEMENT INFORMATION

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC2	2340.31'	26.57'	N 76°09'44" W	26.57'

LINE	BEARING	DISTANCE
E25	S 38°13'56" W	253.01'
E26	S 29°29'20" W	61.08'
E27	S 01°36'36" W	45.47'
E28	S 12°43'06" E	253.77'
E29	N 82°08'12" W	26.70'
E30	N 12°43'06" W	247.53'
E31	N 01°36'36" E	54.82'
E32	N 29°29'20" E	69.19'
E33	N 38°13'56" E	240.05'
E34	S 82°30'36" E	29.09'
E35	N 05°56'20" W	200.42'
E36	N 13°39'15" W	89.89'
E37	N 06°03'03" W	52.38'
E38	N 05°19'40" E	60.05'
E39	N 19°48'25" W	17.78'
E40	N 53°02'56" W	30.08'
E41	N 44°02'18" W	38.39'
E42	N 13°51'06" W	23.54'
E43	N 01°00'08" W	102.27'
E44	N 11°06'49" E	42.39'
E45	N 01°26'06" W	83.45'
E46	N 09°10'39" E	213.45'
E47	N 15°34'52" E	48.09'
E48	N 02°55'05" W	89.22'
E49	N 15°34'57" W	72.61'
E50	S 85°15'57" E	26.66'
E51	S 15°34'57" E	66.13'
E52	S 02°55'05" E	96.06'
E53	S 15°34'52" W	50.76'
E54	S 09°10'39" W	209.73'
E55	S 01°26'06" E	83.87'
E56	S 11°06'49" W	42.60'
E57	S 01°00'11" E	96.59'
E58	S 13°51'06" E	14.09'
E59	S 44°02'18" E	29.68'
E60	S 53°02'56" E	35.57'
E61	S 19°48'25" E	30.82'
E62	S 05°19'40" W	63.13'
E63	S 06°03'03" E	48.23'
E64	S 13°39'15" E	89.92'
E65	S 05°56'20" E	211.09'

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW



VICINITY MAP N.T.S.

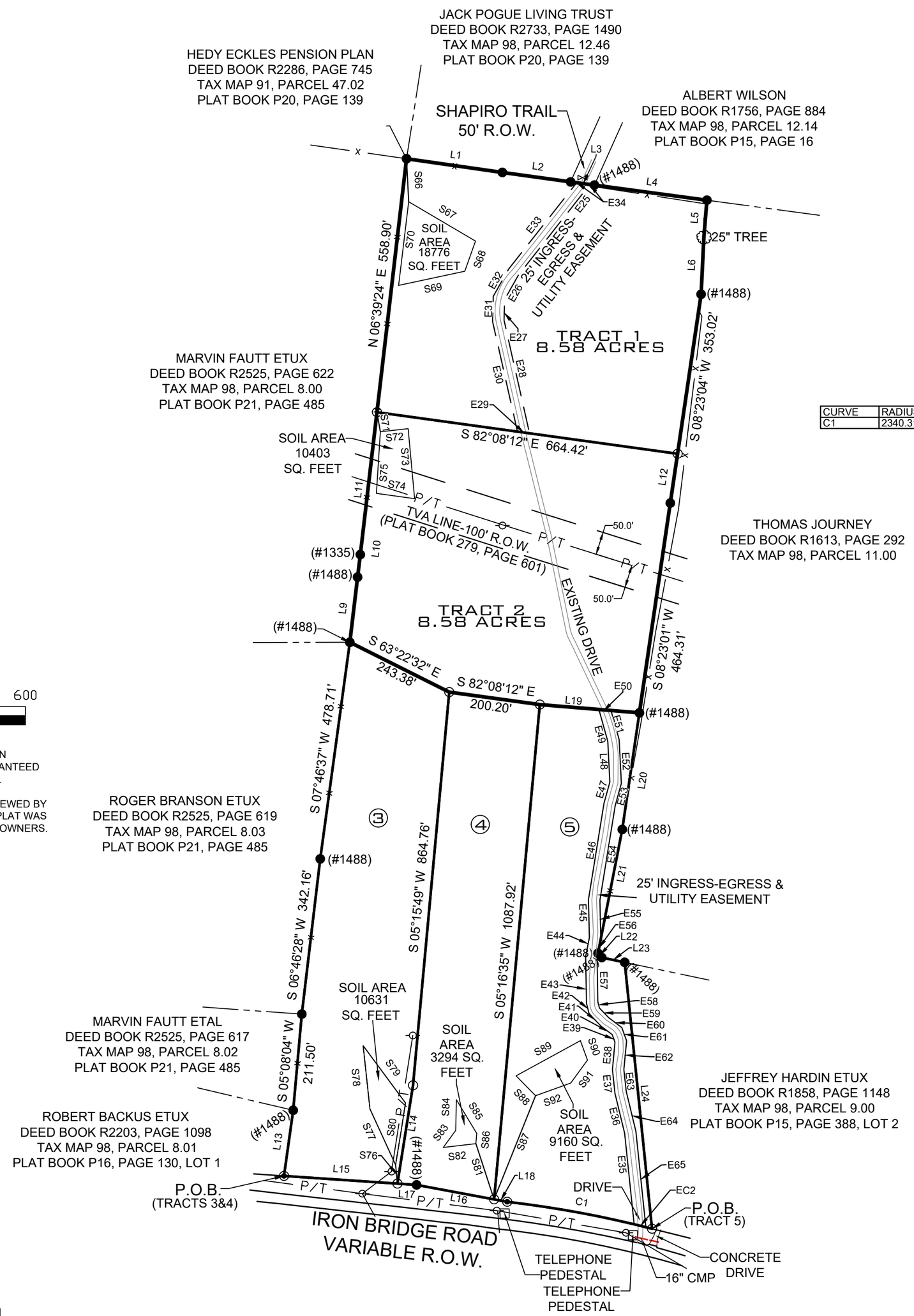
BOUNDARY INFORMATION

LINE	BEARING	DISTANCE
L1	S 81°51'59" E	211.95'
L2	S 82°03'26" E	150.74'
L3	S 82°30'36" E	52.66'
L4	S 82°03'26" E	150.74'
L4	S 82°20'12" E	248.56'
L5	S 04°41'00" W	81.52'
L6	S 02°49'09" W	124.86'
L10	N 07°03'32" E	49.62'
L11	N 06°39'24" E	313.77'
L12	S 08°23'04" W	109.07'
L13	S 07°59'28" W	145.20'
L14	N 09°01'35" E	217.85'
L15	S 86°07'29" E	248.88'
L16	N 79°27'24" W	172.57'
L17	N 86°07'29" W	42.23'
L18	N 79°27'24" W	29.17'
L19	S 85°15'57" E	218.82'
L20	S 08°21'18" W	258.07'
L21	S 11°06'49" W	276.25'
L22	S 41°42'05" E	12.62'
L23	S 78°08'50" E	51.22'
L24	S 05°51'16" E	586.35'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2340.31'	322.73'	N 79°26'58" W	322.47'

SOIL INFORMATION

LINE	BEARING	DISTANCE
S66	S 02°48'25" E	94.43'
S67	S 59°33'54" E	169.82'
S68	S 19°35'02" W	70.13'
S69	S 77°54'08" W	148.19'
S70	N 06°50'47" E	184.47'
S71	S 09°54'07" E	43.37'
S72	N 83°41'52" E	61.25'
S73	S 05°14'28" E	153.88'
S74	N 82°04'04" W	84.46'
S75	N 03°41'51" E	135.14'
S76	N 05°20'31" W	41.34'
S77	N 24°39'14" W	134.87'
S78	N 06°08'14" W	139.12'
S79	S 36°29'01" E	155.95'
S80	S 08°50'53" W	62.07'
S81	N 18°08'58" W	128.26'
S82	S 83°24'09" W	71.94'
S83	N 36°15'35" E	46.27'
S84	N 01°16'47" E	67.26'
S85	S 31°05'29" E	86.04'
S86	S 04°39'29" W	22.68'
S87	N 21°48'09" E	244.42'
S88	N 44°24'22" W	60.99'
S89	N 61°20'33" E	160.46'
S90	S 20°11'37" E	45.25'
S91	S 36°11'10" W	62.37'
S92	S 70°10'54" W	81.76'



TN SPCS NAD 83
SCALE 1" =200'
0 200 400 600

NOTE:
1. SOIL AREAS ARE LOCATED FROM INFORMATION PROVIDED BY A SOIL SCIENTIST. IT IS NOT GUARANTEED THAT THE LOTS HAVE ADEQUATE SEPTIC AREAS.

2. THIS PROPERTY DIVISION HAS NOT BEEN REVIEWED BY MAURY COUNTY PLANNING DEPARTMENT. THIS PLAT WAS DRAWN PER THE DIRECTION OF THE PROPERTY OWNERS.

1. No portion of the described tract lies within Floodway, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47119C0305E on the Flood Insurance Rate Maps for Maury County, Tennessee, Unincorporated Areas (effective date April 16, 2007).

2. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants,or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

3. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

4. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

5. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR XVI
AGRICULTURE COMMERCE
TENNESSEE NO. 1859
06-08-2023

TRACT 3
6.41 ACRES
TRACT 4
5.01 ACRES
TRACT 5
6.24 ACRES

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000, AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

J. MARK CANTRELL, TN PLS# 1859

LEGEND

- TREE
- IRON PIN FOUND
- IRON PIN SET
- UTILITY POLE
- WATER VALVE
- CONCRETE MONUMENT
- P/T — OVERHEAD POWER LINE
- X — FENCE LINE
- 4" W — WATER LINE

MBSL = MINIMUM BUILD SETBACK LINE

SHEET
1 OF 1

PROJECT
22-0364

DATE: 08 JUNE 2023
SCALE: 1" = 200'
DRAWN BY: IIC
REVIEWER: JMC

REVISIONS	
NO.	DATE

BOUNDARY SURVEY
HIGHLAND HILLS
IRON BRIDGE PARTNERS-OWNER
0 IRON BRIDGE ROAD
RECORD BOOK R2924, PAGE 429
TAX MAP 98, PARCEL 9.02
PLAT BOOK P15, PAGE 388,
MAURY COUNTY, TENNESSEE

T-SQUARE ENGINEERING
SURVEY DIVISION
1329 WEST MAIN STREET, FRANKLIN, TN. 37064