

SURVEY FOR: REED ESTATE

CURRENT OWNER: Thomas Reed
P.O. Box 151
Prospect, TN 38477

PROPERTY ADDRESS: 693 Main Street
Prospect, TN 38477

TITLE SOURCE: Deed Book 258; Page 133

TAX MAP: Map 164; Parcel 42.01

LOCATED: 2nd Civil District
Giles County, TN



GRID NORTH



GRAPHIC SCALE (1:60)

DONALD WILSON PROPERTY
DEED BOOK 397; PAGE 830

NOTES:

1.) This parcel is subject to all easements as shown and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

2.) Information concerning major utilities shown hereon are based on visible evidence noted during the survey or information provided by utility companies. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.

3.) A portion (or all) of this survey was performed for boundary aspects of this survey utilizing a Topcon VR dual frequency receiver and base, RTK GPS positional data was observed on 2-27-2024. The grid coordinates were derived by SPC83-Tenn referenced to NAD 83 (2011) (EPOCH 2012)

Positional accuracy of the GPS vectors does not exceed:
H 0.05' , V 0.15'

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon: that this is a class "II" Land survey, as defined in Title 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1: 7500

SIGNED:



2/29, 2024
Date

LARRY BASS PROPERTY
DEED BOOK 274; PAGE 467

LIZZIE WILSON PROPERTY
DEED BOOK 337; PAGE 152

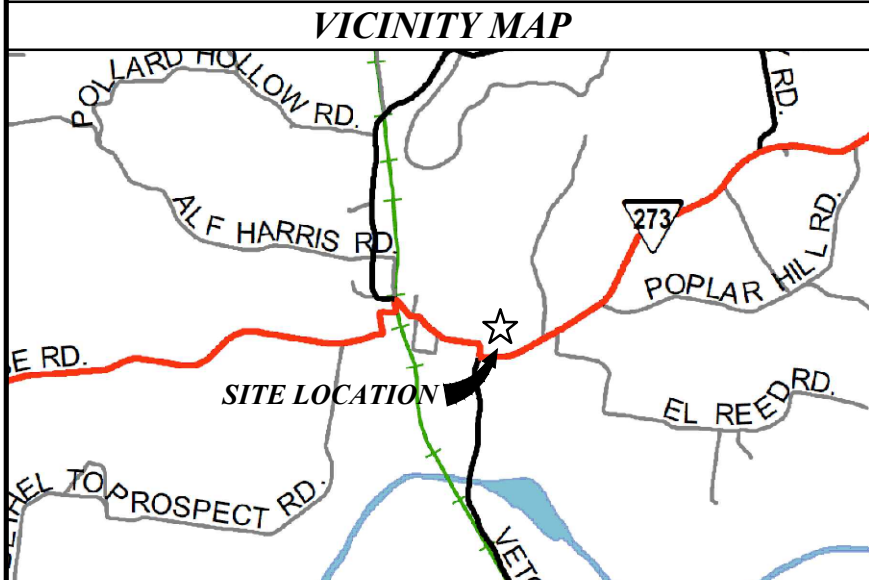
LINE CHART

LINE	BEARING	DISTANCE
L1	N 15°30'48" E	13.22'
L2	N 87°01'33" W	12.30'
L3	N 86°41'27" W	81.97'

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CI	166.37'	21.36'	21.35'	N 83°57'48" W	7°21'23"

VICINITY MAP



SCALE: 1"= 60'	APPROVED BY: JMH	DATE SURVEYED: 02/27/2024
DRAWN BY: JMH	SHEETS 1 OF 1	DATE DRAWN: 02/28/2024

HOFFMAN

LAND•SURVEYING

3 Prospect Road
Fayetteville, TN 37334

PHONE: (931) 433-3343

METES AND BOUNDS
SURVEY OF 1.12 ACRES

DRAWING NO.

W.O. # 24L-047

1/2" IRON ROD (SET) BY A FALLEN
FENCE CORNER POST CAPPED
"HOFFMAN" RLS 2605

METAL PIPE (FOUND) BY A
FALLEN FENCE CORNER POST

S 85°41'14" E
100.12'

EXISTING FENCE

1.12 Acres

N 15°30'48" E
448.77'

S 13°38'31" W
439.76'

EXISTING RESIDENCE

AXLE (FOUND) BY A FALLEN
FENCE CORNER POST

S 13°38'31" W
18.41'

1/2" IRON ROD (SET) IN THE CENTER OF
OLD PROSPECT ELKTON ROAD CAPPED
"HOFFMAN" RLS 2605

1/2" IRON ROD (FOUND) BY A
FALLEN FENCE CORNER POST
CAPPED

TELEPHONE LINE

SERVICE LINE

OVERHEAD POWER

1/2" IRON ROD (SET) IN THE CENTER OF
OLD PROSPECT ELKTON ROAD CAPPED
"HOFFMAN" RLS 2605

GRAVEL DRIVE/OLD PROSPECT ELKTON ROAD

P.O.C
MAG NAIL (SET) AT THE
INTERSECTION OF MAIN STREET
AND OLD PROSPECT ELKTON ROAD

MAIN STREET