

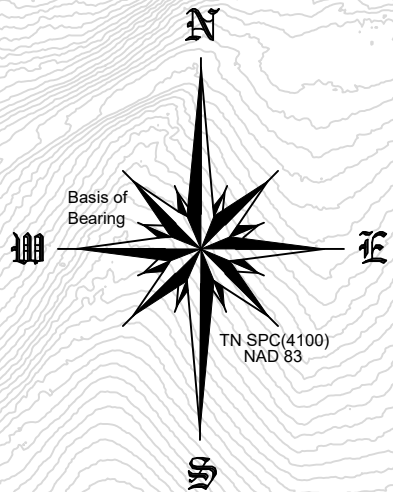
BLUE BRIDGE PROPERTY
FIRST CIVIL DISTRICT OF
MARION COUNTY, TENNESSEE
Book 520 Page 975
Being Tax Map 142-109.00

4" TVA Concrete
Monument #18
N:249917.86'
E:2061760.21'
Z:616.63'

PRELIMINARY PROPOSAL OF DIVISION

SURVEYORS NOTES:

- The property shown hereon is subject to the provisions and conditions set forth in the parent instruments.
- Topographic Information shown hereon was generated from the USGS LiDAR data. One Foot contour intervals are shown hereon.
- Various underground utilities were observed along the roadways shown hereon. Call 811 before digging.



STATIC CONTROL POINT (#5 Capped Rebar RLS# 2986)
N:248665.57' E:2061152.80' Z:616.24'
Positional accuracy: OVERALL RMS: 0.017(m)
Type of GPS field procedure: Static & Real Time Kinematic
Dates of survey: June 11, 2024
Datum/Epoch: TN SPC(4100)
REF FRAME: NAD_83(2011)(EPOCH:2010.0000)
Published/Fixed-control use: OPUS
Geoid Model: g2018u7
Convergence [degrees]: 0.18113611
Point Scale: 1.00004952
Combined Factor: 1.00002459

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS IS A TRUE AND ACCURATE SURVEY WHICH MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY IV SURVEY. GPS EQUIPMENT WAS USED FOR ALL MEASUREMENTS WITHIN THIS SURVEY.

Note: If and when new information is obtained and/or provided to this surveyor this plat is subject to change.

LINE	BEARING	DISTANCE
L1	N 68°55'11" W	79.03'
L2	N 71°07'43" W	51.82'
L3	N 75°40'55" W	86.50'
L4	N 77°50'03" W	152.54'
L5	N 69°10'40" W	148.62'
L6	N 69°10'40" W	46.49'
L7	N 67°28'36" W	66.93'
L8	N 69°18'22" W	91.84'
L9	N 20°00'38" E	34.73'
L10	N 63°01'01" W	52.05'
L11	N 63°01'01" W	50.02'
L12	N 63°01'01" W	50.02'
L13	N 63°01'01" W	78.08'
L14	N 65°36'36" W	57.69'
L15	S 30°18'41" W	8.41'
L16	N 61°14'19" W	126.49'
L17	N 24°08'39" E	10.03'
L18	N 53°08'00" W	154.98'
L19	S 23°31'42" W	153.12'
L20	S 29°42'17" W	146.78'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2701.36'	456.74'	456.20'	N 76°53'40" W	9°41'15"
C2	2701.36'	689.19'	687.32'	N 89°02'49" W	14°37'04"

THIS IS A BOUNDARY LINE SURVEY. There is absolutely no certification made as to the existence or nonexistence of the following: wetlands; easements or right of ways unless otherwise noted hereon; subsurface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

EVERY DOCUMENT of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to me. There may exist other documents which would affect this parcel. The word "certify" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

LEGEND

- ▲ Capped Rebar "set"
- Concrete Monument "found"
- #4 Rebar Found
- ⊙ Monument as Labeled Found
- Fence
- Overhead Utilities

LAND SURVEYING & FORESTRY

3001 JUMPOFF MOUNTAIN ROAD / SEWANEE, TN 37375
(931) 598-0314

DATE: August 6, 2024

SCALE: 1" = 200'

SURVEY FOR:

AMY TURNER BURNS

SURVEYED BY:
MAB & JMB

FILERS:

6-11-2024 Blue Bridge
8-5-2024 Blue Bridge

DRAWN BY: JMB

SURVEY EQUIPMENT USED:
CARLSON BRX7's with ALL AVAILABLE
SIGNALS using Listen-Listen

0 200 400

SHEET 1 OF 1