



GRID  
SEE NOTE 1

FLOWERS  
403-350

FLOWERS  
403-350

21.957  
ACRES

TIMS FORD  
RESERVOIR

TVA CORNER  
14-22

TVA CORNER  
14-23

TIMS FORD  
RESERVOIR

PROPERTY LINE FOLLOWS  
THE CENTERLINE OF  
HOLIDAY DRIVE  
HOLIDAY DRIVE  
(PRIVATE)

OLD CAMPGROUND  
MARKET BUILDING

GRAVEL  
PARKING  
AREA

WATER METER  
SEE NOTE 4

HOLIDAY CAMP  
DRIVE

RAINBOW  
DRIVE

## PROPERTY SURVEY

OWNERSHIP: PATMAR LLC  
AS RECORDED IN: DB 488, P. 786, ROFCT  
14TH CIVIL DISTRICT  
FRANKLIN COUNTY, TENNESSEE  
MAP 022 PARCEL 036.00  
ZONING: R-1

### NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83, SPC(4100 TN), BY GPS OBSERVATION.
- THIS DRAWING IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THIS PROPERTY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE REPORT WOULD DISCLOSE.
- THERE IS AN EXISTING 2" WATER LINE (CENTER GROVE-WINCHESTER SPRINGS UTILITY SYSTEM) THAT TERMINATES AT THE WATER METER SHOWN. UNDER PREVIOUS OWNERS, WATER SERVICE TO THE 21.957 ACRE TRACT HAS BEEN THROUGH THIS METER.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 80°54'21" E | 19.19'   |
| L2   | N 05°36'49" E | 190.97'  |
| L3   | N 54°38'39" E | 57.79'   |
| L4   | N 70°40'35" E | 57.63'   |
| L5   | N 81°35'05" E | 176.12'  |
| L6   | S 81°14'41" E | 71.14'   |
| L7   | S 53°23'43" E | 73.65'   |
| L8   | S 52°11'32" E | 80.96'   |
| L9   | S 79°12'28" E | 38.68'   |
| L10  | S 84°00'32" E | 74.01'   |
| L11  | S 07°49'27" E | 38.32'   |
| L12  | S 73°25'17" W | 48.16'   |
| L13  | S 24°23'53" W | 83.64'   |
| L14  | S 17°59'39" W | 217.74'  |
| L15  | S 14°03'37" E | 125.58'  |
| L16  | S 07°33'32" E | 84.72'   |
| L17  | S 02°25'54" E | 164.66'  |
| L18  | S 39°14'59" W | 144.49'  |
| L19  | S 44°08'05" W | 275.94'  |
| L20  | S 30°40'35" W | 188.99'  |
| L21  | S 36°03'32" W | 101.66'  |
| L22  | S 39°41'51" W | 74.19'   |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 123.89' | 106.02'    | 102.82'      | N 30°07'44" E |
| C2    | 116.54' | 154.95'    | 143.79'      | S 45°55'00" E |
| C3    | 210.94' | 179.65'    | 174.27'      | S 48°47'33" W |
| C4    | 252.70' | 141.39'    | 139.55'      | S 01°58'07" W |
| C5    | 192.86' | 140.30'    | 137.23'      | S 18°24'32" W |

GRAPHIC SCALE:  
1" = 100'



I hereby certify that this is a  
Category II survey and that the ratio  
of precision of the unadjusted  
survey is greater than 7,500:1 as  
shown hereon.

THOMAS M. ORE, SURVEYOR  
TENN. REG. NO. 1610

N: 342014  
E: 1895815

DATE: MAY 2, 2025

JOB NO.: 2504290

SCALE: 1" = 100'

THOMAS ORE  
LAND SURVEYING

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