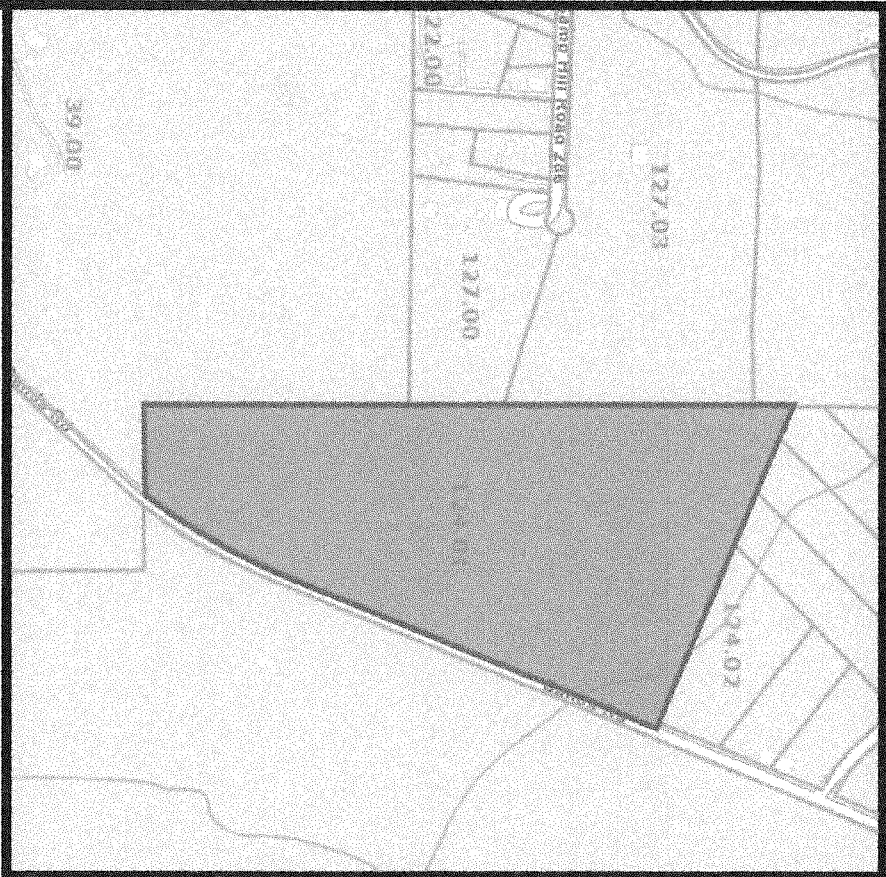
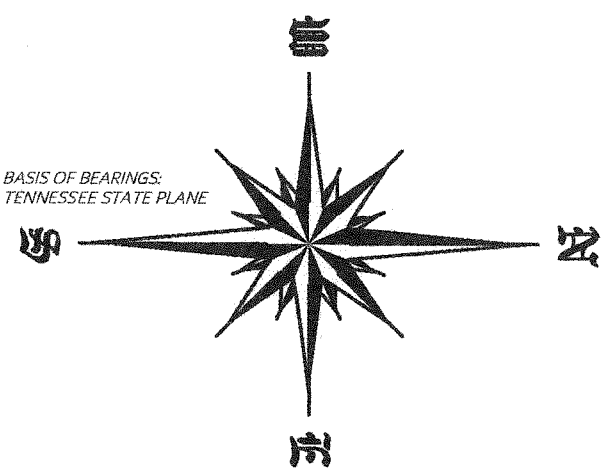




LOCATION MAP (N.T.S.)

For boundary aspects of this survey, RTK-GPS positional data was observed on the date of 12/10/2024. The RTK-GPS receiver was a Trimble R10. The RTK-GPS antenna was a Trimble ASH10. The RTK-GPS base station was a Trimble ASH10. The RTK-GPS base station was referenced to NAD 83 (2011) (Epoch 2010). Grid 12B. Positional accuracy of the GPS vectors does not exceed 5 mm + 0.5 ppm. Combined Grid Factor: 0.09991639 centered on Fixed Station 1 as shown hereon.

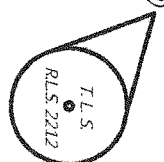


LINE	BEARING	DISTANCE
1	S 71°40'59" W	923.60'
2	S 79°29'39" W	103.02'
3	S 74°10'36" W	32.61'

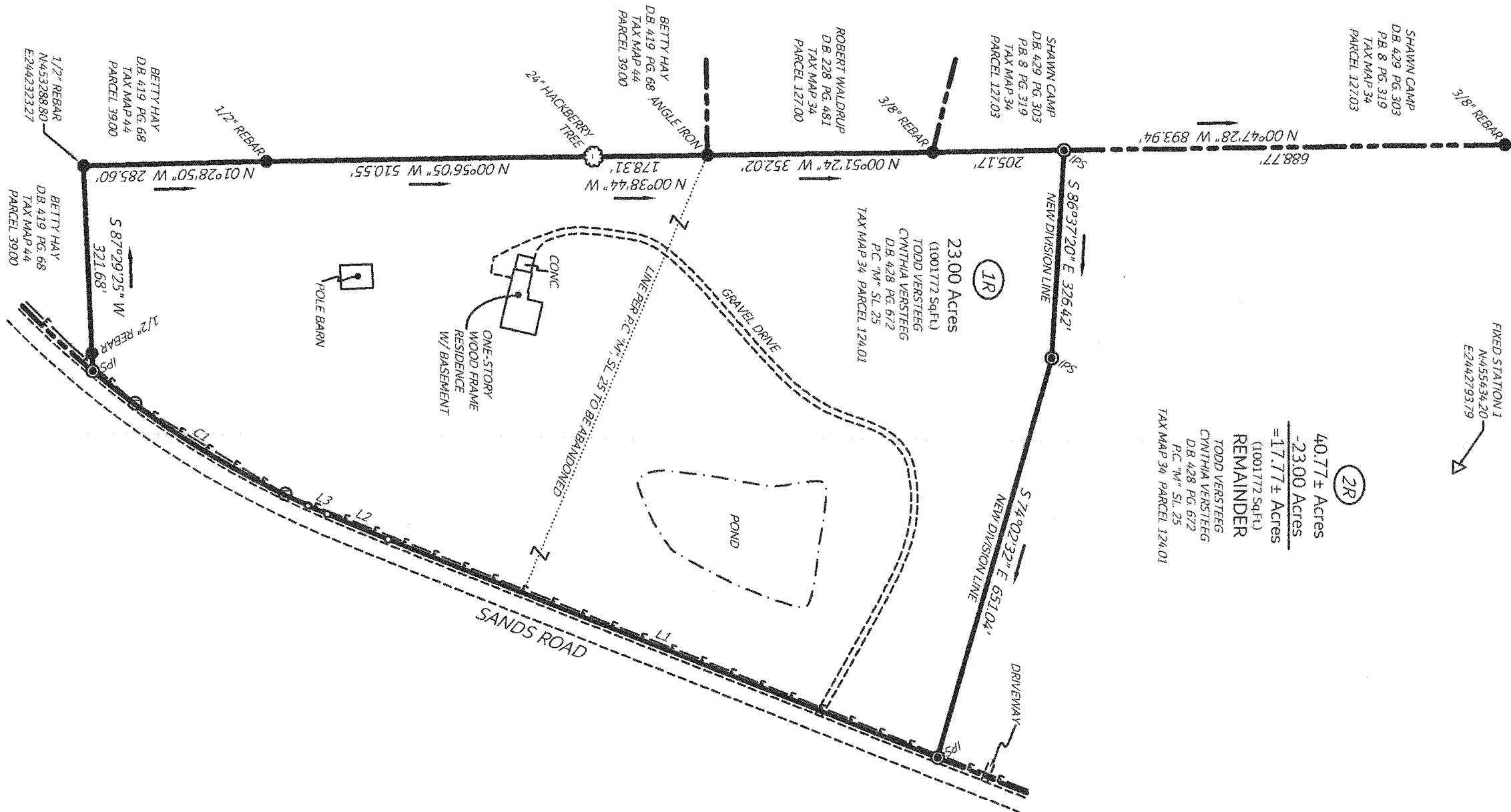
CHORD	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	392.74'	1441.00'	159°48'52.39"	S 32°05'02" W	396.48'

LEGEND

- POINT NOT MARKED
- SURVEY MONUMENT FOUND (AS NOTED)
- "IPS" IRON PIN SET (5/8" REBAR W/CAP)
- CONCRETE MONUMENT
- STONE MONUMENT
- "S" SANITARY SEWER
- "WM" WATER METER
- "UP" UTILITY POLE
- "WFP" WOOD FENCE POST
- "MFP" METAL FENCE POST (T-POST)



General Notes
AREA SUBDIVIDED: 40.77± ACRES
This tract is not in a Flood Hazard Area.
The flood map for the selected area is number 47123C0135D, effective on 2/3/2010.
Iron pins placed or found on all corners unless noted.
This plat represents the property recorded in:
DB 428 PG. 672
NOTE: THIS PLAT IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY EASEMENTS AND/OR RESTRICTIONS THAT MAY EXIST WRITTEN OR UNWRITTEN.
THE LOCATION & SIZE OF THE UNDERGROUND UTILITIES SHOWN ARE BASED UPON FIELD OBSERVATION OF ABOVE EVIDENCE. THE LOCATION & SIZE OF THE UTILITIES SHOULD BE VERIFIED BY THE UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.



I HEREBY CERTIFY THAT THE SURVEY WAS DONE IN COMPLIANCE WITH THE TENNESSEE SURVEYING ACT AND THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION.
MICHAEL D. LOWE R.L.S. No. 2212
Owner

CERTIFICATION OF OWNERSHIP
This is to certify that the owner(s) of the property shown and described herein hereby adopts this subdivision plat.
Date
Owner

CERTIFICATION OF APPROVAL FOR RECORDING
I certify that this plat has been found to comply with the subdivision requirements of the Tennessee Surveying Act and the rules of the Tennessee Surveying Board. Any, which are noted, all improvements have been installed, or an appropriate survey posted in order to assure completion. This plat is approved for recording in the office of the county register.
Date
Secretary, Monroe County Planning Commission

Plat/Survey Does Not Require Planning Commission Approval
Signature
Date

BKPG: CAB-P/76-76	
24007612	
T.P.S. A PLAT LARGE	
ASHELY BATCH: 116898	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, MONROE COUNTY	
KIMBERLY SITES BIVENS	
REGISTER OF DEEDS	



TELICO LAND SURVEYING
MICHAEL D. LOWE PLS / CFS
111 SCOTT STREET
TELICO PLAINS TN 37385
423-253-5439, tellicosurveying@tds.net

FINAL PLAT VERSTEEG PROPERTY SUBDIVISION ON SANDS ROAD

FOR TODD VERSTEEG
1109 SANDS RD
SPRINGFIELD, TN 37384
PHONE: 204-479-0247

CIVIL DISTRICT: FRYST
COUNTY: MONROE, TN
DATE: 11-11-2024

JOB NUMBER: 24-181
MAP No. B-1551