

BOUNDARY SURVEY

JOSEPH V. RUSSELL PROPERTY

Located in Dickson & Cheatham County, Tenn.

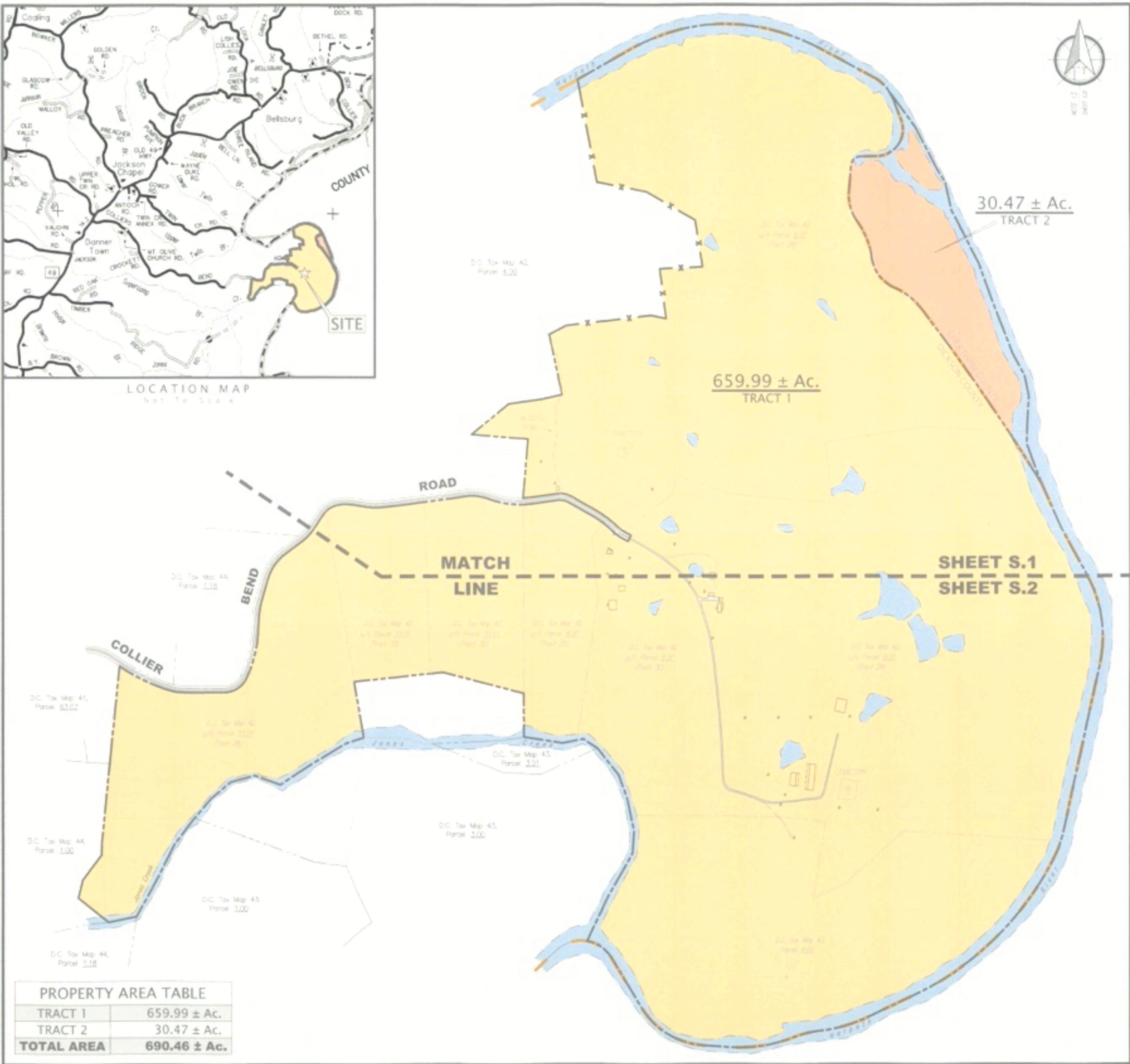
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY "T" SURVEY AND THE RATIO OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000 AS SHOWN HEREON, AND EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



SURVEYOR'S NOTES

- TRACT 1 OF THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL'S 8.00 & 11.01, AS SHOWN ON DICKSON COUNTY TAX MAP 42 AND AS PARCEL 4.00, AS SHOWN ON CHEATHAM COUNTY TAX MAP 43.
- TRACT 2 OF THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 5.01, AS SHOWN ON CHEATHAM COUNTY TAX MAP 59.
- TRACT 1 OF THE SUBJECT PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR COLLIER BEND ROAD.
- SUBJECT PROPERTY SHOWN IS SUBJECT TO MATTERS SHOWN ON A SURVEY OF BLEDSOE, ADAMS & CHRISTY, ENGINEERING AND SURVEYING, PHILIP DARRIN CHRISTY, RLS#1821, DATED NOVEMBER 6, 2003.
- SUBJECT PROPERTY SHOWN IS SUBJECT TO MATTERS SHOWN ON A SURVEY OF CARROLL LAND SURVEYING, DATED FEBRUARY 9, 2008 AND REVISED MARCH 31, 2010.
- SUBJECT PROPERTY SHOWN IS SUBJECT TO CERTAIN RIGHTS IN FAVOR OF THE UNITED STATES OF AMERICA, AS EVIDENCED IN DEED BOOK 82, PAGE 102, R.O.D.C., TN.
- TRACT 1 OF THE SUBJECT PROPERTY IS SUBJECT TO RIGHTS OF INGRESS AND EGRESS TO CEMETERIES, AS SHOWN.
- SUBJECT PROPERTY AS SHOWN IS SUBJECT TO EASEMENT IN FAVOR OF BELLSOUTH COMMUNICATIONS, AS EVIDENCED IN VOLUME 240, PAGE 87 AND VOLUME 401, PAGE 195, R.O.D.C., TN.
- TRACT 1 OF THE SUBJECT PROPERTY IS SUBJECT TO A 20' PUBLIC & PRIVATE UTILITY EASEMENT FOR THE PURPOSE OF LAYING AND/OR MAINTENANCE OF UTILITY LINES ADJACENT TO AND PARALLEL TO THE MARGIN OF COLLIER BEND ROAD.
- TRACT 1 OF THE SUBJECT PROPERTY IS SUBJECT TO AN OLD ACCESS ROAD IN FAVOR OF PARCEL 4.00, THE CURVEY ROAD SAWMILL PROPERTY, FORMERLY THE JAMES DOUGLAS LEWIS AND DAVID RAYMOND LEWIS PROPERTY, AS EVIDENCED ON A SURVEY OF BLEDSOE, ADAMS & CHRISTY, ENGINEERING AND SURVEYING, PHILIP DARRIN CHRISTY, RLS#1821, DATED NOVEMBER 6, 2003 AND AS EVIDENCED IN VOLUME 766, PAGE 268, R.O.D.C., TN.
- TRACT 1 OF THE SUBJECT PROPERTY IS SUBJECT TO THE FLOW OF JONES CREEK AND THE HARPEETH RIVER.
- TRACT 2 OF THE SUBJECT PROPERTY IS SUBJECT TO THE FLOW OF THE HARPEETH RIVER.
- BEARINGS AS SHOWN ARE BASED UPON AN DUAL FREQUENCY NETWORK ADJUSTED RTK GPS OBSERVATION, AT THE TIME OF SURVEY, IN ORDER TO RECTIFY TO GRID NORTH.
- ALL FEATURES SHOWN HEREON ARE EXISTING AT THE TIME OF THE SURVEY, UNLESS NOTED OTHERWISE.
- NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, INCLUDING EASEMENTS, WHICH WOULD AFFECT THIS PARCEL.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.



INDEX OF SHEETS

COVER SHEET	S.0
TRACT 1	S.1
TRACT 1 & TRACT 2	S.2

LEGEND

○ (NEW)	CAPPED IRON ROD (NEW)	○ (XX-XX)	LOT NUMBER
● (EXIST)	CAPPED IRON ROD (EXIST)	○ (XX-XX)	PARCEL NUMBER
□ (NEW)	CAPPED IRON ROD (NEW), IN CONC.	---	FENCE
● (EXIST)	CAPPED IRON ROD (EXIST), IN CONC.	---	PROPERTY LINE
● (EXIST)	IRON ROD (EXIST)	---	MARKED PROPERTY LINE
● (EXIST)	IRON PIPE (EXIST)	---	FENCED PROPERTY LINE
■ (EXIST)	CONCRETE HWY MONUMENT (EXIST)	---	CENTERLINE
▲ (EXIST)	ANGLE IRON (EXIST)	---	M.N. BUILDING SETBACK
T	METAL T-POST (EXIST)	---	CITY/COUNTY LINE
● (EXIST)	WOOD FENCE POST (EXIST)	---	UG 6" WATER LINE
● (EXIST)	PLANTED STONE (EXIST)	---	G.H. TELEPHONE LINE
● (EXIST)	ROCK PILE (EXIST)	---	G.H. POWER/TELE. LINE
○	POINT	---	STREET ADDRESS
○	POWER POLE	---	ASPHALT/PAV. SURFACE
○	GUY ANCHOR	---	SURFACE WATER FEATURE
○	FIRE HYDRANT	---	CONCRETE SURFACE
○	WATER METER	---	

DEED REFERENCE - Dickson County

(8.00)	-	JOSEPH V. RUSSELL	-	Volume 770, Page 733, R.O.D.C., TN. Volume 768, Page 579, R.O.D.C., TN.
(4.00)	-	JOSEPH V. RUSSELL	-	Volume 1133, Page 296, R.O.D.C., TN.
(11.01)	-	JOSEPH V. RUSSELL	-	Volume 1123, Page 618, R.O.D.C., TN. Volume 1049, Page 715, R.O.D.C., TN.

DEED REFERENCE - Cheatham County

(5.01)	-	JOSEPH V. RUSSELL	-	Record Book 81, Page 694, R.O.D.C., TN.
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SET No.
SHEET NO.
S.0
OF 3

CURVE DATA TABLE					
County #108 - Major St. Collier Bend Rd					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C08	89°42'48"	179.80	27.31	S 38°33'48" W	27.29
C09	17°42'24"	179.80	15.08	S 1°42'12" W	15.14
C10	17°42'24"	339.59	103.08	N 89°42'24" E	103.07
C11	17°42'24"	431.70	116.54	S 89°42'24" E	116.54
C12	89°42'48"	5,538.21	266.39	N 89°42'48" E	266.39
C13	28°58'00"	247.50	73.64	S 23°18'45" E	73.64
C14	23°18'45"	475.00	373.12	S 89°42'48" E	373.12
C15	02°45'12"	475.00	66.89	N 89°42'48" E	66.84
C16	33°33'18"	145.20	85.17	S 79°52'30" E	85.47
C17	02°45'12"	79.12	22.61	N 56°52'12" W	22.54
C18	89°33'24"	791.20	104.57	N 49°14'00" W	104.29
C19	18°13'00"	32.43	86.19	S 33°18'15" E	86.50
C20	89°00'00"	282.40	18.83	S 89°18'00" E	18.83
C21	17°22'00"	21.43	58.68	S 33°18'15" E	58.53
C22	14°00'00"	845.70	237.87	N 56°52'30" W	237.50
C23	3°55'12"	145.20	72.84	N 79°04'30" W	72.84
C24	09°32'00"	425.00	80.37	S 84°54'30" W	80.35

CURVE DATA TABLE					
Dickson & Cheatham County Line					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C25	89°42'48"	1,500.00	1,244.42	N 89°42'48" E	1,247.45
C26	23°30'51"	144.71	155.50	S 48°58'14" E	152.74
C27	13°02'48"	244.71	26.04	S 28°14'18" E	26.02
C28	11°54'11"	127.60	10.84	S 14°41'41" E	10.80
C29	89°18'31"	25.00	111.49	S 49°14'00" W	101.51
C30	18°13'00"	155.11	141.28	S 33°18'15" E	141.10
C31	27°42'48"	631.18	305.59	S 23°18'45" E	302.30
C32	54°31'48"	288.74	295.63	S 33°18'15" E	287.70
C33	28°58'00"	145.20	85.17	S 79°52'30" E	85.47
C34	02°30'48"	1,855.50	1,834.47	S 54°23'15" E	1,833.84

LINE DATA TABLE		
County R.O.W. Margin Of Collier Bend Rd		
LINE	BEARING	DISTANCE
L5	N 34°12'24" E	144.57
L6	S 1°42'12" W	15.14
L7	N 89°42'24" E	103.07
L8	N 82°20'15" E	116.54
L9	S 89°42'24" E	266.39
L10	S 61°44'20" E	192.49
L11	S 36°13'29" E	356.20
L12	N 59°34'23" W	432.80
L13	N 87°37'15" W	333.17
L14	N 79°22'00" N	475.98



STATION	DELTA ANGLE	RADIUS	ARC LENGTH	CURVE BEARING	CHORD LENGTH
1+02.21	142°28'11"	1,570.93	396.81	S 83°22'41" E	395.75
2+14' 54"	47°18' 50"	478.50	164.48	S 20°27' 39" E	163.65
3+24' 00"	187.50	204.91	N 58°21' 04" E	194.84	
4+24' 13"	274°48' 13"	367.50	N 70°06' 17" E	354.24	
5+29' 10" 13"	17°30' 13"	367.50	S 29°29' 54" E	358.21	
6+37' 10" 13"	194.70	358.25	N 34°22' 15" E	351.59	
7+18' 44" 58"	399.20	1,300.63	N 43°34' 52" E	1,300.05	

STATION	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C350	41°39.54"	868.69	5.2792330 E	888.15	
C351	74°54.14"	756.47	7.751130 E	800.00	
C352	30°44.07"	2,810.35	1,064.58	3,440.84 S	1,533.66
C353	20°34.14"	1,154.91	396.82	74°27.54 W	554.61
C354	18°38.34"	750.00	265.29	78°25.29 S	202.56
C41	75°49.14"	1,142.91	801.92	81°11.59 W	511.00
C42	54°58.44"	874.22	598.62	N 58°55.58 S	579.93
C43	49°15.58"	277.25	158.35	N 55°44.4 W	237.08

LINE	BEARING	DISTANCE
1.15	N 29°26'18" E	397.97
1.16	N 29°26'31" E	370.01
1.17	N 09°40'13" E	174.35
1.18	N 11°47'52" W	253.08
1.19	N 19°27'44" W	193.22
1.20	N 39°00'46" W	265.54
1.21	N 56°53'59" W	129.51

124	S	71°48'04"	W	145.04
125	S	58°54'54"	W	286.64
126	S	56°40'15"	W	303.42
127	N	69°18'59"	W	211.42
128	S	74°58'23"	W	185.07
129	S	49°37'24"	W	195.75
130	S	40°15'10"	W	221.22
131	S	38°31'08"	W	238.08
132	S	27°19'29"	W	176.34
133	S	22°05'50"	W	223.17
134	S	29°08'23"	W	159.60
135	S	28°17'21"	W	92.08
136	S	78°58'39"	W	219.89

LINE	BEARING	DISTANCE
L1	N 89°41'30" E	298.58'
L2	N 03°11'57" E	117.04'
L3	N 19°42'10" E	147.41'
L4	N 52°57'20" E	150.56'



**LAND PLANNING &
SURVEYING SERVICE**

3024 Highway 40-B
Dixie, TN 37026
(615) 412-3714
(615) 423-2834
www.xcelourkey.com

Date of Scan: 8/2025 By: [Signature]



DATE: _____

INCL. REVISION: _____

0 100 200 300 400

GRAPHIC SCALE
INCHES 1:200 FEET

DATE: 01/12/2011

DRAWN BY: R.E.

CHECKED BY: S.H.

JOB NO: 12-000

BOUNDARY SURVEY

JOSEPH V. RUSSELL PROPERTY

DICKSON CO. TAX MAP 42, PARCEL'S 8.00 & 11.01 AND TAX MAP 43, PARCEL 4.00
CHEATHAM CO. TAX MAP 59, PARCEL 5.01
Fourteenth Civil District of Dickson County, Tennessee

SHEET NO.

S.2

OF 3