

# PLAT OF SURVEY



## LAND SURVEYING & FORESTRY

DATE: November 11, 2020  
SCALE: 1" = 100'

SURVEYED BY:  
MAB & JMB

DRAWN BY: JMB  
Topcon Hyper HR All Signals

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

SURVEY FOR:  
IAN & KIM ROBERTSON

FILER:  
11-5-2020 Robertson

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.

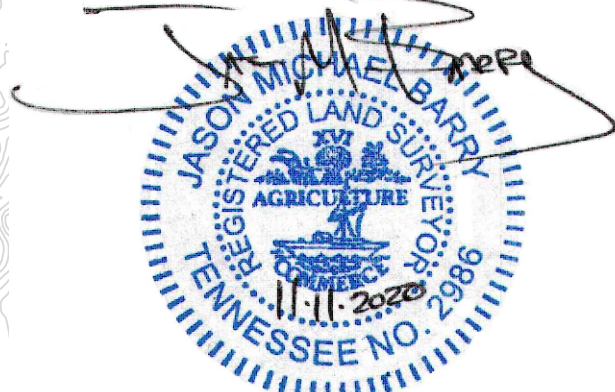
### LEGEND

- #4 Capped Rebar "set"
- Monument found as Labeled
- #4 Capped Rebar "found"
- Tree
- Overhead Utilities
- Fence

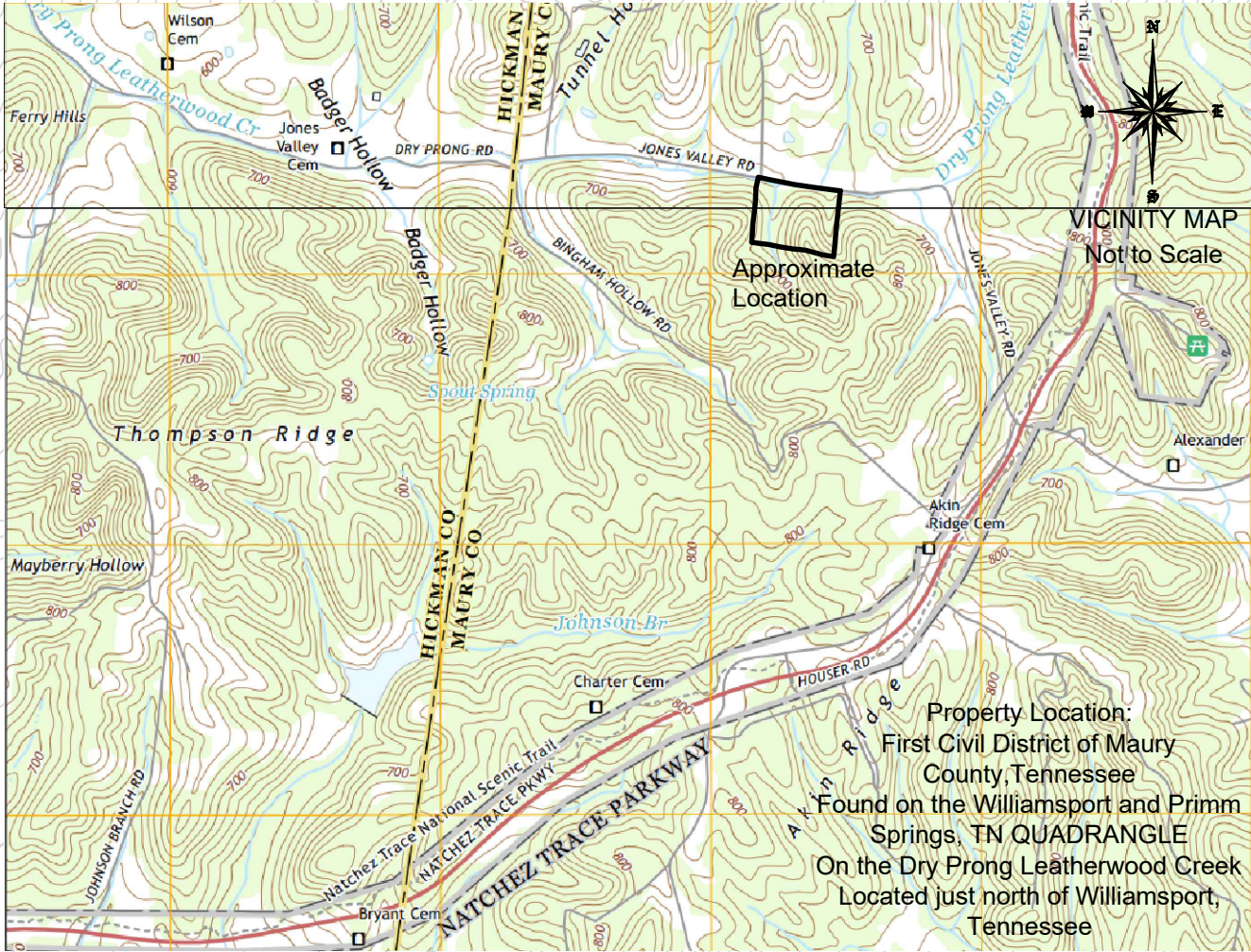
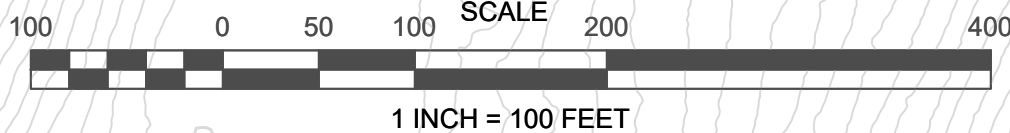
STATIC CONTROL POINT  
N:518245.83' E:1607025.28' Z:640.78'  
Positional accuracy: OVERALL RMS: 0.012(m)  
Type of GPS field procedure: Static & Real Time Kinematic  
Dates of survey: 11-4-2020  
Datum/Epoch: TN SPC(4100) Nad 83 No Trans  
Published/Fixed-control use: OPUS  
Geoid Model: g2018u7  
Combined grid factor(s): 0.99992324

THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND OWNERS AND IS INVALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE.

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   | S 06°02'31" W | 34.20'   |
| L2   | S 06°20'32" W | 94.27'   |
| L3   | N 82°10'44" W | 58.22'   |
| L4   | N 85°21'43" W | 78.35'   |
| L5   | N 82°47'39" W | 88.47'   |
| L6   | N 82°42'11" W | 72.98'   |
| L7   | N 82°43'17" W | 25.37'   |
| L8   | N 02°14'05" E | 79.50'   |
| L9   | N 07°14'53" E | 94.38'   |
| L10  | N 01°40'54" E | 66.25'   |
| L11  | N 05°38'48" E | 52.60'   |
| L12  | N 00°40'36" W | 48.70'   |
| L13  | N 11°41'08" E | 18.71'   |

- Notes:
- The property shown hereon is subject to the provisions and conditions set forth in the parent instruments.
  - The Tax Map depicts a roadway traveling from Jones Valley Road through the property shown hereon to Bingham Hollow Road. No mention of said roadway was found in the parent deed of record. beyond the property shown hereon the roadway was gated and appears to have been overgrown with trees.
  - The Finished Floor Elevation of the existing house is 644.35' at the back door.
  - Topographic Information shown hereon generated from the USGS LIDAR information from the Winter of 2015.

**15.01± Acres**  
Robertson Revocable Living Trust  
First Civil District of Maury County, Tennessee  
Found on the Williamsport and Primm Springs, TN QUADRANGLE  
On the water of Dry Prong Leatherwood Creek  
Located just north of Williamsport, Tennessee  
Being Tax Map 019 Parcel 019.01

**Beginning** at a #4 Capped Rebar RLS# 1335 found having a Tennessee State Plane Coordinate of N:518092.18' & E:1607657.54' and being a common corner with Keith R. Baker (Book R2135 Page 875); thence, with Baker along a fence South 06°02'31" West 392.96 feet to an Iron T-Post found, South 04°50'08" West 207.56 feet to an Iron T-Post found and South 06°20'32" West 94.27 feet to a #5 Rebar found at a fence intersection; thence, with Julia Evans Weiss & Janet Evans Bentz (Book R1504 Page 217) along a fence North 81°29'05" West 111.55 feet to a 6" hickory, North 74°54'56" West 203.93 feet to a wooden fence post, North 82°10'44" West 58.22 feet to an Iron T-Post, North 85°21'43" West 78.35 feet to a 16" cedar, North 80°40'53" West 148.14 feet to a wooden fence post found at a gate, North 78°39'04" West 131.20 feet to a 7" hackberry, North 82°47'39" West 88.47 feet to an Iron T-Post, North 82°42'11" West 72.98 feet to an Iron T-Post, North 82°43'17" West 25.37 feet to a #4 Capped Rebar set in a fence row; thence, with Harold Hallas (Book R2399 Page 848) along a fence North 03°53'36" East 120.33 feet to an Iron T-Post, North 02°14'05" East 79.50 feet to a nail set at the remains of an old wooden post, North 07°14'38" East 135.49 feet to a wooden post, North 07°14'53" East 94.38 feet to an Iron T-Post, North 01°40'54" East 66.25 feet to an Iron T-Post, North 05°38'48" East 52.60 feet to an 8" Walnut, North 00°40'36" West 48.70 feet to a #4 Capped Rebar set at the base of 20" Chinquapin Oak, North 11°41'08" East 107.94 feet to a #4 Capped Rebar set on the edge of Jones Valley Road near the end of a fence; thence, North 11°41'08" East 18.71 feet to a point in the center of Jones Valley Road; thence, along the center of said roadway South 77°26'14" East 148.05 feet, South 78°36'11" East 104.24 feet, South 79°23'54" East 152.16 feet, South 81°31'16" East 229.96 feet to a wooden post, North 07°14'53" East 94.38 feet to an Iron T-Post, North 01°40'54" East 66.25 feet to an Iron T-Post, North 05°38'48" East 52.60 feet to an 8" Walnut, North 00°40'36" West 48.70 feet to a #4 Capped Rebar set at the base of 20" Chinquapin Oak, North 11°41'08" East 107.94 feet to a #4 Capped Rebar set on the edge of Jones Valley Road near the end of a fence; thence, North 11°41'08" East 18.71 feet to a point in the center of Jones Valley Road; thence, along the center of said roadway South 77°26'14" East 148.05 feet, South 78°36'11" East 104.24 feet, South 79°23'54" East 152.16 feet, South 81°31'16" East 229.96 feet to the **Point of Beginning** containing 15.01 acres more or less as surveyed by Jason M. Barry TN RLS# 2986 and Michael A. Barry TN RLS# 1551 on November 5, 2020.  
Prior and Last Deed Reference: Book R2646 Page 244  
Note: Property is subject to the existing right of way of Jones Valley Road

