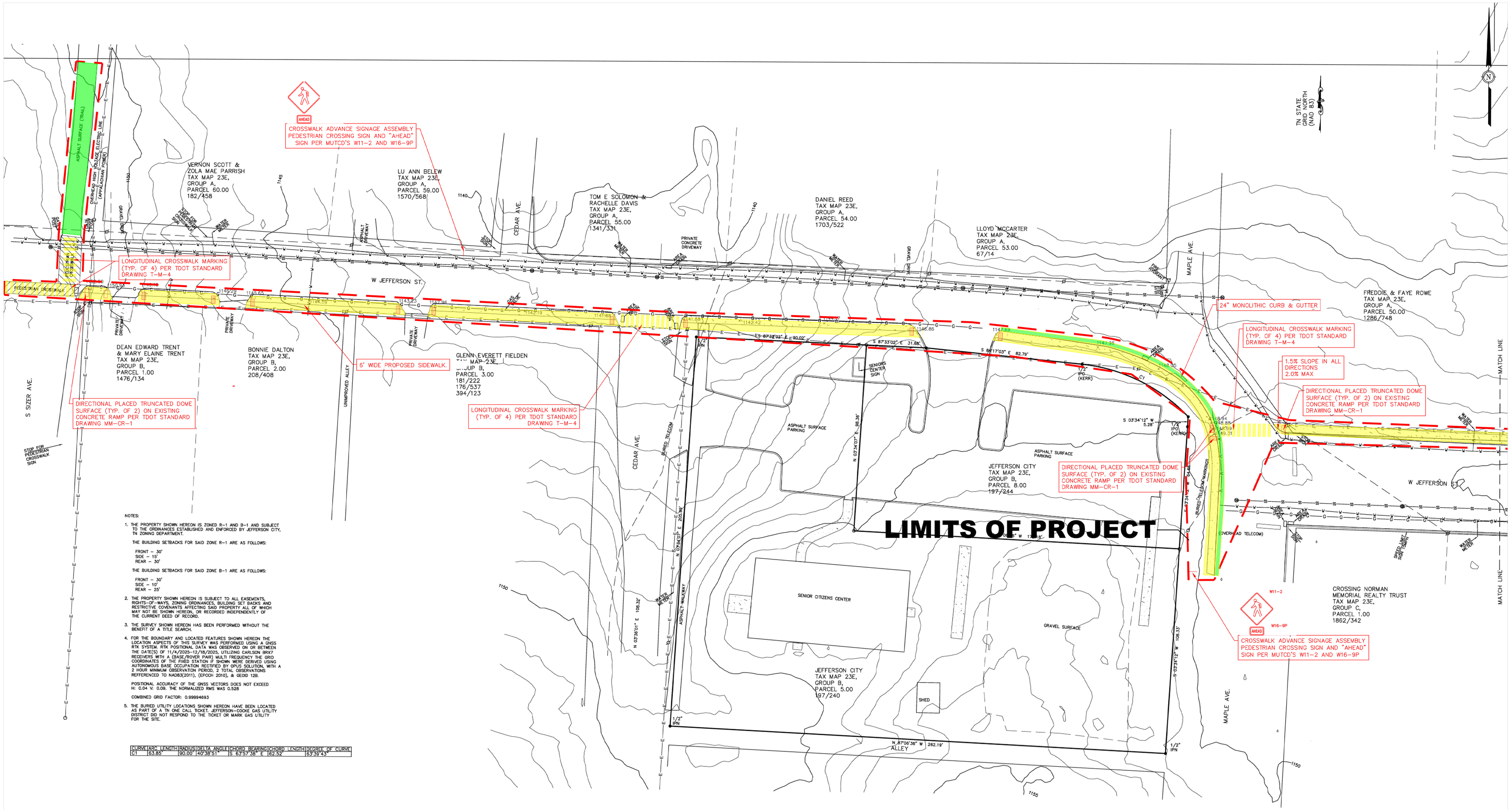

NOTES:

1. THE PROPERTY SHOWN HEREON IS ZONED R-1 AND B-1 AND SUBJECT TO THE ORDINANCES ESTABLISHED AND ENFORCED BY JEFFERSON CITY, TN ZONING DEPARTMENT.

   THE BUILDING SETBACKS FOR SAID ZONE R-1 ARE AS FOLLOWS:

   FRONT – 30'
   SIDE – 15'
   REAR – 30'

   THE BUILDING SETBACKS FOR SAID ZONE B-1 ARE AS FOLLOWS:

   FRONT – 30'
   SIDE – 10'
   REAR – 25'

2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAYS, ZONING ORDINANCES, BUILDING SET BACKS AND RESTRICTIVE COVENANTS AFFECTING SAID PROPERTY ALL OF WHICH MAY NOT BE SHOWN HEREON, OR RECORDED INDEPENDENTLY OF THE CURRENT DEED OF RECORD.

3. THE SURVEY SHOWN HEREON HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

4. FOR THE BOUNDARY AND LOCATED FEATURES SHOWN HEREON THE LOCATION ASPECTS OF THIS SURVEY WAS PERFORMED USING A GNSS RTK SYSTEM. RTK POSITIONAL DATA WAS OBSERVED ON OR BETWEEN THE DATE(S) OF 11/4/2025-12/16/2025, UTILIZING CARLSON BRX7 RECEIVERS WITH A (BASE/ROVER PAIR) MULTI FREQUENCY THE GRID COORDINATES OF THE FIXED STATION IF SHOWN WERE DERIVED USING AUTONOMOUS BASE OCCUPATION RECTIFIED BY OPUS SOLUTION, WITH A 2 HOUR MINIMUM OBSERVATION PERIOD, 2 TOTAL OBSERVATIONS REFFERENCED TO NAD83(2011), (EPOCH 2010), & GEOID 12B.

   POSITIONAL ACCURACY OF THE GNSS VECTORS DOES NOT EXCEED H: 0.04 V: 0.09. THE NORMALIZED RMS WAS 0.528

   COMBINED GRID FACTOR: 0.99994693

5. THE BURIED UTILITY LOCATIONS SHOWN HEREON HAVE BEEN LOCATED AS PART OF A TN ONE CALL TICKET. JEFFERSON-COOKE GAS UTILITY DISTRICT DID NOT RESPOND TO THE TICKET OR MARK GAS UTILITY FOR THE SITE.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	DEGREE OF CURVE
C1	63.85'	90.00'	40°38'51"	S 63°57'38" E	62.52'	63°39'43"

SURVEYED FOR: JEFFERSON CITY PARKS AND RECREATION

TITLE: CITY OF JEFFERSON CITY, TN
REFERENCE: DEED BOOK 197, PAGE 244
REFERENCE: DEED BOOK 197, PAGE 240
LOCATION: FOURTH CIVIL DISTRICT, JEFFERSON CO. TN
BEING TAX MAP 23E, GROUP B, PARCELS 5.00 & 8.00
JOB # 23E_A_PA_49.00 REF:(2660) F.B.
DATE: 12/17/2025 DRAWN BY: RAF

LEGEND

- CONCRETE SURFACE
- FENCE LINE
- GAS LINE MARKINGS
- WATER LINE MARKINGS
- SANITARY SEWER
- TELECOMMUNICATIONS MARKINGS
- ELECTRIC LINES
- AREA DRAIN
- UTILITY POLE
- SEWER MAN HOLE
- WATER VALVE
- GAS VALVE
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- IPN DENOTES AN IRON PIN NEW
- IPO DENOTES AN IRON PIN OLD
- DENOTES A CALCULATED POINT

RANDALL A. FREEMAN REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2478

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THE POSITIONAL ACCURACY MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN TENNESSEE.

DATE:
RANDALL A. FREEMAN TN RLS# 2478

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

FREEMAN SURVEYING, LLC
301 E MAIN ST
US BANK BUILDING
2ND FLOOR SUITE 206
NEWPORT, TN 37821
(423) 623-7012
freemansurveying@bellsouth.net

SURVEY OF HARMON
JEFFERSON CITY, TN

HORIZONTAL SCALE 1" = 20'

1' CONTOUR INTERVAL

SEE SHEET 2 FOR SURVEYOR'S N

0 20 40 60

20 0 75 20 40 60
GRAPHIC SCALE 1 INCH = 20 FEET

CITY OF JEFFERSON CITY
PROJECT DIABETES - SIDEWALK IMPROVEMENTS

SHT 1

2026

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