

LEGEND

IR(O) = Iron Rod Found

IR(N) = Iron Rod Set

⊕ = Point Not Set

— = Boundary Line

- - - = Adjoining Property Line

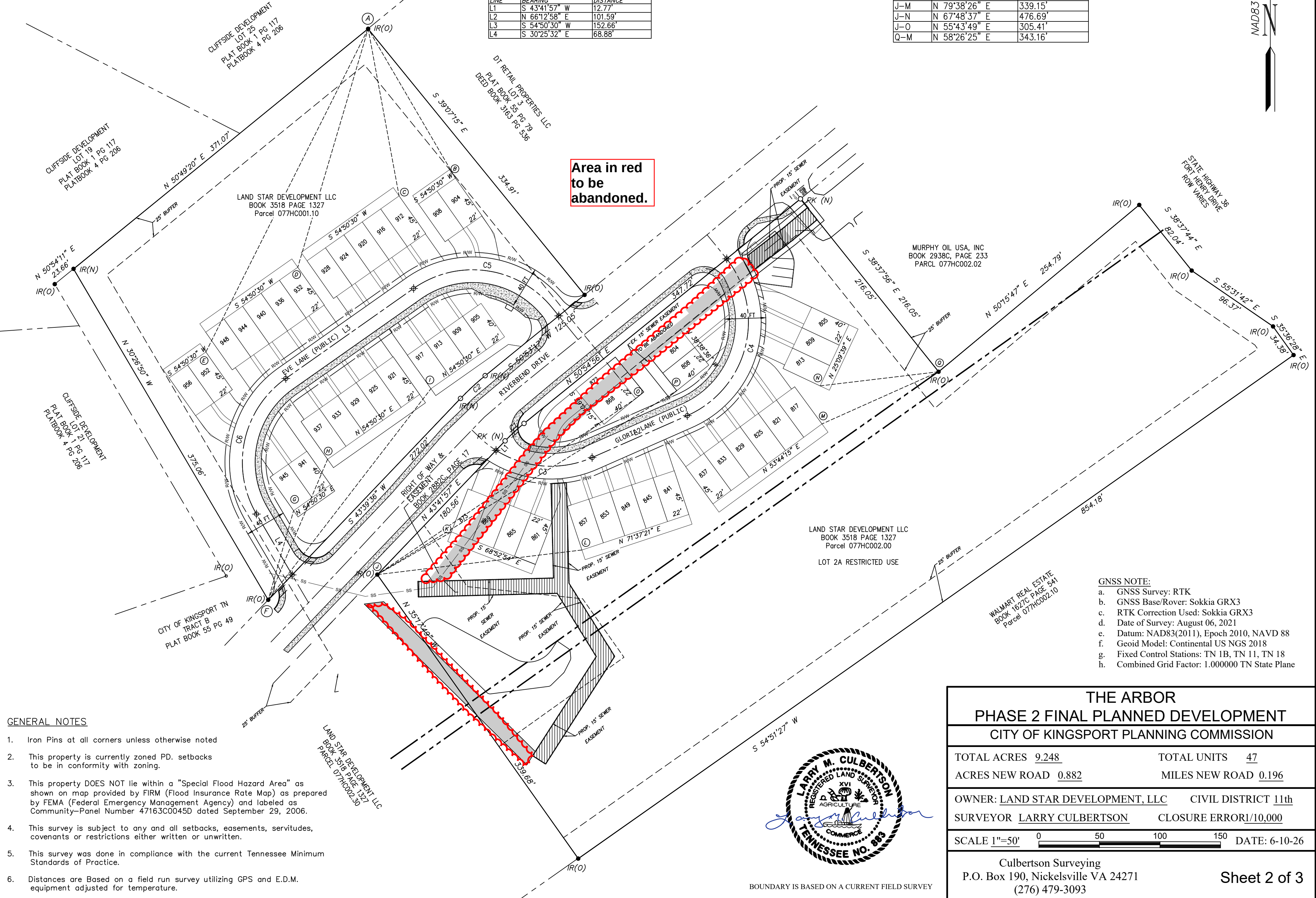
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	200.00'	25.19'	25.17'	N 47°18'26" E
C2	260.00'	32.80'	32.78'	S 47°16'27" W
C3	100.00'	97.93'	94.07'	S 85°43'41" E
C4	100.00'	181.90'	157.84'	N 14°06'16" E
C5	100.00'	150.17'	136.45'	S 82°08'13" E
C6	100.00'	148.82'	135.46'	N 12°12'29" E

LINE	BEARING	DISTANCE
L1	S 43°41'57" W	12.77'
L2	N 66°12'58" E	101.59'
L3	S 54°50'30" W	152.66'
L4	S 30°25'32" E	68.88'

LINE	BEARING	DISTANCE
A-B	S 30°00'03" E	158.90'
A-C	S 08°57'48" E	156.95'
A-D	S 18°20'07" W	236.73'
A-E	S 28°06'31" W	348.54'
F-G	N 15°03'30" E	93.05'
F-H	N 26°14'38" E	144.08'
J-K	N 64°47'05" E	75.91'
J-L	N 85°54'05" E	203.46'
J-M	N 79°38'26" E	339.15'
J-N	N 67°48'37" E	476.69'
J-O	N 55°43'49" E	305.41'
Q-M	N 58°26'25" E	343.16'



Area in red to be abandoned.



GENERAL NOTES

1. Iron Pins at all corners unless otherwise noted
2. This property is currently zoned PD. setbacks to be in conformity with zoning.
3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on map provided by FIRM (Flood Insurance Rate Map) as prepared by FEMA (Federal Emergency Management Agency) and labeled as Community-Panel Number 47163C0045D dated September 29, 2006.
4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or unwritten.
5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
6. Distances are Based on a field run survey utilizing GPS and E.D.M. equipment adjusted for temperature.

GNSS NOTE:

- a. GNSS Survey: RTK
- b. GNSS Base/Rover: Sokkia GRX3
- c. RTK Correction Used: Sokkia GRX3
- d. Date of Survey: August 06, 2021
- e. Datum: NAD83(2011), Epoch 2010, NAVD 88
- f. Geoid Model: Continental US NGS 2018
- g. Fixed Control Stations: TN 1B, TN 11, TN 18
- h. Combined Grid Factor: 1.000000 TN State Plane

THE ARBOR PHASE 2 FINAL PLANNED DEVELOPMENT CITY OF KINGSFORT PLANNING COMMISSION

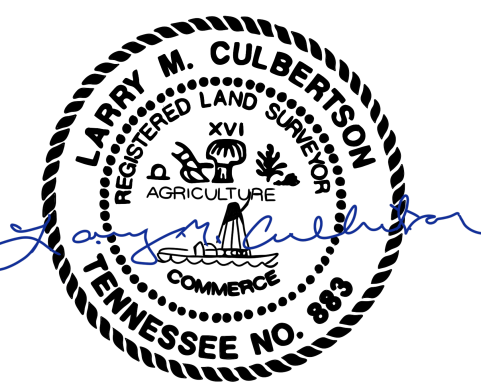
TOTAL ACRES 9.248 TOTAL UNITS 47
ACRES NEW ROAD 0.882 MILES NEW ROAD 0.196

OWNER: LAND STAR DEVELOPMENT, LLC CIVIL DISTRICT 11th
SURVEYOR LARRY CULBERTSON CLOSURE ERROR 1/10,000

SCALE 1"=50' 0 50 100 150 DATE: 6-10-26

Culbertson Surveying
P.O. Box 190, Nickelsville VA 24271
(276) 479-3093

Sheet 2 of 3



BOUNDARY IS BASED ON A CURRENT FIELD SURVEY