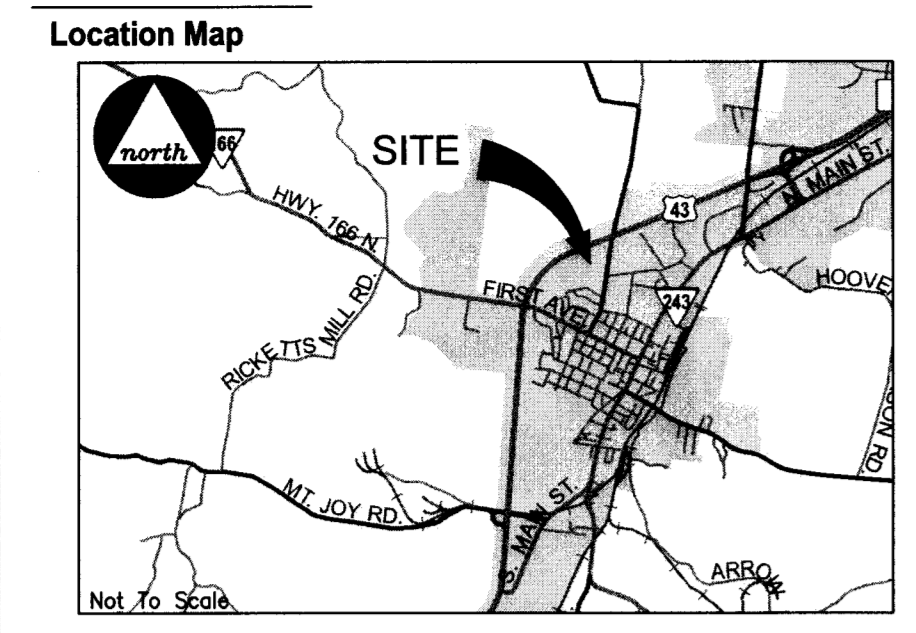
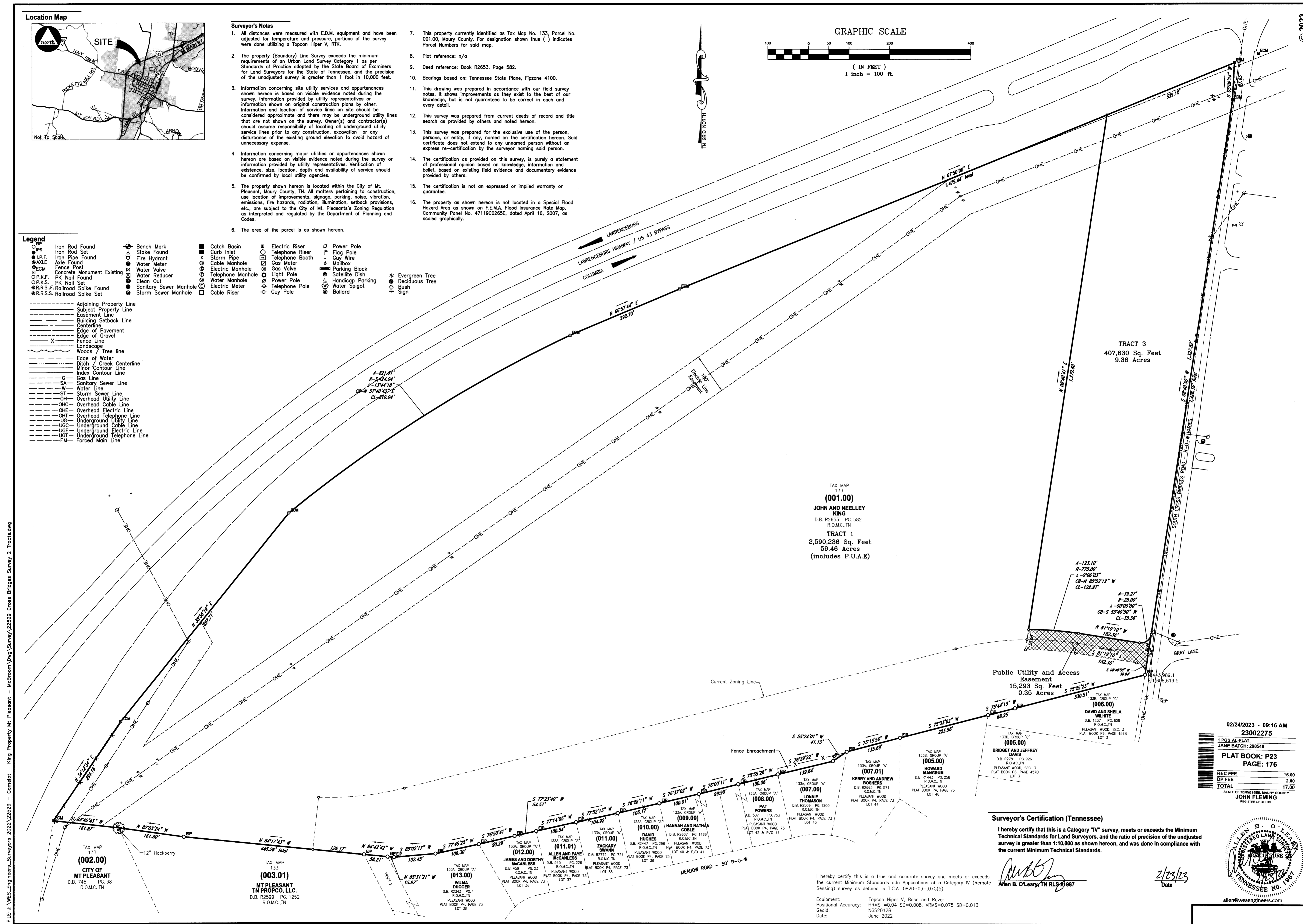
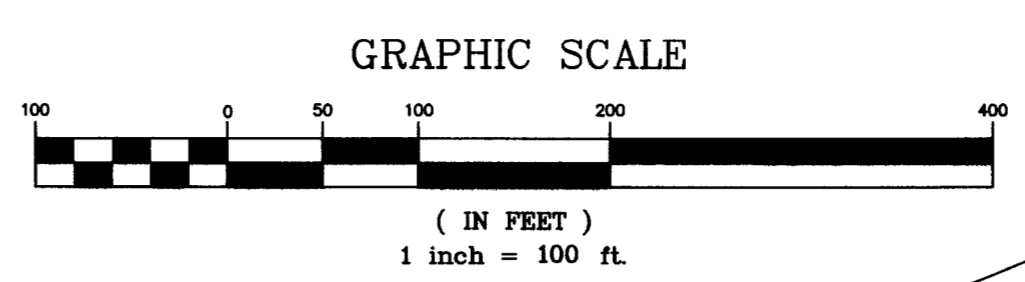


This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining street, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



- Surveyor's Notes**
- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, portions of the survey were done utilizing a Topcon Hyper V, RTK.
 - The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
 - Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
 - Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
 - The property shown hereon is located within the City of Mt. Pleasant, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Mt. Pleasant's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
 - The area of the parcel is as shown hereon.
 - This property currently identified as Tax Map No. 133, Parcel No. 001.00, Maury County. For designation shown thus () indicates Parcel Numbers for said map.
 - Plot reference: n/a
 - Deed reference: Book R2653, Page 582.
 - Bearings based on: Tennessee State Plane, Fipzone 4100.
 - This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
 - This survey was prepared from current deeds of record and title search as provided by others and noted hereon.
 - This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
 - The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
 - The certification is not an expressed or implied warranty or guarantee.
 - The property as shown hereon is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0265E, dated April 16, 2007, as scaled graphically.

- Legend**
- | | | | | |
|----------------------------------|--------------------------|---------------------|-------------------|--------------------|
| ● I.P.S. Iron Rod Found | ⊕ Bench Mark | ■ Catch Basin | ⊠ Electric Riser | ⊙ Power Pole |
| ● I.P.F. Iron Pipe Found | ⊕ Stake Found | ⊗ Curb Inlet | ⊠ Telephone Riser | ⊙ Flag Pole |
| ● AXLE Axle Found | ⊕ Fire Hydrant | ⊗ Storm Pipe | ⊠ Telephone Booth | ⊙ Guy Wire |
| ⊕ ECM Concrete Monument Existing | ⊕ Water Meter | ⊗ Cable Manhole | ⊠ Gas Meter | ⊙ Mailbox |
| ⊕ P.K.F. PK Nail Found | ⊕ Water Valve | ⊗ Telephone Manhole | ⊠ Gas Valve | ⊙ Parking Block |
| ⊕ P.K.S. PK Nail Set | ⊕ Water Reducer | ⊗ Electric Manhole | ⊠ Light Pole | ⊙ Satellite Dish |
| ⊕ R.R.S.F. Railroad Spike Found | ⊕ Clean Out | ⊗ Water Manhole | ⊠ Power Pole | ⊙ Handicap Parking |
| ⊕ R.R.S.S. Railroad Spike Set | ⊕ Sanitary Sewer Manhole | ⊗ Electric Meter | ⊠ Telephone Pole | ⊙ Water Spigot |
| | ⊕ Storm Sewer Manhole | ⊗ Cable Riser | ⊠ Guy Pole | ⊙ Bollard |
- ⊕ Evergreen Tree
⊙ Deciduous Tree
⊕ Bush
⊕ Sign
- Adjoining Property Line
--- Subject Property Line
--- Easement Line
--- Building Setback Line
--- Centerline
--- Edge of Pavement
--- Edge of Gravel
--- Fence Line
--- Landscape
--- Woods / Tree line
--- Edge of Water
--- Ditch / Creek Centerline
--- Minor Contour Line
--- Index Contour Line
--- Gas Line
--- SA Sanitary Sewer Line
--- W Water Line
--- ST Storm Sewer Line
--- OH Overhead Utility Line
--- OHC Overhead Cable Line
--- OHE Overhead Electric Line
--- OHT Overhead Telephone Line
--- UG Underground Utility Line
--- UGC Underground Cable Line
--- UGE Underground Electric Line
--- UGT Underground Telephone Line
--- FM Forecase Main Line



© 2023

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

WESA
ENGINEERS & SURVEYORS

REVISIONS	DATE	CLIENT	JOB NO.
Update Tracts	2/23/23	JOHN KING 307 SUNNYSIDE CIRCLE COLUMBIA, TN 38401	22-529

PLAT OF SURVEY
CROSS BRIDGES ROAD - BYPASS PROPERTY
MT. PLEASANT, MAURY COUNTY, TENNESSEE

Drawn: AD	Checked: AD	Approved: AD	Date: JUNE 13, 2022
-----------	-------------	--------------	---------------------

I hereby certify that this is a Category "IV" survey, meets or exceeds the Minimum Technical Standards for Land Surveyors, and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon, and was done in compliance with the current Minimum Technical Standards.

Signature: *Allen B. O'Leary*
Allen B. O'Leary, TN RL 91987

Date: 2/23/23

Equipment: Topcon Hyper V, Base and Rover
Positional Accuracy: HRMS = 0.04 SD = 0.008, VRMS = 0.075 SD = 0.013
Geoid: NGS201128
Date: June 2022

JOHN FLEMING
REGISTERED SURVEYOR

FILE: \\WES_Engineers_Surveyors_2022\22529 - Comet - King Property Mt Pleasant - McBroom\Map\Survey\22529 Cross Bridges Survey 2 Tracts.dwg