

DEED REFERENCE

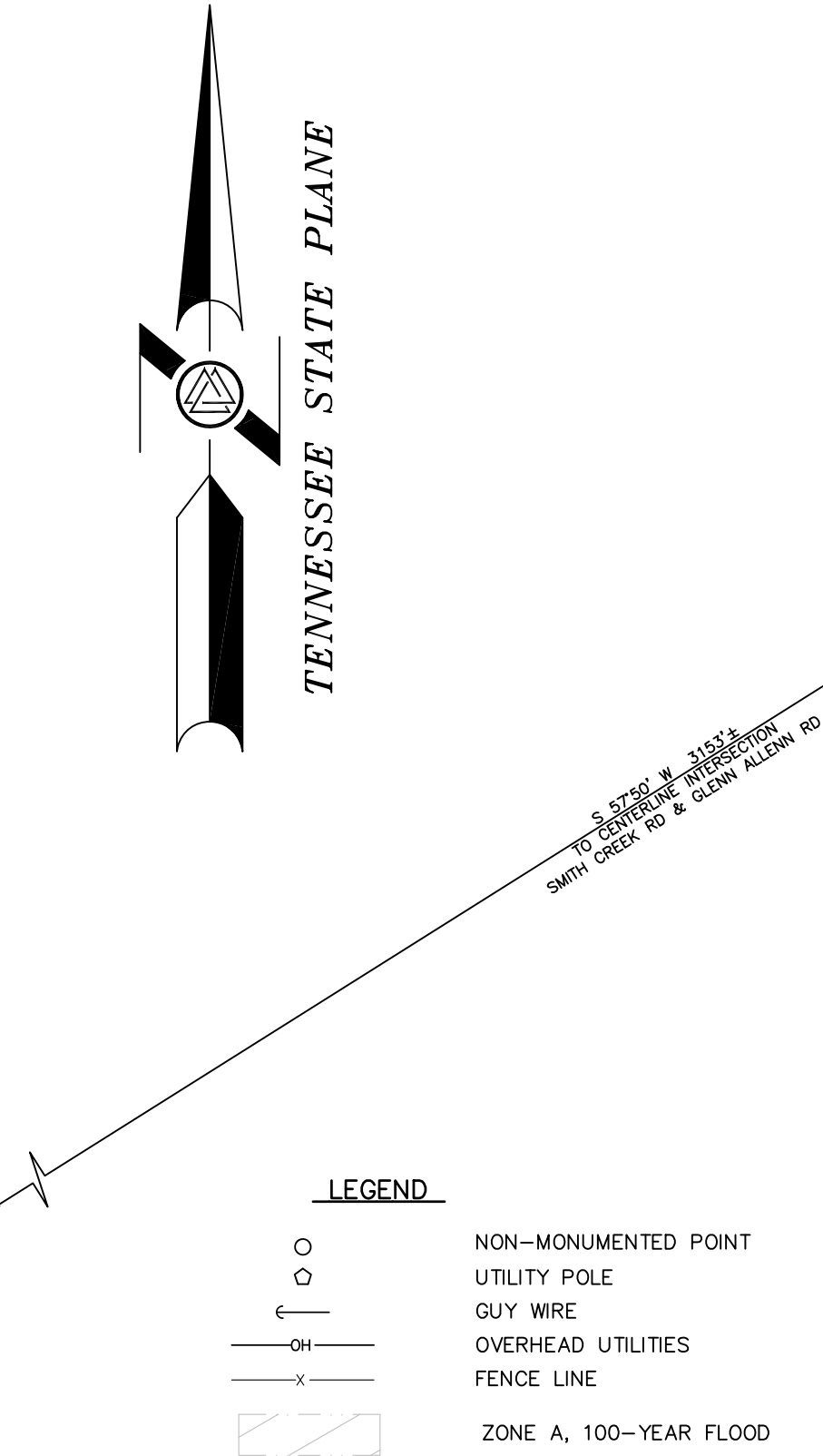
PARCEL 032.00: BEING TRACT ONE OF THE SAME PROPERTY CONVEYED TO NEAL WAYNE CROSS, DWIGHT DAVID CROSS AND ANNA SUE CROSS FROM LUTHER L. CROSS AND WIFE, STELLA MAXINE CROSS BY WARRANTY DEED OF RECORD IN DEED BOOK 197, PAGE 254, REGISTER'S OFFICE FOR SCOTT COUNTY, TENNESSEE.

PARCEL 034.01: BEING TRACT TWO OF THE SAME PROPERTY CONVEYED TO NEAL WAYNE CROSS, DWIGHT DAVID CROSS AND ANNA SUE CROSS FROM LUTHER L. CROSS AND WIFE, STELLA MAXINE CROSS BY WARRANTY DEED OF RECORD IN DEED BOOK 197, PAGE 254, REGISTER'S OFFICE FOR SCOTT COUNTY, TENNESSEE.

PARCEL 026.01: BEING THE SAME PROPERTY CONVEYED TO NEAL WAYNE CROSS, DWIGHT DAVID CROSS AND ANNA SUE CROSS FROM LUTHER L. CROSS AND WIFE, STELLA MAXINE CROSS BY WARRANTY DEED OF RECORD IN DEED BOOK 197, PAGE 250, REGISTER'S OFFICE FOR SCOTT COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 032.00, AS SHOWN ON SCOTT COUNTY PROPERTY MAP NUMBER 072.



NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GNSS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: CARLSON BRX7 BASE/ROVER, THE TYPE OF GNSS SURVEY: NETWORK ADJUSTED RAPID STATIC WITH POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY IS 0.05". DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES. HORIZONTAL DISTANCES FOR SURVEY SHOWN HEREON IS NAD83.
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE. ALL SET PINS ARE 1/2" REBAR WITH ORANGE CAP STAMPED TN3165/KY4219, UNLESS OTHERWISE NOTED.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
- THE GRAVEL ROAD, LOCATED ON THE SOUTHWEST PORTION OF THE SUBJECT PROPERTY, AS SHOWN HEREON, IS DESCRIBED AS BEING A COUNTY ROAD ON ADJOINING DEEDS AND SURVEYS. SEE DEED BOOK 197, PAGE 254 AND DEED BOOK 241, PAGE 11, ALL OF THE REGISTER'S OFFICE FOR SCOTT COUNTY, TENNESSEE.
- BY GIS INFORMATION PROVIDED BY FEMA, THIS PROPERTY LIES WITHIN FLOOD ZONES "A" AND "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47151C0210C, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007, SAID MAP DEFINES ZONE "A" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS NO BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°30'19" W	141.11'
L2	N 30°30'54" W	114.88'
L3	N 29°30'38" W	32.84'
L4	N 51°03'44" E	91.51'
L5	N 34°54'39" E	116.75'
L6	N 27°32'07" E	104.12'
L7	N 02°48'12" E	35.05'
L8	N 17°52'47" E	185.16'
L9	N 53°10'31" W	96.87'
L10	N 53°07'28" W	159.95'
L11	N 00°57'10" E	46.29'
L12	N 38°37'07" E	99.48'
L13	N 24°37'07" E	182.38'
L14	N 06°35'45" W	133.11'
L15	N 33°21'02" E	87.49'
L16	N 56°55'24" E	106.68'
L17	N 43°23'47" E	92.86'
L18	N 15°56'17" E	111.86'
L19	S 71°45'03" W	99.05'
L20	S 78°58'17" W	92.23'
L21	S 60°03'23" W	85.56'
L22	S 47°16'14" W	101.42'
L23	S 40°00'02" W	71.08'
L24	N 77°30'09" W	150.55'
L25	N 46°55'27" W	39.19'
L26	N 56°20'47" W	193.05'
L27	N 56°19'45" W	60.19'
L28	N 43°47'08" E	167.03'
L29	N 29°56'08" E	15.76'
L30	N 44°45'27" W	32.42'
L31	N 42°43'55" E	170.18'
L32	N 65°21'27" E	83.58'
L33	N 23°45'43" W	98.30'
L34	N 25°53'18" W	66.80'
L35	S 76°49'54" E	91.51'
L36	S 88°12'17" E	238.63'
L37	S 20°57'46" W	100.65'
L38	S 85°54'43" E	166.21'

REGISTERED LAND SURVEYOR
Tennessee Certificate No. 3165
BOYATT LAND SURVEYING
P.O. BOX 484
ONEIDA, TN 37411
WWW.BYATTLANDSURVEYING.COM
JOHNNY@BYATTLANDSURVEYING.COM
423-16-6213

TOTAL COMBINED AREA = 79.03 ACRES ±

GENERAL PROPERTY SURVEY of the
CROSS PROPERTIES
SMITH CREEK AREA, FIFTH CIVIL DISTRICT, SCOTT COUNTY, TENNESSEE

DATE: 05 JANUARY 2023
SCALE: 1"=150'
DRAWN BY: JRB
FILE NAME: 24248-CP
PROJECT NO: 24-248

GENERAL PROPERTY
SURVEY

SHEET

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