

THE VICINITY MAP IS NOT TO SCALE

BANAGA BOUNDARY SURVEY
TAX MAP 30 PARCEL 6.04

SIXTEENTH CIVIL DISTRICT
BENTON COUNTY, TENNESSEE



REFERENCE: RECORD BOOK 360, PAGE 11
AREA = 10.21 ACRES

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH.

NOTE: ALL UTILITIES LOCATED ON THIS SURVEY ARE APPROXIMATE IN LOCATION AND NEED TO BE VERIFIED BEFORE CONSTRUCTION.

NOTE: CONTOURS ARE PLOTTED ON A 2-FOOT INTERVAL.

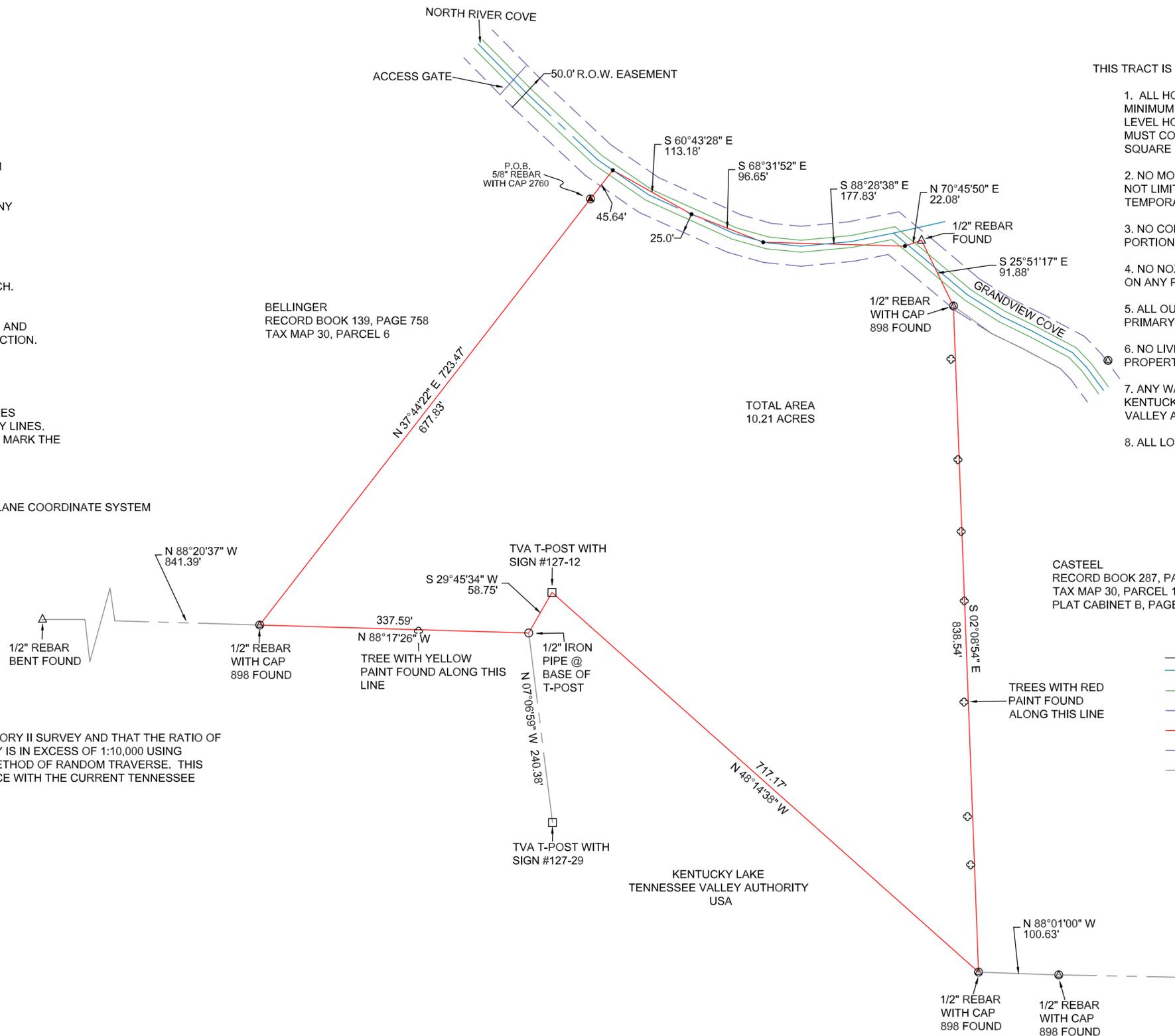
NOTE: THIS SURVEYOR FOUND SOME TREES ALREADY PAINTED ALONG THE BOUNDARY LINES. THIS SURVEYOR USED ORANGE PAINT TO MARK THE BOUNDARY LINES.

VERTICAL DATUM; NAVD88, GEOID18

HORIZONTAL DATUM; NAD83, TN STATE PLANE COORDINATE SYSTEM

THIS TRACT IS SUBJECT TO THE FOLLOWING RIVER'S EDGE RESTRICTIONS:

1. ALL HOMES MUST BE ON-SITE CONSTRUCTED CONTAINING A MINIMUM OF 1,500 SQUARE FEET OF HEATED SPACE ON A SINGLE LEVEL HOME. ON HOMES WITH A SECOND FLOOR, THE MAIN FLOOR MUST CONTAIN A MINIMUM OF 1,000 SQUARE FEET WITH AN OVERALL SQUARE FOOTAGE OF 1,800 SQUARE FEET.
2. NO MOBILE HOMES OF ANY TYPE SHALL BE ALLOWED, INCLUDING, BUT NOT LIMITED TO, TRIPLE-WIDE, DOUBLE-WIDE, SINGLE-WIDE, OR TEMPORARY STRUCTURES.
3. NO COMMERCIAL BUSINESS SHALL BE ALLOWED TO OPERATE ON ANY PORTION OF THE PROPERTY.
4. NO NOXIOUS OR OFFENSIVE ACTIVITY OR DISPLAY SHALL BE ALLOWED ON ANY PORTION OF THE PROPERTY.
5. ALL OUT-BUILDINGS MUST BE OF THE SAME EXTERIOR FINISH AS THE PRIMARY RESIDENCE.
6. NO LIVESTOCK SHALL BE ALLOWED ON ANY PORTION OF THE PROPERTY.
7. ANY WATER USE FACILITY ADJOINING THE TENNESSEE RIVER AND KENTUCKY LAKE MUST BE APPROVED AND PERMITTED BY THE TENNESSEE VALLEY AUTHORITY (TVA).
8. ALL LOTS MUST BE MAINTAINED IN A SAFE AND SANITARY CONDITION.



TOTAL AREA
10.21 ACRES

CASTEEL
RECORD BOOK 287, PAGE 96
TAX MAP 30, PARCEL 13.15, LOT 15
PLAT CABINET B, PAGE 709, SLIDE 709

LEGEND

	CENTER OF ROAD
	EDGE OF PAVEMENT
	ACCESS GATE
	BOUNDARY
	50 FOOT RIGHT-OF-WAY
	ADJOINER
	1/2" PIPE FOUND
	UNMARKED POINT
	TVA CORNER
	1/2" REBAR WITH CAP FOUND
	1/2" REBAR FOUND
	TREE WITH PAINT
	5/8" REBAR WITH CAP 2760 SET

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING ROBOTIC SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE: OCTOBER 22, 2021
JAMES MATTHEW McCRORY, R.L.S
TENNESSEE REGISTRATION NO. 2760



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