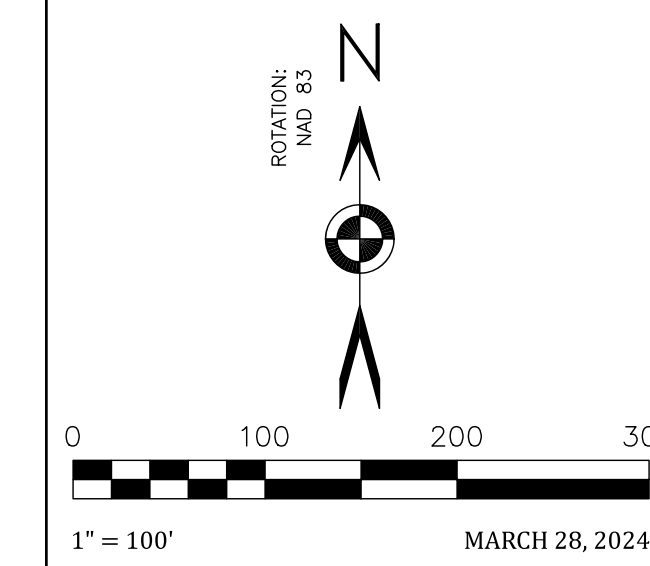


TRACT #	SQUARE FEET	ACRES
TRACT 1	270010	6.20
TRACT 2	6331	0.15
TRACT 3	35686	0.82
TOTAL ACRES		7.17

SEE NOTE 8

LINE	BEARING	DISTANCE
L1	N 26°49'33" W	7.41'
L2	N 31°08'23" W	202.54'
L3	N 39°07'48" W	68.00'
L4	N 44°42'32" W	108.07'
L5	N 06°55'11" W	90.31'
L6	N 40°46'24" W	19.41'
L7	N 57°58'19" E	0.76'
L8	N 57°58'19" E	45.17'
L9	N 57°58'19" E	19.23'
L10	S 27°44'53" W	28.68'
L11	S 27°44'53" W	57.23'
L12	N 32°14'49" W	20.52'
L13	N 32°14'33" W	144.23'
L14	N 32°15'07" W	49.48'
L15	S 68°31'13" E	32.40'
L16	S 68°31'13" E	241.70'
L17	S 47°47'14" W	39.05'
L18	N 27°26'00" W	22.47'
L19	N 27°15'53" W	115.69'
L20	S 19°48'54" W	24.27'
L21	N 55°35'08" E	11.17'
L22	S 57°50'43" W	55.35'
L23	N 87°48'41" W	7.79'
L24	N 08°12'05" W	38.69'
L25	N 31°54'14" W	31.98'
L26	N 60°58'59" W	38.51'
L27	N 67°07'22" W	52.74'
L28	N 58°08'52" W	21.68'
L29	N 63°01'10" W	87.89'
L30	N 85°41'03" E	36.94'
L31	S 81°30'03" E	76.43'
L32	S 70°55'18" E	57.58'
L33	S 59°42'41" E	37.50'
L34	S 64°02'20" E	39.32'



**LEGEND**

- IR(O) DENOTES A 0.5" IRON ROD OLD
- PT DENOTES A CALCULATED POINT
- IR(N) DENOTES A 0.5" IRON ROD NEW
- CM CONCRETE HIGHWAY MONUMENT
- DENOTES A PROPERTY LINE
- - - DENOTES EDGE RIGHT-OF-WAY
- · - · - DENOTES ADJOINING PROPERTY LINE
- · - · - DENOTES SETBACK LINE
- · - · - DENOTES 100 YEAR FLOOD BOUNDARY

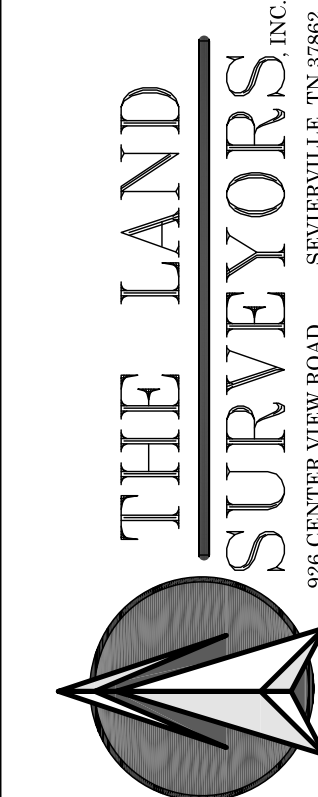
**ZONING BUILDING SETBACKS**

ZONING  
A-1 SEVER COUNTY

**BUILDING SETBACKS**

FRONT = 20'  
SIDE = 10'  
REAR = 10'

OWNERS:  
DAVID ROBERT WOODS and  
JOHN FRANKLIN WOODS  
P.O. BOX 5708  
SEVERVILLE, TN 37864



ROBERT P. WOODS ESTATE

FOR SOURCE OF TITLE, SEE:  
INSTRUMENT BOOK 3435 PAGE 820  
DEED BOOK 289 PAGE 520

PARCEL INFORMATION:  
TAX MAP 74 PARCEL 40.00

THIRTEENTH CIVIL DISTRICT  
SEVER COUNTY, TENNESSEE

SURVEYOR CERTIFICATION:

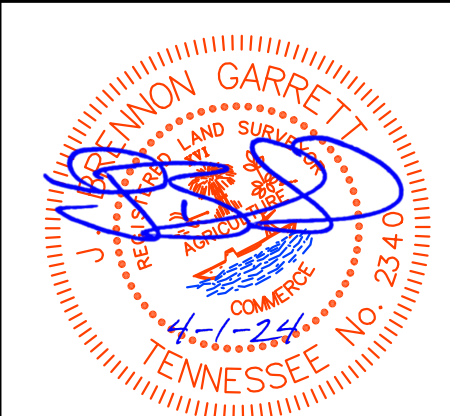
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON. THIS SURVEY MEETS THE MINIMUM STANDARDS OF THE STATE OF TENNESSEE.

DATE: 3/28/2024 SURVEYOR: RLS# 2340

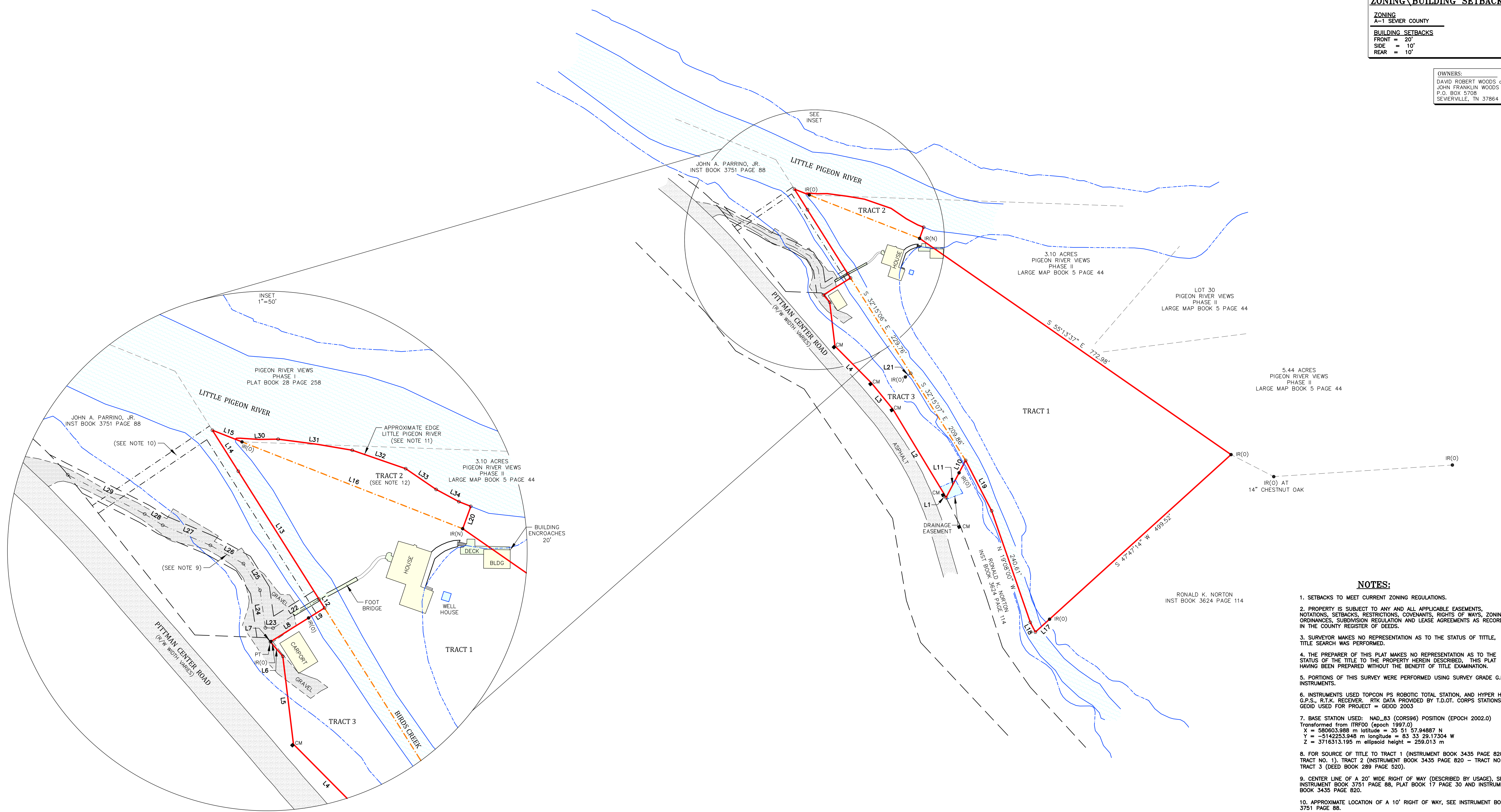
THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION MAP LOCATED IN A SPECIAL FLOOD AREA, AS PER FLOOD INSURANCE RATE MAP 47156C0256E, EFFECTIVE DATE: MAY 18, 2009. THE MOST RECENT FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND BY GRAPHIC PLOTTING ONLY. HAS DETERMINED THAT A PORTION OF THE PREMISES AND BY GRAPHIC PLOTTING ONLY. HAS DETERMINED THAT A PORTION OF THIS PROPERTY IS IN A ZONE (A).

REGISTERED LAND SURVEYOR

J. BRENNON GARRETT, R.L.S. 2340  
926 CENTER VIEW ROAD  
SEVERVILLE, TN 37862  
OFFICE: (615) 453-7970  
8096468@GMAIL.COM



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TRANSMISSION BY PERMISSION ONLY



- NOTES:**
- SETBACKS TO MEET CURRENT ZONING REGULATIONS.
  - PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE EASEMENTS, NOTATIONS, SETBACKS, RESTRICTIONS, COVENANTS, RIGHTS OF WAYS, ZONING ORDINANCES, SUBDIVISION REGULATION AND LEASE AGREEMENTS AS RECORDED IN THE COUNTY REGISTER OF DEEDS.
  - SURVEYOR MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE, NO TITLE SEARCH WAS PERFORMED.
  - THE PREPARER OF THIS PLAT MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY HEREIN DESCRIBED. THIS PLAT HAVING BEEN PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
  - PORTIONS OF THIS SURVEY WERE PERFORMED USING SURVEY GRADE G.P.S. INSTRUMENTS.
  - INSTRUMENTS USED TOPCON PS ROBOTIC TOTAL STATION, AND HYPER HR G.P.S., R.T.K. RECEIVER. RTK DATA PROVIDED BY T.DOT. CORPS STATIONS. GEOID USED FOR PROJECT = GEOID 2003.
  - BASE STATION USED: NAD\_83 (GORS98) POSITION (EPOCH 2002.0) Transformed from ITRF00 (epoch 1997.0)  
X = 580603.988 m latitude = 35 51 57.94887 N  
Y = -5142253.948 m longitude = 83 33 29.17304 W  
Z = 3716313.195 m ellipsoid height = 259.013 m
  - FOR SOURCE OF TITLE TO TRACT 1 (INSTRUMENT BOOK 3435 PAGE 820 - TRACT NO. 1), TRACT 2 (INSTRUMENT BOOK 3435 PAGE 820 - TRACT NO. 2), TRACT 3 (DEED BOOK 289 PAGE 520).
  - CENTER LINE OF A 20' WIDE RIGHT OF WAY (DESCRIBED BY USAGE), SEE INSTRUMENT BOOK 3751 PAGE 88, PLAT BOOK 17 PAGE 30 AND INSTRUMENT BOOK 3435 PAGE 820.
  - APPROXIMATE LOCATION OF A 10' RIGHT OF WAY, SEE INSTRUMENT BOOK 3751 PAGE 88.
  - THE BOUNDARY IS THE EDGE OF THE LITTLE PIGEON RIVER (DESCRIBED BY CHORD BEARING AND DISTANCES MARCH 28, 2024).
  - TRACT 2 IS CLAIMED BY OCCUPANCY. SEE INSTRUMENT BOOK 3435 PAGE 820, DEED BOOK 206 PAGE 62 AND DEED BOOK 130 PAGE 546.