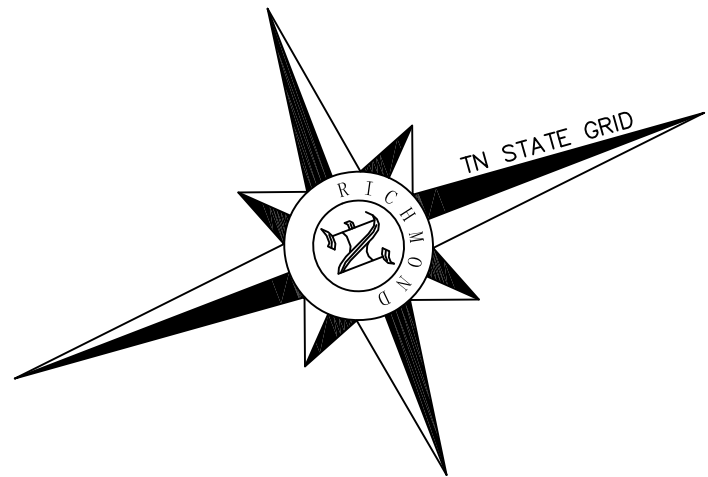


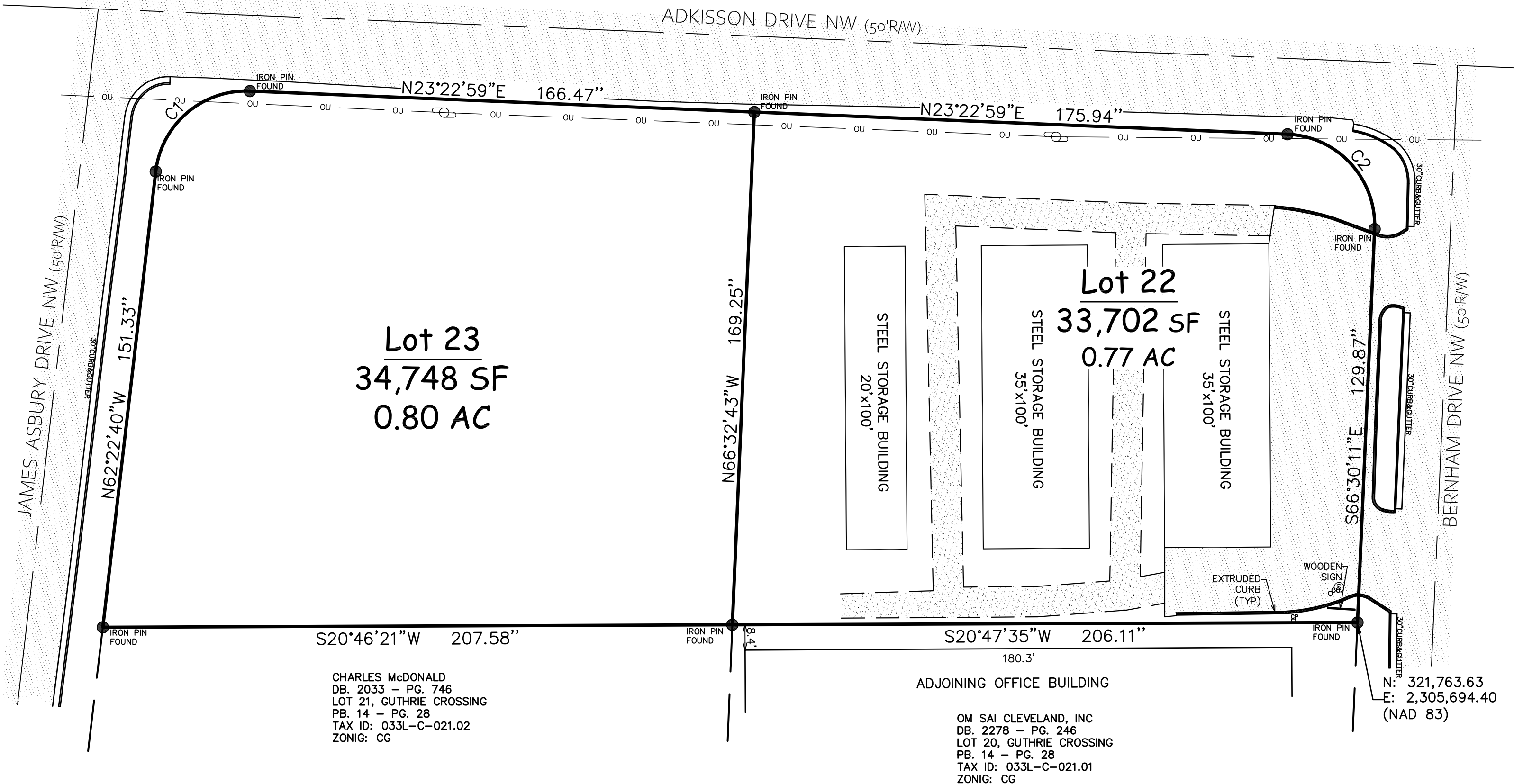
Curve Table						
Curve #	Length	Radius	Delta	Tangent	Ch. Bearing	Ch. Distance
C1	44.90	30.00	085°45'39"	27.86	N19°29'51"W	40.83
C2	47.18	30.00	090°06'51"	30.06	N68°26'24"E	42.47



LEGEND:	
SYMBOLS SHOWN ON THIS SURVEY ARE FOR VISUAL REFERENCE AND ARE NOT DRAWN TO SCALE	
●	- CORNER FOUND (DESC. ON PLAT)
⊙	- CORNER SET (1/2" REBAR W/ CAP)
○	- BOUNDARY POINT NOT SET/FOUND
⊕	- COMMUNICATIONS PEDISTAL
⊗	- UTILITY POLE
—OU—	- OVERHEAD UTILITY LINE
⊙	- SANITARY SEWER MANHOLE
—SS—	- SANITARY SEWER LINE
⊕	- CLEANOUT
▨	- ASPHALT
▤	- GRAVEL

NOTES:

1. Present Zoning: CG
2. Tax ID: Map 033L - Group C - 021.00 & 021.03
3. Deed Reference: DB. 1816 - PG. 580 (021.00)  
DB. 1784 - PG. 83 (021.03)
4. Plat Reference: PB. 14 - PG. 28
5. Total Acreage: 1.57 Acres
6. This survey was done using the latest deeds found by this company. No title search was furnished to this company as of the date of the fieldwork.
7. This property is subject to any additional public or private easements, restrictions or ROW's, either written or implied, that may exist.
8. Utility providers:  
Water by: Cleveland Utilities  
Electricity by: Cleveland Utilities  
Sewage disposal by: Sanitary Sewer (Cleveland Utilities)
9. As per FEMA Firm Panel No. 47011C0128E (dated 02-02-2007), this tract does not lie in a flood hazard area.
10. Bearings for this survey are based on TN. State Grid and were obtained utilizing satellite observation
11. Coordinates and elevations for this survey were obtained utilizing a Topcon GR-3 receiver dual frequency rover using the Tennessee Department of Transportation (TDOT) VRS network of cors stations referenced to NAD 83 (2011) (epoch 2010) GEOID 12. Datum is NAVD 1988.
12. The fieldwork was completed on: 09-21-2021
13. City Easements: Per PB 14 - PG 28  
15' Drainage & Utility Easement along all public right of ways  
10' Drainage & Utility Easement along all exterior boundary lines  
5' Drainage & Utility Easement along all interior lot lines
14. City Building Setbacks: Per CG Zoning  
~~Front~~- 40 feet plus 2 feet for each 10 feet, or fraction thereof, of building height above the first 10 feet.  
~~Rear~~- 10 feet plus 3 feet for each 10 feet, or fraction thereof, of building height above the first 10 feet.  
~~Side~~- 10 feet plus 3 feet for each 10 feet, or fraction thereof, of building height above the first 10 feet.



I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is greater than 1:10,000, as shown hereon, and that this survey is correct to the best of my knowledge and belief.  
A Topcon GR-3 GPS system and a Topcon GM series total station were used for this survey.

**RICHMOND SURVEYING CO.**  
363 1st STREET, SW  
CLEVELAND, TN. 37311  
PHONE: (423) 479-7749  
EMAIL: richmondsurveying@hotmail.com



BOUNDARY SURVEY

BEING ALL OF LOTS 22 AND 23, GUTHRIE CROSSING (RECORDED IN PB 14 - PG. 28, ROBT), LOCATED ON ADKISSON DRIVE NW, BERNHAM DRIVE NW AND JAMES ASBURY DRIVE NW, LYING IN THE CITY OF CLEVELAND, BRADLEY COUNTY, TENNESSEE.

FOR: JAY BROTHERS, INC

DATE: 09-26-2021

SCALE: 1" = 30'