

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DESIGN RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE 811 1-800-351-1111.
- 2) PARCEL NUMBERS SHOWN THUS () REFER TO TAX MAP 91-13.
- 3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47037C0238 H, DATED: 04-05-17, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA, FLOOD ZONE: X.
- 4) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED: C5
- 6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 7) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 8) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

LEGEND

WATER VALVE	→	⊕
WATER METER	→	⊕
FIRE HYDRANT	→	⊕
GAS METER	→	⊕
GAS VALVE	→	⊕
IRON ROD NEW	→	⊕ (RND)
IRON ROD OLD	→	⊕ (RND)
CLEAN-OUT	→	⊕ (CO)
GUARD POST	→	⊕ (GP)
SIGN POST	→	⊕
CATCH BASIN	→	⊕
REINFORCEMENT	→	⊕
MANHOLE	→	⊕
UTILITY POLE	→	⊕
LIGHT POLE	→	⊕
TREE	→	⊕
PROPERTY LINE	→	---
EDGE OF PAVEMENT	→	---
EDGE OF CONC.	→	---
WALL	→	---
CURB	→	---
OVERHEAD UTILITY	→	OH
UNDERGROUND TELEPHONE	→	US-T
WATER LINE	→	W
SEWER LINE	→	SA
GAS LINE	→	G
STORM SEWER/CULVERT	→	ST
CONTOUR LINE	→	850
FENCE LINE	→	X

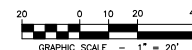
GPS NOTE

A Topcon GRS-1 GPS network rover utilizing the TDOF GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

STATE PLANE

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
5915 & 5917 CHARLOTTE PIKE
&
332 LELLYETT STREET
MAP 91-13
PARCELS 350, 351, 352 & 366

NASHVILLW, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 20' - DATE: JUNE 3, 2021



PLAT REFERENCE

PART OF LOT 5, J. M. BARNHAM'S FARM
PLAT BOOK 547, PAGE 14
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

DEED REFERENCE

DEED BOOK 9646, PAGE 813
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN
OWNER OF RECORD: MARY MAXINE PAGE

TOTAL AREA

48,015 Sq. Ft. (1.10 ACRES ±)

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.



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