

LEGEND

☉	- CLEAN OUT	☐	- GAS VALVE
⊙	- SANITARY SEWER MANHOLE	⊕	- RCP - REINFORCED CONCRETE PIPE
⊖	- WATER VALVE	⊖	- CMP - CORRUGATED METAL PIPE
⊖	- WATER METER	⊖	- HDPE - HIGH DENSITY PLASTIC PIPE
⊖	- STORM DRAIN (MATERIAL UNKNOWN)	⊖	- SD* - STORM DRAIN (MATERIAL UNKNOWN)
⊕	- FIRE HYDRANT	⊕	- 3870 - 911 ADDRESS
⊕	- UTILITY POLE	⊕	- CONCRETE
⊕	- LIGHT POLE	⊕	- SANITARY SEWER EASEMENT
⊕	- EDGE PAVEMENT	⊕	- AREA DRAIN
⊕	- CURB INLET	⊕	- IRON PIN W/CAP FOUND
⊕	- IRON PIN SET (#4 REBAR)	⊕	- CALCULATED POINT
⊕	- R/W MON. - RIGHT OF WAY MONUMENT	⊕	- MAG NAIL & DISK FOUND
⊕	- MANDF - MAG NAIL & DISK FOUND	⊕	- UT - UT - UNDERGROUND TELEPHONE
⊕	- UT - UT - UNDERGROUND TELEPHONE	⊕	- UE - UE - UNDERGROUND ELECTRIC
⊕	- GAS LINE	⊕	- OHU - OVERHEAD UTILITY LINE
⊕	- PROPERTY LINES	⊕	- ADJOINING LINES
⊕	- FLOOD ZONE LINE		

GLOBAL POSITIONING STATEMENT

ALL SURVEY DATA SHOWN IS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM (N.A.D. 83).

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED UTILIZING SOKKIA GRX-2 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE PROPERTY MONUMENT SHOWN WERE DERIVED USING THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 18. DATE OF OBSERVATION AUGUST 17, 2022. THE POSITIONAL ACCURACY OF THE GPS VECTORS MEETS ALL PRECISION AND/OR ACCURACY STANDARDS REQUIRED BY STATE LAW.

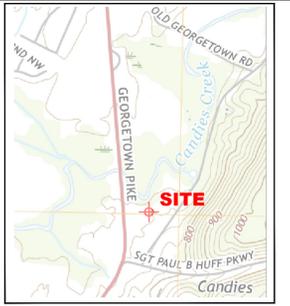
COMBINED GRID FACTOR: 0.99997573 CENTERED ON THE PROPERTY CORNER AS SHOWN.

THE CONVERGENCE ANGLE IS 0°39'18"

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN FLOODWAY ZONE "AE" AND ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47011C-0109-E, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 2, 2007. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REVISION	DATE	DESCRIPTION	BY
1	08-15-2022	ORIGINAL ISSUE	KRR



VICINITY MAP
N.T.S.

- GENERAL NOTES:**
- NORTH RECONCILED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
 - CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
 - SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - INFORMATION ON ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE FROM SURFACE INDICATIONS AND ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. VERIFY EASEMENTS WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION. THERE MAY BE ADDITIONAL EASEMENTS FOR UNDERGROUND UTILITIES.
 - LOT 5 AS SHOWN ON P.B. 19 PG. 140 DOES NOT FORM A MATHEMATICAL CLOSURE.
 - WATERLINE EASEMENT TO BE CENTERED ON EXISTING WATERLINE. NOT FIELD LOCATED. SHOWN FOR REFERENCE ONLY.

LEGAL DESCRIPTION: (AS SURVEYED)
All of Deed book 2767 Page 923 also described as Lot 5, Plat Book 19 Page 140

All of those certain lots or parcels of land, together with the improvements thereon and appurtenances thereunto belonging, situate, lying and being in the 2nd Civil District, City of Cleveland, Bradley County, Tennessee and being more particularly described as follows:

BEGINNING at iron pin and cap found in the northern right of way of Candies Creek Lane, a corner to Belterra Cleveland LLC (deed book 1888 page 271), said iron pin having Tennessee State Plane Coordinates (N.A.D. 83) of North: 322809.419 and East: 2302662.02; thence with Belterra Cleveland LLC, North 05°08'21" West a distance of 198.02 feet to a mag nail and disk found, a corner to Dan Cooke (deed book 2882 page 393); thence with Cooke the following two courses: North 05°08'21" West a distance of 163.05 feet to an iron pin and cap found; thence North 73°45'22" West a distance of 145.75 feet to an iron pin and cap found, a corner to The City of Cleveland, Tennessee (deed book 308 page 830); thence with the City of Cleveland, Tennessee the following two courses: North 18°31'43" West a distance of 100.12 feet to an iron pin and cap found; thence South 71°25'37" West a distance of 99.86 feet to an iron pin and cap found in the eastern right of way of Georgetown Pike; thence with said right of way the following two courses: North 18°13'18" West a distance of 143.70 feet to a right of way monument; thence North 05°43'23" West a distance of 321.52 feet to a point near the center of Candies Creek (passing an iron pin set online at a distance of 197.52 feet); thence with the center of Candies Creek the following ten courses:
 North 77°59'59" East a distance of 23.70 feet to a point;
 thence South 39°28'49" East a distance of 90.54 feet to a point;
 thence South 20°55'42" East a distance of 174.15 feet to a point;
 thence South 27°45'26" East a distance of 155.76 feet to a point;
 thence South 63°27'45" East a distance of 38.49 feet to a point;
 thence South 56°19'46" East a distance of 49.04 feet to a point;
 thence South 34°40'00" East a distance of 100.19 feet to a point;
 thence South 76°26'25" East a distance of 11.18 feet to a point;
 thence North 55°06'44" East a distance of 30.44 feet to a point;
 thence North 25°00'02" East a distance of 55.30 feet to a point,
 a corner to Nancy Stansfield (deed book 1888 page 271); thence leaving the center of Candies Creek and with Stansfield, South 63°41'18" East a distance of 494.96 feet (passing and iron pin set online at a distance of 54.00 feet) to an iron pin set in the western right of way of Candies Creek Ridge Road; thence with said right of way, the following two courses South 34°41'36" West a distance of 457.48 feet to an iron pin set; thence with a curve to the right an arc length of 39.27 feet, a radius of 25.00 feet, and a chord bearing and distance of South 79°41'37" West 35.36 feet, to an iron pin set in the northern right of way of Candies Creek Lane; thence with said right of way the following two courses, North 55°18'22" West a distance of 150.14 feet to an iron pin set; thence with a curve to the left an arc length of 61.52 feet, a radius of 150.00 feet, and a chord bearing and distance of North 67°03'29" West 61.09 feet, to **THE POINT OF BEGINNING** containing 5.801 acres more or less.

LEGAL DESCRIPTION: (AS SURVEYED)
All of Deed book 2882 Page 393 also described as Lot 4, Plat Book 30 Page 51

All of those certain lots or parcels of land, together with the improvements thereon and appurtenances thereunto belonging, situate, lying and being in the 2nd Civil District, City of Cleveland, Bradley County, Tennessee and being more particularly described as follows:

BEGINNING at iron pin and cap found in the eastern right of way of Georgetown Pike, a corner to Belterra Cleveland, LLC (deed book 1888 page 271); thence with said right of way, North 05°08'58" West a distance of 173.18 feet to an iron pin and cap found, a corner to Jerry McGaha (deed book 2222 page 847, plat book 30 page 51); thence with McGaha the following two courses: North 84°47'46" East a distance of 40.00 feet to an iron pin set; thence North 05°12'14" West a distance of 30.00 feet to an iron pin and cap found in the line of the City of Cleveland, Tennessee; thence with the City of Cleveland, Tennessee, North 71°30'03" East a distance of 55.91 feet to an iron pin cap found, a corner to Cooke Family Partnership L.P. (deed book 2767 Page 923, plat book 19 page 140); thence with Cooke Family Partnership L.P. the following two courses: South 73°45'22" East a distance of 145.75 feet to an iron pin and cap found; thence South 05°08'21" East a distance of 163.05 feet to mag nail and disk found, a corner to Belterra Cleveland, LLC (deed book 1888 page 271); thence with Belterra Cleveland, LLC, South 84°52'27" West a distance of 230.05 feet to **THE POINT OF BEGINNING** containing 1.011 acres more or less.

P.O.B.
LOT 4

P.O.B.
LOT 5

Appalachia Design Services Inc.
245 Birch Street, Blountville, Tennessee 37617
Phone: (423) 323-1206 Fax: (423) 323-1065

BOUNDARY RETRACEMENT
LOT 4 & LOT 5
CANDIES CREEK SUBDIVISION
CLEVELAND, BRADLEY COUNTY, TENNESSEE
FOR
MARATHON REALTY CORPORATION
PROJECT NUMBER: 01-22TN-0081

CHECKED
KR
DATE
9-15-2022
SCALE
1"=40'
SHEET
SUR
OF
1
SHEETS



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000, AS SHOWN HEREIN.
Kevin R. Rasnick 09-15-2022
KEVIN R. RASNICK, R.L.S. TENN. REG. NO. 2119