

# TOPOGRAPHIC SURVEY

## STEELE/HIGHWAY 50

OWNERSHIP OF RECORD: TEDDY B. STEELE AND WIFE, CAROLYN L. STEELE  
AS RECORDED IN DEED BOOK 351, PAGE 201, ROFCT

SECOND CIVIL DISTRICT  
FRANKLIN COUNTY, TENNESSEE  
TAX MAP 64, PARCEL 46.01 (PARTIAL)

2.05 ACRES DIVIDED OFF  
REMAINING ACREAGE NOT DETERMINED BY THIS SURVEY

CURRENT ZONING: R-2 GENERAL RESIDENTIAL DISTRICT (MEDIUM DENSITY)

SETBACKS: 50' FRONT  
25' SIDE  
30' REAR

SETBACK NOTE: THE SOUTHERLY MARGIN OF THE TVA TRANSMISSION LINE  
EASEMENT SHALL SERVE AS THE REAR SETBACK LINE FOR  
THE PROPERTY BEING DIVIDED HEREON.

REQUESTED ZONING: C-1

C-1 SETBACKS: 50' FRONT  
40' SIDE (WHEN JOINING RESIDENTIAL DISTRICTS)  
40' SIDE (WHEN JOINING RESIDENTIAL DISTRICTS)

OWNER'S ADDRESS: 407 SOUTH COLLEGE STREET  
WINCHESTER, TN 37398

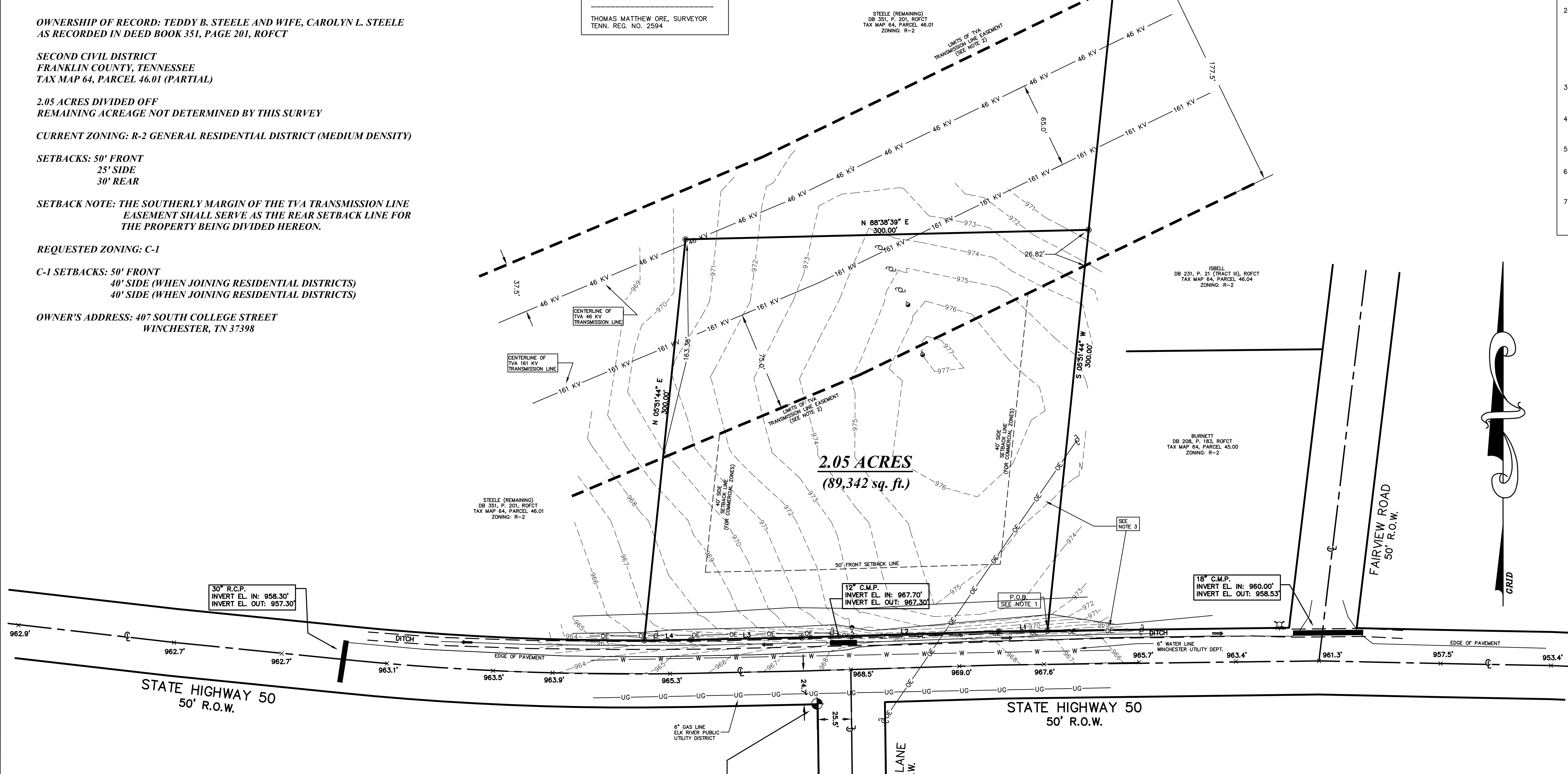
I hereby certify that this is a  
Category 1 survey and that the ratio  
of precision of the unadjusted  
survey is greater than 10,000:1 as  
shown hereon.

THOMAS MATTHEW ORE, SURVEYOR  
TENN. REG. NO. 2594

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.30	S 89°16'12" W
L2	146.43	S 88°15'05" W
L3	82.44	S 88°48'00" W
L4	34.84	S 89°16'22" W

- NOTES
1. THE POINT OF BEGINNING FOR THE PROPERTY BEING DIVIDED HEREON IS AN IRON PIN SET IN THE NORTHERLY MARGIN OF STATE HIGHWAY 50, A 50' WIDE PUBLIC RIGHT-OF-WAY. SAID IRON PIN ALSO LYING AT SOUTHWEST CORNER OF BURNETT, AS DESCRIBED IN DEED BOOK 208, PAGE 183, ROFCT, AND AT THE SOUTHEAST CORNER OF THE ORIGINAL STEELE TRACT, AS DESCRIBED IN DEED BOOK 351, P. 201, ROFCT.
  2. 177.5' WIDE TRANSMISSION LINE EASEMENT HELD BY THE TENNESSEE VALLEY AUTHORITY, AS SHOWN ON A PLAT OF THE "WILSON-NORRIS TRANSMISSION LINE" PROVIDED TO THIS SURVEYOR BY MR. JAMES THIGPEN, SENIOR SYSTEM ENGINEER FOR THE TENNESSEE VALLEY AUTHORITY. THE SOUTHERLY MARGIN OF THIS EASEMENT SERVES AS THE REAR BUILDING SETBACK LINE FOR THE PROPERTY BEING DIVIDED HEREON.
  3. DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION OVERHEAD ELECTRIC LINE (40' WIDE NOMINAL WIDTH EASEMENT).
  4. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83 BY GPS OBSERVATION.
  5. ELEVATIONS SHOWN ARE IN FEET AND REFER TO NAVD 88 BY GPS OBSERVATION.
  6. THIS DRAWING IS NOT VALID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION.
  7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THIS PROPERTY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE REPORT WOULD DISCLOSE.

SYMBOL LEGEND	
P.O.B.	POINT OF BEGINNING
⊙	IRON PIN SET
⊕	FIRE HYDRANT
⊙	UTILITY POLE
⊕	GUY WIRE
⊕	CENTERLINE
1,000.0'	SPOT ELEVATION
⊕	BENCHMARK
C.M.P.	CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE



30" R.C.P.  
INVERT EL. IN: 958.30'  
INVERT EL. OUT: 957.30'

12" C.M.P.  
INVERT EL. IN: 967.70'  
INVERT EL. OUT: 967.30'

18" C.M.P.  
INVERT EL. IN: 960.00'  
INVERT EL. OUT: 958.53'

BENCHMARK  
DESCRIPTION: RAILROAD SPIKE FOUND  
NORTHING: 310,261.6710'  
EASTING: 1,916,234.7940'  
ELEVATION: 967.89'

### VICINITY MAP: NOT TO SCALE



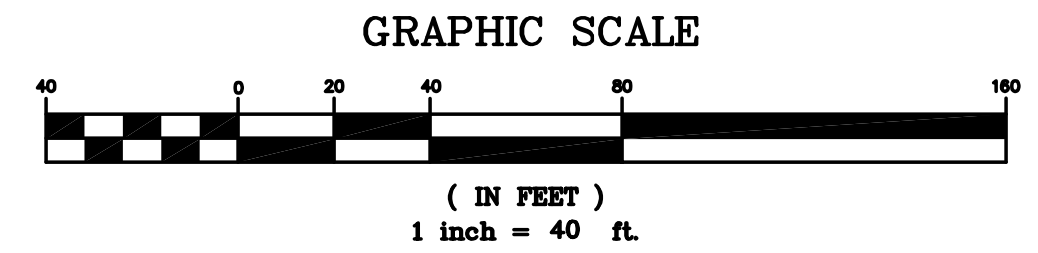
**UNDERGROUND UTILITY DISCLAIMER**

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES ARE AS SHOWN. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON MAY BE INACCURATE AND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION REGARDING THE UNDERGROUND UTILITIES AND STRUCTURES RELATED TO UNDERGROUND UTILITIES SHOWN HEREON.

**FLOOD STATEMENT**

THE PROPERTY SHOWN HEREON LIES IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEMA FLOOD MAP NO. 47051C0145E (NOT PRINTED), DATED AUGUST 4, 2008.

Revision	Date	Description	By	Checked By: TN RLS NO 2594	Job No: 1011030



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LAND SURVEYING & ENGINEERING SERVICES  
THOMAS M. ORE, P.E., R.L.S.  
1131 DINAH SHORE BOULEVARD  
WINCHESTER, TN 37398  
931-967-2604

Designed By: \_\_\_\_\_ Date: NOVEMBER 11, 2010  
Drawn By: TN RLS NO. 2594 Scale: 1" = 40'  
Checked By: TN RLS NO 2594 Job No: 1011030