

GIN FARM & INV LP  
MAP 002 PARCEL 001.00  
ROWC BK 3542-838

GIN FARM & INV LP  
MAP 002 PARCEL 001.00  
ROWC BK 3542-838

GIN FARM & INV LP  
MAP 002 PARCEL 001.00  
ROWC BK 3542-838

GIN FARM & INV LP  
MAP 002 PARCEL 001.00  
ROWC BK 3542-838

CHISM  
MAP 018 PARCEL 007.04  
ROWC BK 5572-728 AND  
BK 5070-422

TYLER  
MAP 018 PARCEL 007.01  
ROWC BK 3643-886

TYLER  
MAP 018 PARCEL 007.03  
ROWC BK 4155-22

GIN FARM & INV LP  
MAP 002 PARCEL 001.00  
ROWC BK 3542-838

GIN FARM & INV LP  
MAP 002 PARCEL 001.00  
ROWC BK 3542-838

DOGRA  
MAP 018 PARCEL 004.00  
ROWC BK 1974-726

KING  
MAP 018 PARCEL 003.00  
ROWC BK 6690-970

PEEEL  
MAP 018 PARCEL 005.03  
ROWC BK 5222-110

KING  
MAP 018 PARCEL 003.00  
ROWC BK 6690-970

**2634005.87 SqFt**  
**60.47 Acres**

20' WIDE IMPLIED SEWER LINE EASEMENT

20' WIDE IMPLIED SEWER LINE EASEMENT

20' WIDE IMPLIED SEWER LINE EASEMENT

**INTERSTATE**

**40**

CENTERLINE DRAGSTRIP ROAD

CENTERLINE DRAGSTRIP ROAD

**HIGHWAY 96**

- LEGEND**
- △ Point
  - Found pin
  - Found 1" Hex Iron Rod
  - ⊗ GLO-BLM Mon Record
  - ⊕ Found 1.5"x1.5" angle iron in rock pile
  - ⊖ Found Steel Fence Post
  - ⊙ Found P-K Nail
  - Found Railroad Spike

**GPS NOTE**  
For boundary and topographic aspects of this survey, RTK GPS positional data was observed on/between the dates of 6-19-19 utilizing a Spectra Precision SP80 dual frequency receiver. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations AND NOT referenced to NAD 83 (2011) (Epoch 2010), Geoid 12B. Positional accuracy of the GPS vectors does not exceed: H 0.4', V 0.6'. Combined Grid Factor: 1.000000 centered on Fixed Station 1 as shown hereon.

**Line Table**

LINE	BEARING	HORIZ DIST
L1	N31°24'06"W	35.00'
L2	S31°24'06"E	35.00'
L3	N59°35'49"E	200.00'

**NOTES:**  
OWNER-EMMA GENE CLEMENT PEERY  
Address: 2755 HIGHWAY 465  
DICKSON, TN 37065  
MAP 018 PARCEL 006.06 & 007.00  
N.O.D.C. VOL 522 PAGE 110  
PLAT DATED 7/6/19

PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FIRM MAPS  
FLOOD MAP NO. 47187C020F DATED 09-28-09

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES  
ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM  
VISIBLE APURTANCES AT THE SITE. PUBLIC RECORD AND/OR MAPS  
PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE  
UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA,  
EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT  
WARRANT THAT THE UNDERGROUND UTILITIES SHOWN 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 DECISION 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  
OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS  
PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID  
ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111

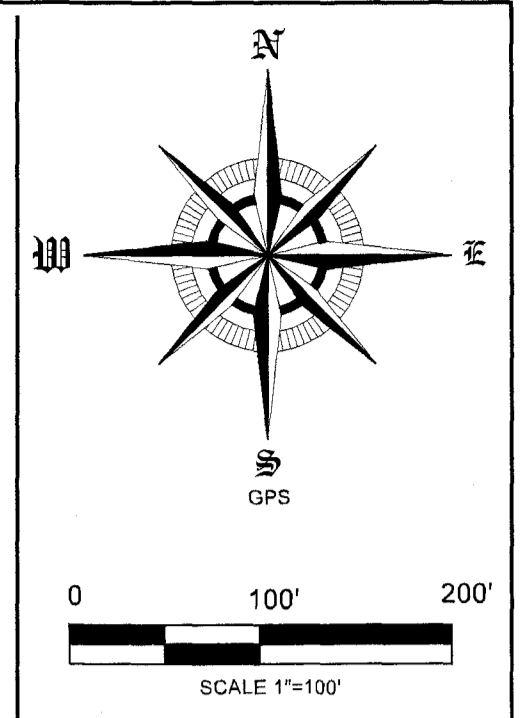
THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO  
THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED  
PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY  
THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SEAL.

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.

THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION  
OF THE UNADJUSTED SURVEY IS 1:100,000.

PROPERTY IS SUBJECT TO A SEWER PUMP STATION AND SEWER LINE EASEMENT AS  
APPROXIMATELY SHOWN ON DRAWING. NO RECORD OF AN EASEMENT OR DEED WAS FOUND.

07/08/2019 - 09:49:00 AM  
19025401  
1 PGS:AL-PLAT  
BATCH: 602732  
PLAT BOOK: P71  
PAGE: 75  
REG FEE 16.00  
DP FEE 2.00  
TOTAL 17.00  
STATE OF TENNESSEE, WILLIAMSON CO  
SHERRY ANDERSON



**FINAL PLAT OF LOT 1 OF THE PEERY PROPERTY**  
**1ST CIVIL DISTRICT WILLIAMSON COUNTY TENNESSEE**  
**MAP 018 PARCEL 006.00 & 007.00**

*Sherry Anderson*  
7/5/19  
TENNESSEE SURVEYING  
SHERRY ANDERSON  
REGISTERED SURVEYOR  
NO. 1185

**RON BRENNER**  
brennersurveying@gmail.com  
615-519-3218 RLS #1833

COPYRIGHT BRENNER SURVEYING  
632 MURRELL ROAD DICKSON, TN 37065  
DATED 7/8/19

TOTAL ACRES 60.47 TOTAL LOTS \_\_\_\_\_  
ACRES NEW ROADS \_\_\_\_\_ MILES NEW ROADS \_\_\_\_\_  
OWNER PEERY CIVIL DISTRICT 1ST  
SURVEYOR BRENNER CLOSURE ERROR 1:10,000