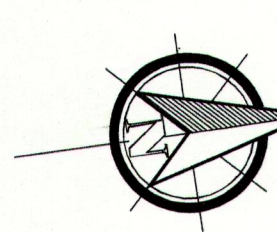


© COPYRIGHT 2023 ALL RIGHTS RESERVED BY XCEL LAND COMPANY, INC. ALL ORIGINAL DOCUMENTS AND DRAWINGS ARE THE PROPERTY OF THE LICENSED SURVEYOR AS PER TENNESSEE CODE ANNOTATED TITLE 62 CHAPTER 16, WHICH PROVIDES THAT THE SURVEYOR SHALL BE RESPONSIBLE FOR ANY CHANGES OR REVISIONS TO SAID DRAWINGS UPON THE ISSUED DATE OF THE ORIGINAL DRAWING UNLESS SAID CHANGES OR REVISIONS IS DATED AND DATED BY THE SURVEYOR.



(SEE NOTE 5)

**LEGEND (Typical)**

- CR(N) XLCI CAPPED IRON ROD (NEW)
- CR(O) CAPPED IRON ROD (OLD)
- CR(N) XLCI CONC. MONUMENT (NEW)
- CR(O) XLCI CONC. MONUMENT (OLD)
- IR(N) IRON ROD (NEW)
- IR(O) IRON ROD (OLD)
- PI(O) CONCRETE MONUMENT (OLD)
- PK(N) P.K. NAIL (NEW)
- PK(O) P.K. NAIL (OLD)
- WFP(O) WOOD FENCE POST (OLD)
- MFP(O) METAL FENCE POST (OLD)
- RR(O) R.R. SPIKE (OLD)
- M1-P(O) METAL 1-POST (OLD)
- FI(O) FLAT IRON (OLD)
- CI(O) CHANNEL IRON (OLD)
- AI(O) ANGLE IRON (OLD)
- ST(O) SET STONE (OLD)
- AK(O) AXLE (OLD)
- RP(O) ROCK PILE (OLD)
- PNT POINT
- PP POWER POLE
- PPL POWER POLE w/ LIGHT
- GP GUY POLE
- SL STREET LIGHT
- TSP TRAFFIC SIGNAL POLE
- YL YARD LIGHT
- GA GUY ANCHOR
- FH FIRE HYDRANT
- WV WATER VALVE
- FDC FIRE DEPT. CONNECTION
- BT BOUNDARY TREE
- GV GAS VALVE
- SCW SOWER CLEAN-OUT
- SMW SOWER MANHOLE
- TMW TELEPHONE MANHOLE
- WMW WATER MANHOLE
- EMW ELECTRIC MANHOLE
- JB JUNCTION BOX
- SMV SOWER METER OR VALVE
- TP TELEPHONE PEDestal
- GM GAS METER
- WM WATER METER
- EBM ELECTRIC BOX/METER
- CB CABLE BOX
- CBG CATCH BASIN
- AD AREA DRAIN
- SM SIGN / MARKER
- AC A.C. UNIT
- W WELL
- LPS / FM U.G. L.P.S. / FORCE MAIN
- S U.G. SOWER LINE
- G U.G. GAS LINE
- W U.G. WATER LINE
- T U.G. TELEPHONE LINE
- F U.G. FIBER LINE
- P O.H. POWER LINE
- P&T O.H. POWER TELEPHONE LINE
- T O.H. TELEPHONE LINE
- X WIRE FENCE (TYPICAL USE)
- C CHAINLINK FENCE
- WOOD FENCE
- CAF CONTROL ACCESS FENCE
- GU GUARDRAIL
- S/D STREAM / DITCH
- P/C PIPE OR CULVERT
- IC INDEX CONTOUR
- IMC INTERMEDIATE CONTOUR
- PL PROPERTY LINE
- MPL MARKED PROPERTY LINE
- FPL FENCED PROPERTY LINE
- CL CENTERLINE
- MBL MIN. BUILDING SETBACK LINE
- EL EASEMENT LINE
- FFL 100 YEAR FLOOD LINE
- (XXX) PARCEL NUMBER
- (-) EXISTING LOT NUMBER
- (1) PROPOSED LOT NUMBER
- (0000) STREET ADDRESS
- BENCHMARK
- ASPHALT/CKS SURFACE
- CONCRETE SURFACE
- PROPOSED EASEMENT
- EXISTING EASEMENT

**LEGEND FOOTNOTES:**  
 \* ALL IRON RODS/PIPES ARE 1/2" IN DIAMETER, UNLESS NOTED OTHERWISE.

- SURVEYOR'S NOTES**
- SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 3.01, AS SHOWN ON HICKMAN COUNTY TAX MAP NUMBER 5. PARCEL NUMBERS SHOWN THUS ( ), REFER TO HICKMAN COUNTY TAX MAP NUMBER 5.
  - SUBJECT PROPERTY AS SHOWN IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR BEAR CREEK ROAD & CHAPPELL CEMETERY ROAD.
  - SUBJECT PROPERTY AS SHOWN IS CURRENTLY ZONED A-1, AND IS SUBJECT TO THE CURRENT ZONING ORDINANCE FOR HICKMAN COUNTY.
  - SUBJECT PROPERTY AS SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS EVIDENCED ON MAP No. 47081C0060D, EFFECTIVE DATE AUGUST 4, 2008.
  - BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY ARE BASED UPON A GLOBAL POSITIONING SYSTEM REAL TIME KINEMATIC OBSERVATION.
  - ALL FEATURES SHOWN HEREON ARE EXISTING AT THE TIME OF THE SURVEY, UNLESS NOTED OTHERWISE.
  - NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, INCLUDING EASEMENTS, WHICH WOULD AFFECT THIS PARCEL.
  - 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 GUARANTEE 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 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 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 ONE CALL 1-615-366-1987 OR 1-800-351-1111.

**SURVEYOR'S CERTIFICATE**

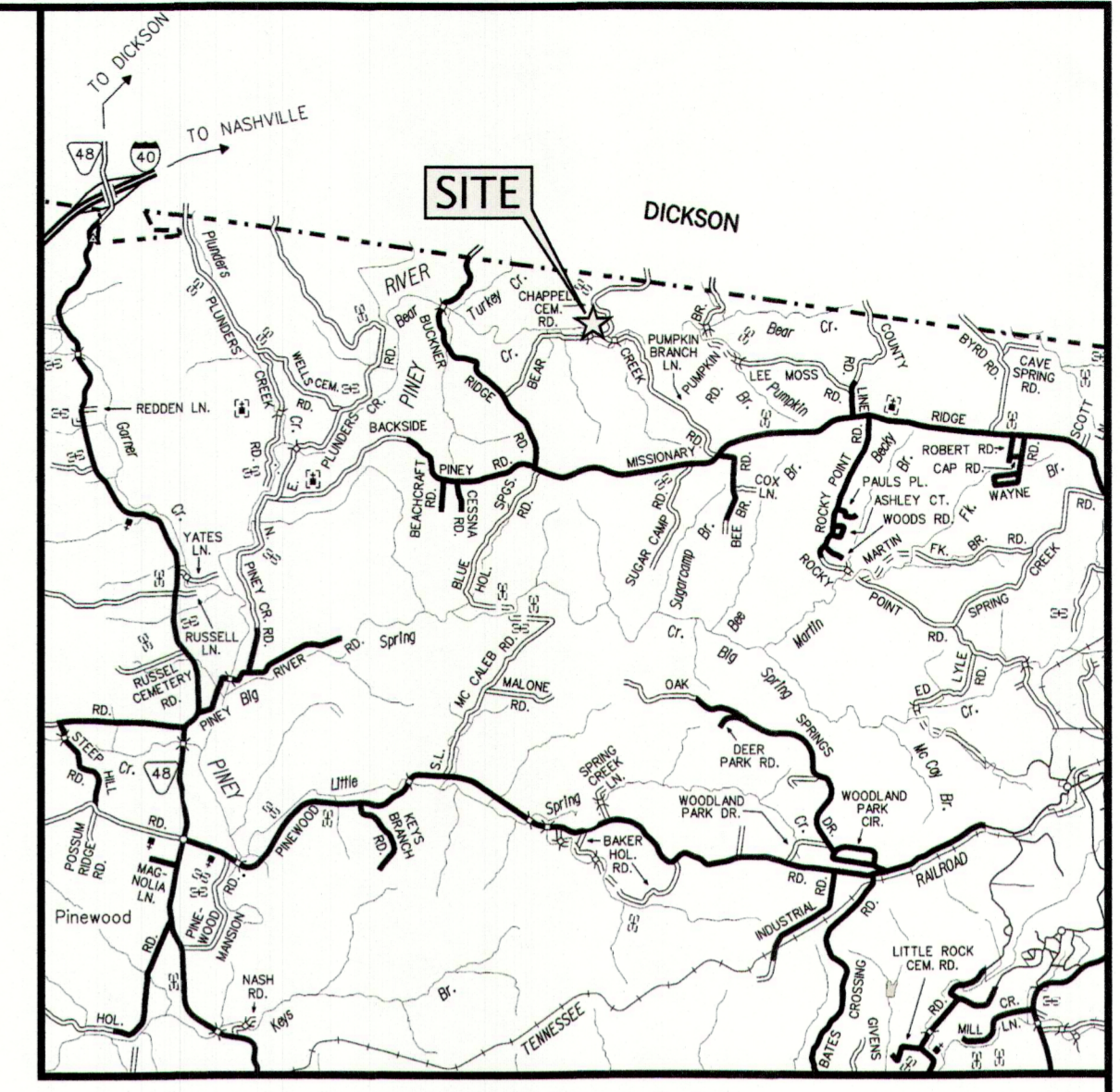
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT TENNESSEE STANDARDS OF PRACTICE FOR A CATEGORY "IV" SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THIS RTK GPS SURVEY WAS OBSERVED ON OR THROUGH MARCH 7, 2023, USING A CARLSON BRX7 DUAL FREQUENCY RECEIVER. GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A TDOT NETWORK ADJUSTED RTK GPS OBSERVATION, REFERENCED TO NAD83(2011), (EPOCH2010), (GEOID18CONUS). POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED A HORIZONTAL 0.036 FEET, AND A VERTICAL 0.01 FEET. COMBINED GRID FACTOR OF 0.99995135, CENTERED ON THE FIXED STATION.

Date of Scan: 3/23 By: REB

**ARCHIVED COPY**  
**DO NOT RECORD**

**DEED REFERENCE**

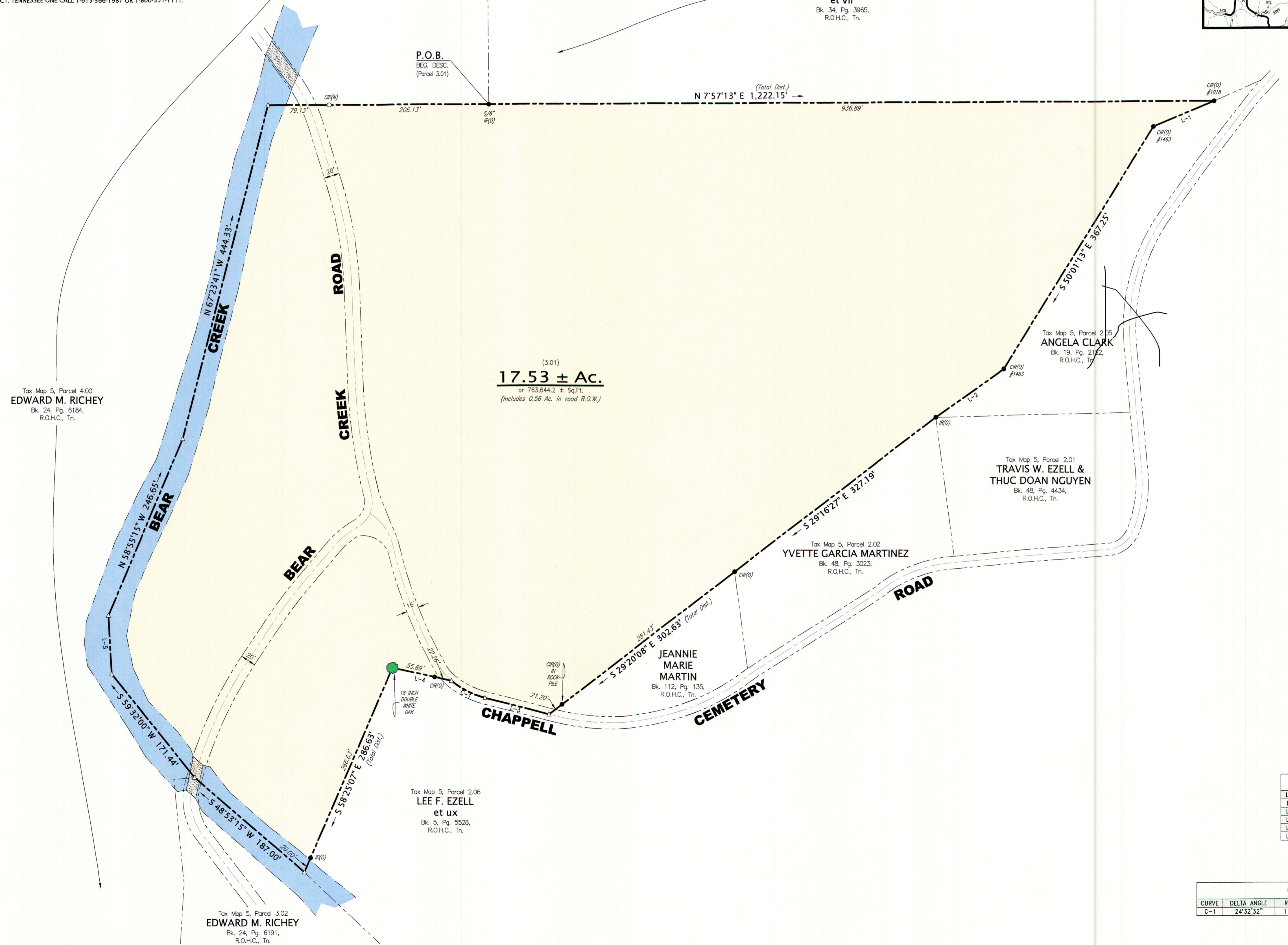
(3.01) ELIZABETH MOORE RODGERS  
 REVOCABLE LIVING TRUST Book 32, Page 283,  
 R.O.H.C., TN.




**LAND PLANNING & SURVEYING SERVICES**

**XLCi** Land Surveying DIVISION

3024 Highway 46-S • (615) 412-9235 (p)  
 Dickson, TN 37055 • (615) 823-2864 (f)  
 www.xcelsurvey.com



Tax Map 6, Parcel 10.00  
**DOROTHY BAIL**  
 et vir  
 Bk. 34, Pg. 3965,  
 R.O.H.C., TN.

Tax Map 5, Parcel 2.05  
**ANGELA CLARK**  
 Bk. 19, Pg. 2122,  
 R.O.H.C., TN.

Tax Map 5, Parcel 2.01  
**TRAVIS W. EZELL & THUC DOAN NGUYEN**  
 Bk. 48, Pg. 4434,  
 R.O.H.C., TN.

Tax Map 5, Parcel 2.02  
**YVETTE GARCIA MARTINEZ**  
 Bk. 48, Pg. 3023,  
 R.O.H.C., TN.

Bk. 112, Pg. 135,  
**JEANNIE MARIE MARTIN**  
 R.O.H.C., TN.

Tax Map 5, Parcel 3.06  
**LEE F. EZELL**  
 et ux  
 Bk. 5, Pg. 5528,  
 R.O.H.C., TN.

Tax Map 5, Parcel 3.02  
**EDWARD M. RICHEY**  
 Bk. 24, Pg. 6191,  
 R.O.H.C., TN.

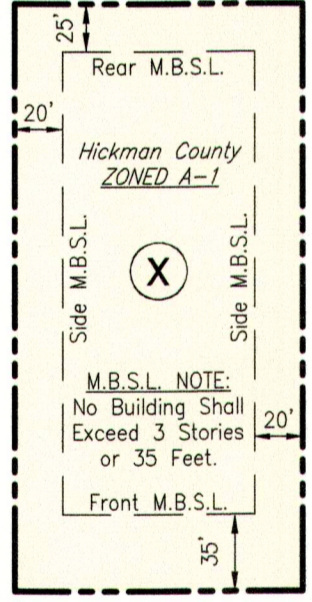
**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L-1	S 14°47'13" E	85.10'
L-2	S 27°02'11" E	107.56'
L-3	S 22°48'48" W	85.67'
L-4	S 20°19'51" W	78.15'
L-5	N 84°51'37" W	75.49'

(Total Dist.)

**CURVE DATA TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	24°32'32"	114.28'	48.95'	S 35°05'05" W	48.58'



DATE: \_\_\_\_\_

NO.: \_\_\_\_\_

REVISION: \_\_\_\_\_

0' 35' 70' 105' 140'

**GRAPHIC SCALE**  
 1 INCH = 70 FEET

DATE: 3/20/2023  
 DRAWN BY: Sig  
 CHECKED BY: REB  
 JOB NO.: 23-020

**BOUNDARY SURVEY**

**RODGERS PROPERTY**

HICKMAN COUNTY TAX MAP 5, PARCEL 3.01  
 Bear Creek Road - Bon Aqua, TN. 37025  
 Sixth Civil District of Hickman County, Tennessee

SHEET NO. **1** OF 1