

Vicinity Map
Not To Scale

GNSS NOTES

- STATE PLANE COORDINATES WERE OBTAINED WITH A TOPCON HIPER SR 1209 - 13653 USING RTK METHODS ON THE TDOT CORS NETWORK.
- THE FIELD WORK FOR THIS SURVEY WAS DONE IN OCTOBER 2023.
- THE DATUM FOR THE TDOT CORS STATION USED IS NAD83(2011) EPOCH 2010.
- TDOT CONTROL STATION TN32 WAS USED AS THE BASE POINT, WITH THE FOLLOWING PUBLISHED DATA
STATE PLANE (TN 4100-US SURVEY FT.)
NORTHING: 751,383.06
EASTING: 1,849,162.94
ELEVATION: 668.47
SCALE FACTOR: 0.99996918
- GEOID MODEL USED: G2018u7
- A HIPER V BASE AND ROVER USED TO PERFORM THE BOUNDARY PORTION OF THE SURVEY USING DUAL CHANNEL RTK METHODS. HAVING A PUBLISHED POSITIONAL ACCURACY OF
H: 5mm + 0.5ppm V: 10mm + 0.8ppm

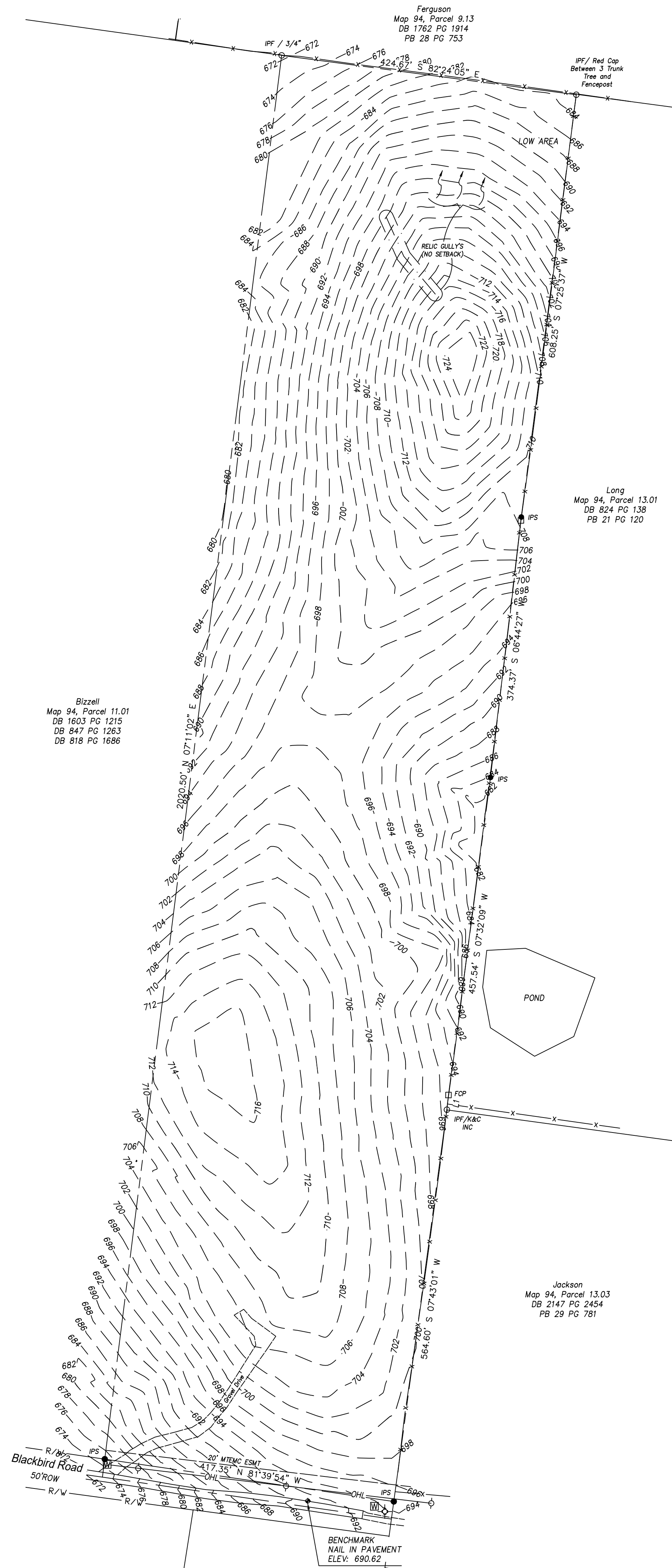
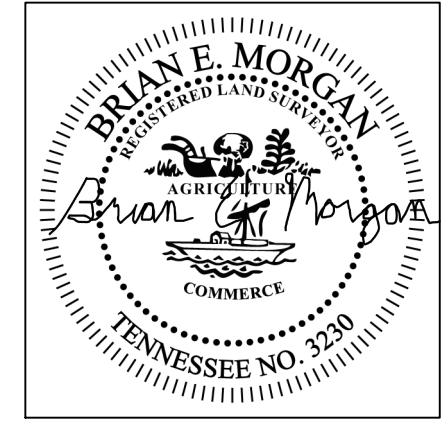
SURVEY CERTIFICATION

I HEREBY CERTIFY THIS IS A CATEGORY IV GPS SURVEY AND THE PRECISION DOES NOT EXCEED ±0.05' BASED ON A 95% CONFIDENCE LEVEL WITH THE ALLOWABLE TOLERANCE BEING 0.07' + 50.0ppm

Brian E Morgan
BRIAN EDWARD MORGAN, TN RL# 3230

5-15-2024
DATE

PHONE: 615-631-4685
624 OSBORNE LN
MURFREESBORO, TN 37130

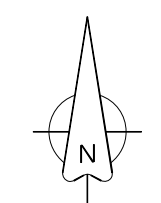


Lines

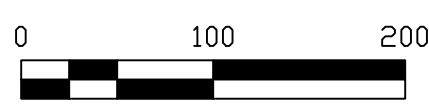
---	Boundary
-X-X-X-X-	Fence
---	Adjacent Prop
---	Easement
---	Right of Way
---	Center Line
---	OVERHEAD LINE
~	Tree line

Symbols

○	Iron Pin Found
●	Iron Pin Set (IPS)
◇	Power Pole
⊕	Water Meter
⊙	Fire Hydrant
⊕	BENCHMARK



North Based on
TN State Plane
NAD 83 (2010)



Scale
1:100
Units
US Survey Feet in ground distances.

NOTES

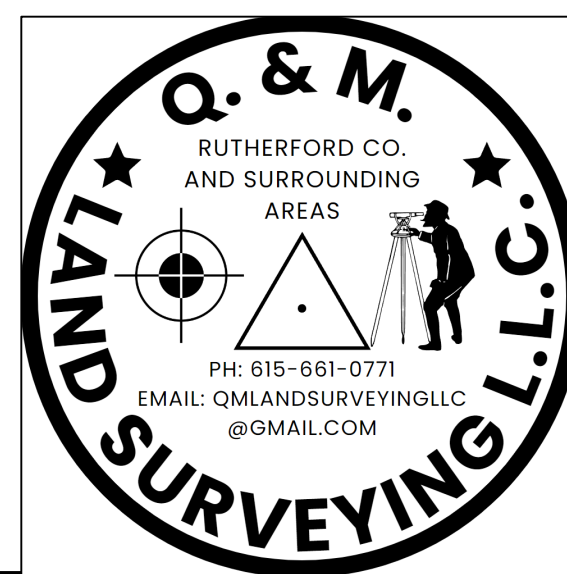
- THE SURVEY, SHOWN HEREON, REPRESENTS PARCEL 12.00 OF MAP 94.
- BEARINGS FOR THIS SURVEY WERE OBTAINED FROM TN STATE PLANE COORDINATES.
- FIELD WORK FOR THIS SURVEY PERFORMED MARCH 2024 USING A HIPER V BASE AND ROVER USING RTK METHODS.
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. THIS SURVEYOR MAKES NO GUARANTEE ON UNDERGROUND UTILITIES NOR THAT THE UTILITIES SHOWN REPRESENT ALL UTILITIES. APPROPRIATE UTILITY PROVIDERS MUST BE CONTACTED TO CONFIRM THE LOCATION AND AVAILABILITY.
- PROPERTY OWNER MUST CONTACT UTILITY AUTHORITIES FOR EXACT LOCATION OF UTILITY EASEMENTS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED SPECIAL FLOOD HAZARD AS GRAPHICALLY INDICATED ON NFIP MAP NO. 4718 C 0166 D, EFFECTIVE DATE 02-20-2008.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH, THEREFORE THIS PROPERTY IS SUBJECT TO ANY FINDINGS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT REVEAL.
- THIS MAP MAY NOT BE ALTERED WITHOUT THE CONSENT OF THIS SURVEYOR.
- THIS MAP SHOULD ONLY BE USED FOR LOT DESIGN PURPOSES ONLY.

LINE TABLE

LINE	BEARING	DISTANCE
LT	S 06°12'28" W	21.09'

Property Information:
Owner: Sun Ridge LLC
Address: 261 Blackbird Rd
Mount Juliet, TN 37122
Map 94, Parcel 12.00
Deed Book 2227, Page 2277
Register's Office of Wilson County
Tennessee

Q & M LAND SURVEYING LLC
624 OSBORNE LN,
MURFREESBORO, TN 37130
615-663-0771



BOUNDARY AND TOPOGRAPHIC MAP
FOR
SUNRIDGE LLC PROPERTY
Map 94, Parcel 12.00
Deed Book 2227 Page 2277
22nd Civil District of Wilson County, Tennessee

DATE: 3-5-2024
REVISED:

SCALE: 1"=100'

SHEET: 1 OF 1