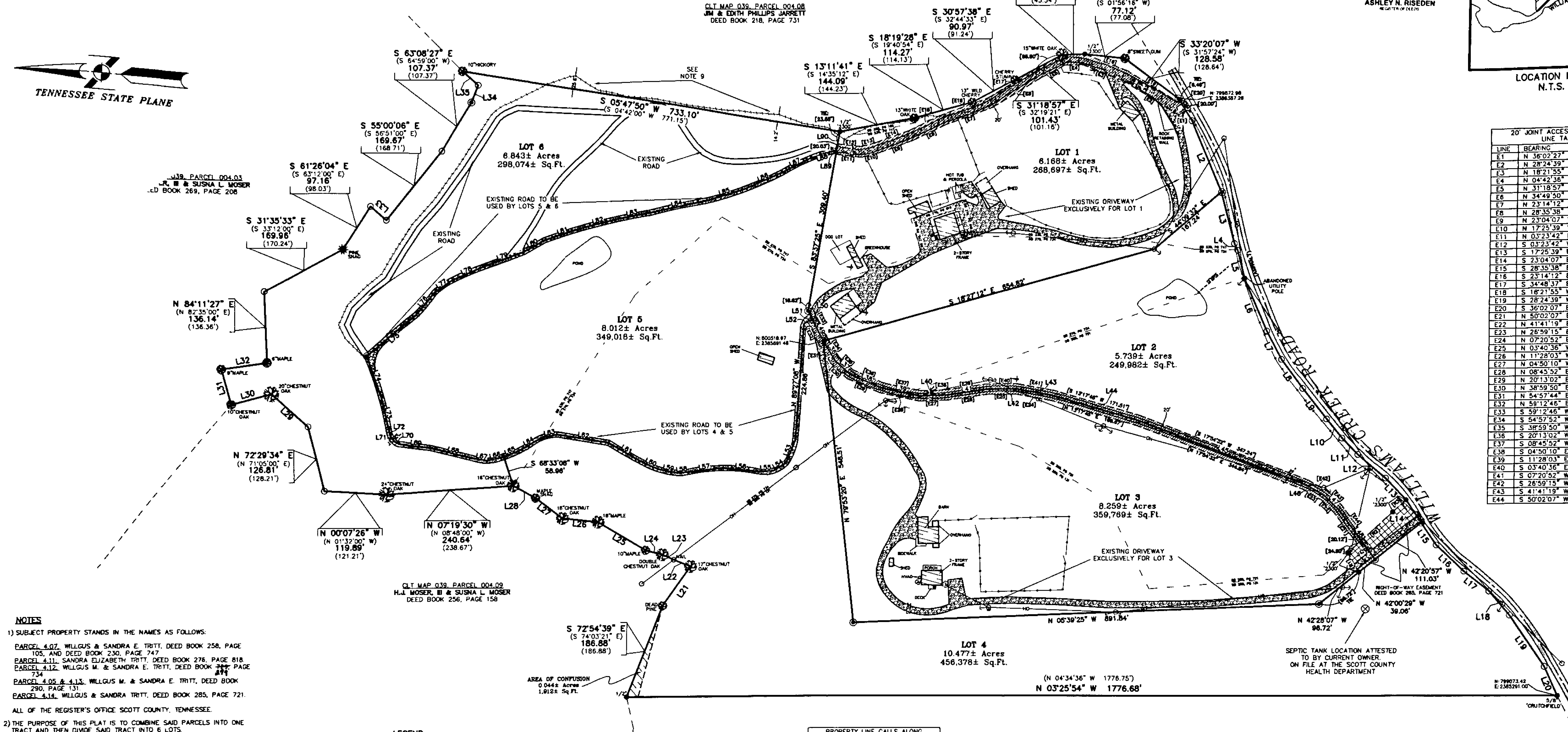
~SURVEY FOR~
SANDRA TRITT

EXEMPT PLAT of the WILLGUS & SANDRA TRITT PROPERTY

BEING LOCATED ON CLT MAP 039, AND REPRESENTED AS PARCELS 004.05, 004.07, 004.11, 004.12, 004.13 & 004.14
SITUATED WITHIN THE FOURTH CIVIL DISTRICT OF SCOTT COUNTY, TENNESSEE
WITHOUT THE CORPORATE LIMITS OF THE TOWN OF ONEIDA



NOTES

1) SUBJECT PROPERTY STANDS IN THE NAMES AS FOLLOWS:

PARCEL 4.07. WILLGUS & SANDRA E. TRITT, DEED BOOK 258, PAGE 105, AND DEED BOOK 230, PAGE 747
PARCEL 4.11. SANDRA ELIZABETH TRITT, DEED BOOK 276, PAGE 818.
PARCEL 4.12. WILLGUS M. & SANDRA E. TRITT, DEED BOOK ~~277~~ 274 PAGE 734
PARCEL 4.05 & 4.13. WILLGUS M. & SANDRA E. TRITT, DEED BOOK 290, PAGE 131.
PARCEL 4.14. WILLGUS & SANDRA TRITT, DEED BOOK 285, PAGE 721.

ALL OF THE REGISTER'S OFFICE SCOTT COUNTY, TENNESSEE.

2) THE PURPOSE OF THIS PLAT IS TO COMBINE SAID PARCELS INTO ONE TRACT AND THEN DIVIDE SAID TRACT INTO 6 LOTS.

3) BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GNSS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE OF EQUIPMENT USED: SPECTRA, MODEL SP80 RECEIVER. THE TYPE OF GNSS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05'. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES. HORIZONTAL DISTANCES FOR SURVEY SHOWN HEREON IS NAD83.

4) SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.

5) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE THE 500 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 47150C0065C, REVISION DATE 09-28-2007.

6) A 5' UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED ON ALL INTERIOR LOT LINES AND A 10' UTILITY AND DRAINAGE EASEMENT IS HEREBY RESERVED ON ALL EXTERIOR LOT LINES AND ALONG RIGHT OF WAYS.

7) IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.

8) INTERIOR HORSE FENCING EXISTS ON THIS PROPERTY THAT IS NOT SHOWN ON THIS SURVEY.

9) FENCE LINE SHOWN HEREON ALONG THE COMMON PROPERTY LINE OF THE SUBJECT PROPERTY AND PARCEL 4.08, ENCROACHES ONTO PARCEL 4.08 A MAXIMUM DISTANCE OF 25.6' FOR A TOTAL DISTANCE OF 568.1', AS SHOWN HEREON.

10) THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).

LEGEND

Symbol	Meaning
◉	1/2" IRON PIN w/CAP SET
●	IRON PIN FOUND
○NAIL	NAIL FOUND
○	UNMONUMENTED POINT
S 42° 18' 16" W	FOUND CALLS
(S 42° 18' 16" W)	RECORD CALLS
[S 42° 18' 16" W]	EASEMENT CALLS
	UTILITY POLE
	WATER METER
	SHUT-OFF VALVE
	WATER SPIGOT
	GAS METER
	ELECTRIC METER
	GUY WIRE
	OVERHEAD UTILITIES
	WOOD FENCE
	HORSE FENCE
	LOT LINES REMOVED BY THIS PLAT
	CONCRETE SURFACE
	ASPHALT SURFACE
	GRAVEL SURFACE
	20' ACCESS EASEMENT CREATED BY THIS PLAT

PROPERTY LINE TABLE		
L21	S 58°47'30" E	91.96'
	(S 59°56'12" E	91.96')
L22	N 18°54'46" E	34.62'
	(N 17°25'14" E	34.61')
L23	N 20°34'01" E	24.10'
	(N 17°51'49" E	23.47')
L24	N 11°46'46" E	33.59'
	(N 11°57'26" E	34.13')
L25	N 27°29'41" E	106.49'
	(N 26°24'34" E	106.49')
L26	N 02°41'45" E	68.33'
	(N 01°36'38" E	68.33')
L27	N 33°54'56" E	65.11'
	(N 32°57'28" E	65.18')
L28	N 25°18'35" E	48.77'
	(N 24°13'24" E	48.77')
L29	N 38°00'23" E	95.05'
	(N 35°59' E	93.15')
L30	N 18°17'39" W	78.39'
	(N 19°10'00" W	78.88')
L31	N 71°16'43" E	69.67'
	(N 69°20'00" E	70.24')
L32	S 11°55'36" E	86.55'
	(S 14°02'00" E	86.68')
L33	S 37°49'33" W	40.37'
	(S 35°59'00" W	40.37')
L34	S 72°47'38" E	35.52'
	(S 73°54'00" E	35.72')
L35	N 38°09'22" E	40.32'
	(N 37°03'00" E	41.68')

PROPERTY LINE CALLS ALONG WILLIAMS CREEK ROAD		
LINE	BEARING	DISTANCE
L1	S 54°04'18" W	49.96'
L2	S 63°25'19" W	147.11'
L3	S 71°29'40" W	102.09'
L4	S 60°04'26" W	14.63'
L5	S 72°07'27" W	55.13'
L6	S 63°01'59" W	110.10'
L7	S 58°52'28" W	61.39'
L8	S 50°14'47" W	69.26'
L9	S 48°43'54" W	74.31'
L10	S 47°28'34" W	47.12'
L11	S 42°26'18" W	44.22'
L12	S 36°52'50" W	69.82'
L13	S 43°25'33" W	57.24'
L14	S 53°04'57" W	52.62'
L15	S 52°42'23" W	51.27'
L16	S 40°06'53" W	73.28'
L17	S 34°42'22" W	61.19'
L18	S 46°04'01" W	60.77'
L19	S 52°30'25" W	118.61'
L20	S 62°55'02" W	60.54'

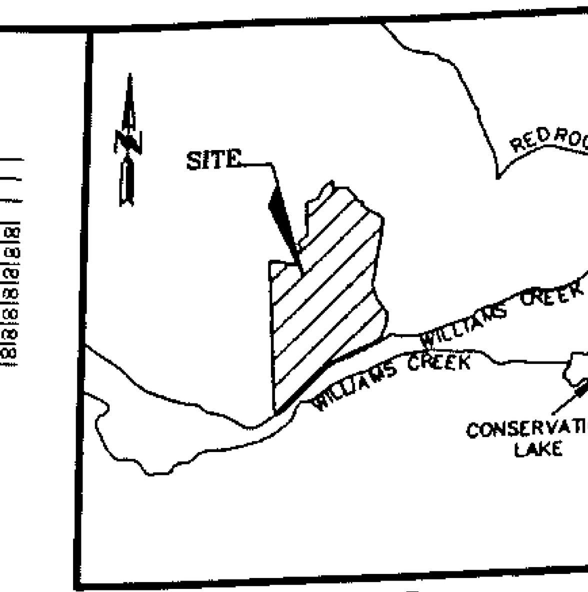
PROPERTY LINE CALLS ALONG EXISTING GRAVEL DRIVEWAY, LOTS 2 & 3		
L36	S 55°01'59" W	43.51'
L37	S 38°59'50" W	39.81'
L38	S 20°13'02" W	66.04'
L39	S 08°45'52" W	76.24'
L40	S 04°50'10" E	53.00'
L41	S 11°28'03" E	77.06'
L42	S 03°40'36" E	56.92'
L43	S 07°20'52" W	71.08'
L44	S 13°17'45" W	170.59'
L45	S 17°54'32" W	346.04'
L46	S 26°59'15" W	40.78'
L47	S 41°41'19" W	35.29'
L48	S 50°00'42" W	120.38'

PROPERTY LINE CALLS ALONG EXISTING GRAVEL DRIVEWAY, LOTS 4 & 5		
L49	N 59°11'07" E	45.66'
L50	N 59°11'07" E	19.09'
L51	N 19°04'59" W	8.83'
L52	N 36°18'41" W	8.98'
L53	N 71°55'33" W	47.10'
L54	N 35°12'17" W	29.02'
L55	N 06°04'10" W	29.02'
L56	N 02°09'15" E	69.06'
L57	N 10°18'03" W	69.07'
L58	N 08°23'57" W	18.16'
L59	N 08°18'06" E	36.83'
L60	N 20°36'16" E	36.83'
L61	N 26°43'26" E	71.31'
L62	N 05°44'44" E	98.11'
L63	N 13°13'53" W	29.30'
L64	N 32°55'04" W	53.25'
L65	N 24°11'46" W	29.92'

PROPERTY LINE CALLS ALONG EXISTING GRAVEL DRIVEWAY, LOTS 5 & 6		
L66	N 17°21'37" W	31.46'
L67	N 04°46'03" E	24.79'
L68	N 10°21'27" E	87.05'
L69	N 03°38'39" E	57.00'
L70	N 19°01'16" E	13.18'
L71	N 51°50'00" E	13.30'
L72	N 71°21'24" E	13.30'
L73	N 74°26'49" E	60.76'
L74	N 66°59'33" E	85.30'
L75	S 43°34'35" E	123.07'
L76	S 54°43'10" E	53.89'
L77	S 39°06'13" E	41.70'
L78	S 27°23'44" E	62.70'
L79	S 23°57'16" E	82.72'
L80	S 33°25'18" E	45.10'
L81	S 21°20'57" E	75.02'
L82	S 17°46'21" E	66.44'
L83	S 14°27'11" E	66.44'
L84	S 15°22'33" E	108.91'
L85	S 20°18'38" E	79.57'
L86	S 26°30'55" E	79.57'
L87	S 30°16'46" E	55.85'
L88	S 20°58'22" E	47.14'
L89	S 13°40'00" E	7.06'
L90	S 83°37'25" E	36.11'

RIGHT-OF-WAY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
R1	N 56°06'18" E	42.77'
R2	S 46°05'20" E	115.24'
R3	S 43°13'44" E	33.86'

20' JOINT ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N 36°02'27" W	16.13'
E2	N 28°24'39" E	124.33'
E3	N 18°21'55" E	84.27'
E4	N 04°42'36" W	34.27'
E5	N 31°18'57" W	51.87'
E6	N 34°49'50" W	105.88'
E7	N 23°14'12" W	95.28'
E8	N 28°35'38" W	68.02'
E9	N 23°04'07" W	68.98'
E10	N 17°25'39" W	34.82'
E11	N 03°23'42" E	49.53'
E12	S 03°23'42" W	44.82'
E13	S 17°25'39" E	30.16'
E14	S 23°04'07" E	67.03'
E15	S 28°35'38" E	67.99'
E16	S 23°14'12" E	94.19'
E17	S 34°48'37" E	105.07'
E18	S 18°21'55" W	90.11'
E19	S 28°24'39" W	113.48'
E20	S 36°02'07" E	3.56'
E21	N 50°02'07" E	75.88'
E22	N 41°41'19" E	33.27'
E23	N 26°59'15" E	38.69'
E24	N 07°20'52" E	69.59'
E25	N 03°40'36" W	55.28'
E26	N 11°28'03" W	76.96'
E27	N 04°50'10" W	54.77'
E28	N 08°45'52" E	78.43'
E29	N 20°13'02" E	68.70'
E30	N 38°59'50" E	42.86'
E31	N 54°57'44" E	45.30'
E32	N 59°12'45" E	47.68'
E33	S 59°12'46" W	77.68'
E34	S 54°57'52" W	41.75'
E35	S 38°59'50" W	36.76'
E36	S 20°13'02" W	63.38'
E37	S 08°45'52" W	74.04'
E38	S 04°50'10" E	51.23'
E39	S 11°28'03" E	77.16'
E40	S 03°40'36" E	58.57'
E41	S 07°20'52" W	72.56'
E42	S 26°59'15" W	42.86'
E43	S 41°41'19" W	37.31'
E44	S 50°02'07" W	75.19'



LOCATION MAP
N.T.S.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PLAT BOOK CABE PAGE 67
19000625
ASHLEY N. RISEDEN

EXEMPT PLAT APPROVAL:

This plat is exempt from the requirements of the Minimum Subdivision Regulations based on provisions of Sections 13-3-401 and 13-4-301 of the Tennessee Code Annotated, because (A) no new street or utility construction is required, (B) all resultant tracts are over five (5) acres in size. All resultant tracts do have access to a public road right-of-way by virtue of direct access easement represented hereon. Certifications which demonstrate compliance with other applicable state laws and local ordinances are properly affixed and the boundary of the survey has been checked for accuracy. This plat is also exempt from the provisions of Section 13-3-402 and 13-4-302, because this plat does not qualify as a Subdivision as represented above. And

I hereby certify that this is a category survey and the ratio of precision of the unadjusted survey is less than 1: 10,000 as shown hereon. Survey was done in compliance with current Tennessee Minimum Standards of Practice for the State of Tennessee

Surveyor
Tennessee Certificate No. 3161

EXEMPT PLAT OF THE WILLGUS & SANDRA TRITT PROPERTY

SITE ADDRESS:
3282 WILLIAMS CREEK ROAD
ONEIDA, TENNESSEE 37841

BOYATT LAND SURVEYING
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423-319-8213
P.O. BOX 4584
266 REED BRANCH TRAIL
ONEIDA, TN 37841

DATE:	10 FEBRUARY 2019
SCALE:	1"=100'
DRAWN BY:	JRB
FILE NAME:	19010-DW
BM PROJECT NO:	19-010

EXEMPT PLAT

SHEET 1 of 1