

**LEGEND**

- = 5/8" REBAR OLD WITH HINKLE CAP
- = 1/2" REBAR (N) W/ SEXTON CAP
- = UTILITY POLE
- = IRON PIPE
- = GUY WIRE



Know what's below.  
Call before you dig.

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 warrant that the underground utilities 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 three (3), nor no 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: 1-800-351-1111

NOTE: BEARINGS ARE RELATIVE TO NAD 83 (NSRS2011)



CITY OF CROSSVILLE, TN  
MAP 100K-B-034.00  
WD BK 1614 PAGE 1665

MICHAEL W. GODSEY  
MAP 100K-B-030.00  
WD BK 1263 PAGE 201



NOT TO SCALE LOCATION MAP

MICHAEL W. GODSEY  
MAP 100K-B-030.00  
WD BK 1263 PAGE 201

Note:  
Iron rods set unless otherwise shown on plat. Iron rods denoted as new are 1/2" inch diameter steel rebar, 18" inches in length with plastic cap stamped Sexton RLS 1898.

Flood Note:  
This property is not located within a special flood hazard area as determined by FEMA. Subject property lies within Zone X. Zone X is defined as areas outside the 100 year flood. Reference FEMA Firm Map 47035C0309D effective on 11/16/2007.

- GPS NOTES:
- 1) Class of survey: IV
  - 2) Type of GPS field procedure: RTK
  - 3) Dates of survey: 11/25/2024
  - 4) Datum/Epoch: NAD83 (2011) Epoch 2010
  - 5) Published/Fixed-control use: TDOT CORS Station TN23  
N: 578,937.13  
E: 2,264,792.02  
Z: 1,825.33
  - 6) Geoid model: Geoid 18
  - 7) Combined grid factor(s): 0.99986673
  - 8) Units: US Survey Feet

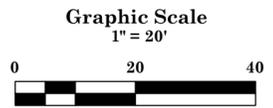
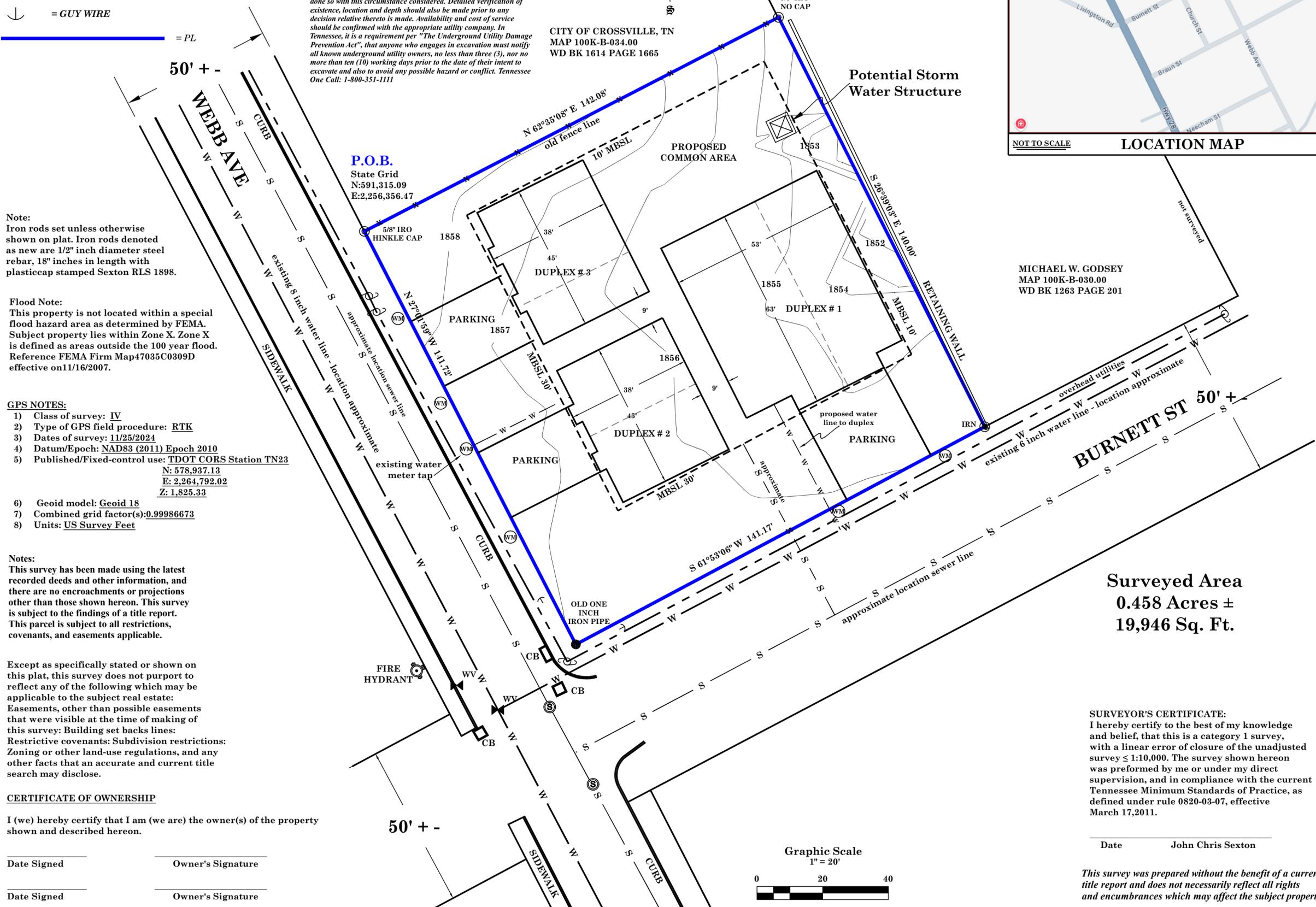
Notes:  
This survey has been made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report. This parcel is subject to all restrictions, covenants, and easements applicable.

Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate:  
Easements, other than possible easements that were visible at the time of making of this survey: Building set backs lines;  
Restrictive covenants: Subdivision restrictions;  
Zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

**CERTIFICATE OF OWNERSHIP**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon.

Date Signed \_\_\_\_\_ Owner's Signature \_\_\_\_\_  
Date Signed \_\_\_\_\_ Owner's Signature \_\_\_\_\_



**Surveyed Area**  
0.458 Acres ±  
19,946 Sq. Ft.

**SURVEYOR'S CERTIFICATE:**  
I hereby certify to the best of my knowledge and belief, that this is a category 1 survey, with a linear error of closure of the unadjusted survey ≤ 1:10,000. The survey shown hereon was performed by me or under my direct supervision, and in compliance with the current Tennessee Minimum Standards of Practice, as defined under rule 0820-03-07, effective March 17, 2011.

Date \_\_\_\_\_ John Chris Sexton

This survey was prepared without the benefit of a current title report and does not necessarily reflect all rights and encumbrances which may affect the subject property.

**REVISIONS:**

**PREPARED FOR:**  
OWNER/CLIENT  
BRIDGET & WENDY FLANIGAN  
151 BURNETT ST  
CROSSVILLE, TN 38555

**BOUNDARY SURVEY-SITE PLAN**  
*BRIDGET & WENDY FLANIGAN*  
LOCATED IN THE FIRST CIVIL DISTRICT OF CUMBERLAND COUNTY, TENNESSEE, AND IS THE BRIDGET & WENDY FLANIGAN PROPERTY. DEED BOOK 380 PAGE 367. REGISTER'S OFFICE OF CUMBERLAND COUNTY

TAX MAP REF.:  
Tax Map 100K GROUT B  
Parcel 031.00

SURVEYED BY: JCS  
DRAWING DATE: 12/11/2024  
DRAWN BY: JCS  
CHECKED BY: JCS  
MAP SIZE: 18" X 24"  
SCALE: 1" = 20'  
PROJECT NUMBER: 2024-071  
FILE NAME: C:\CARLSON\2024\2024-071\BOBBY.FLANIGAN.dwg

**JOHN CHRIS SEXTON**  
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