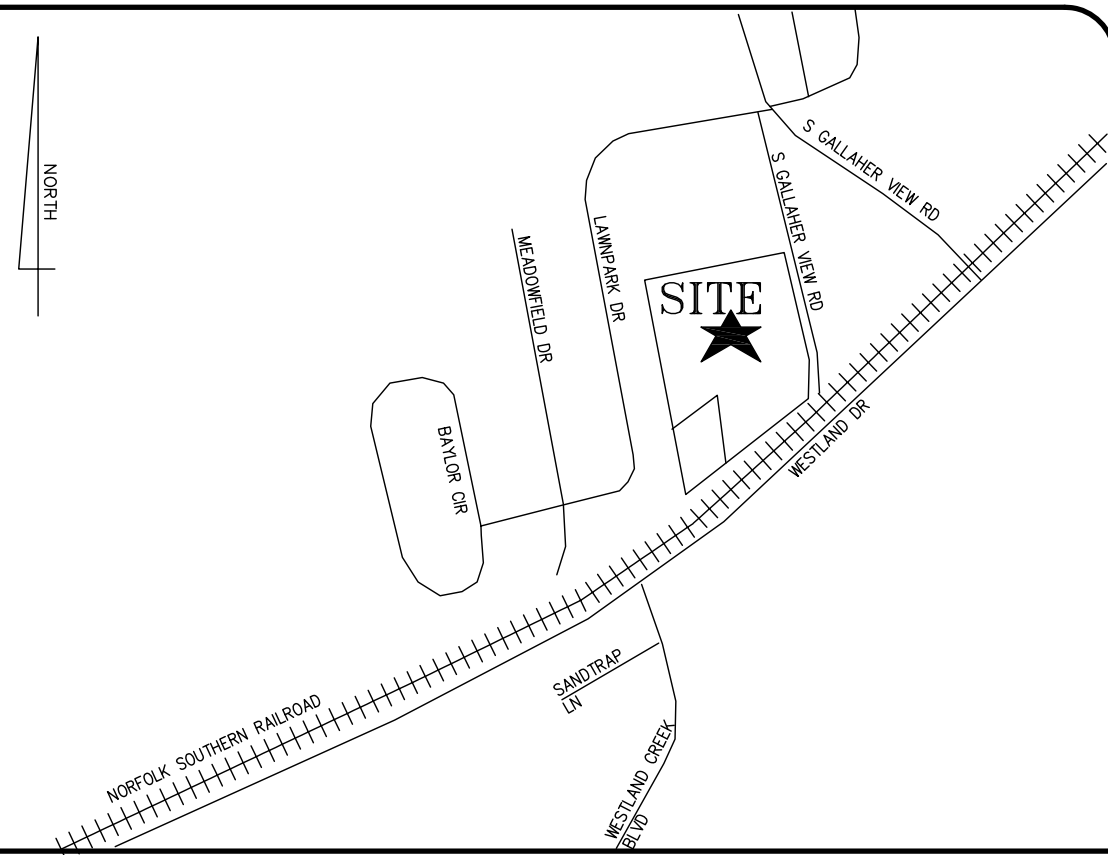


TOTAL AREA =
6.52 ACRES
284,115 SQ.FT.

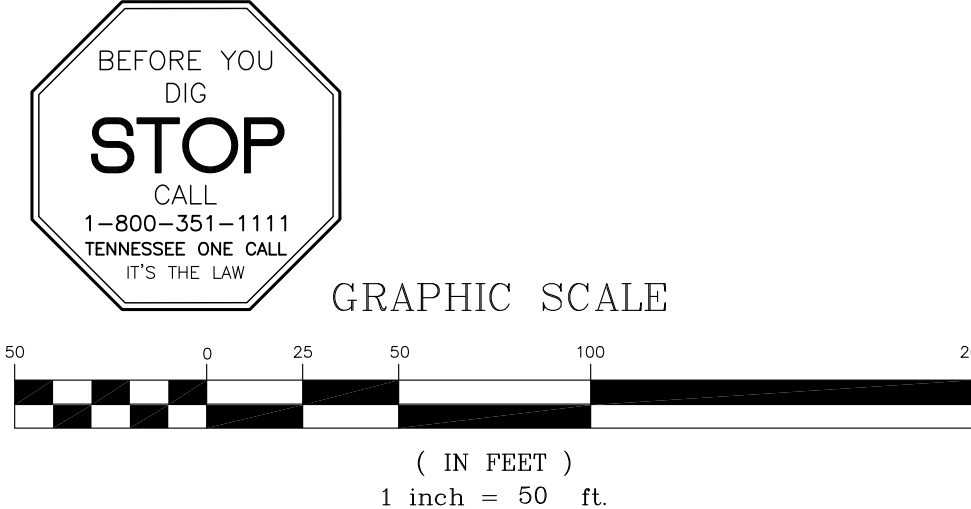
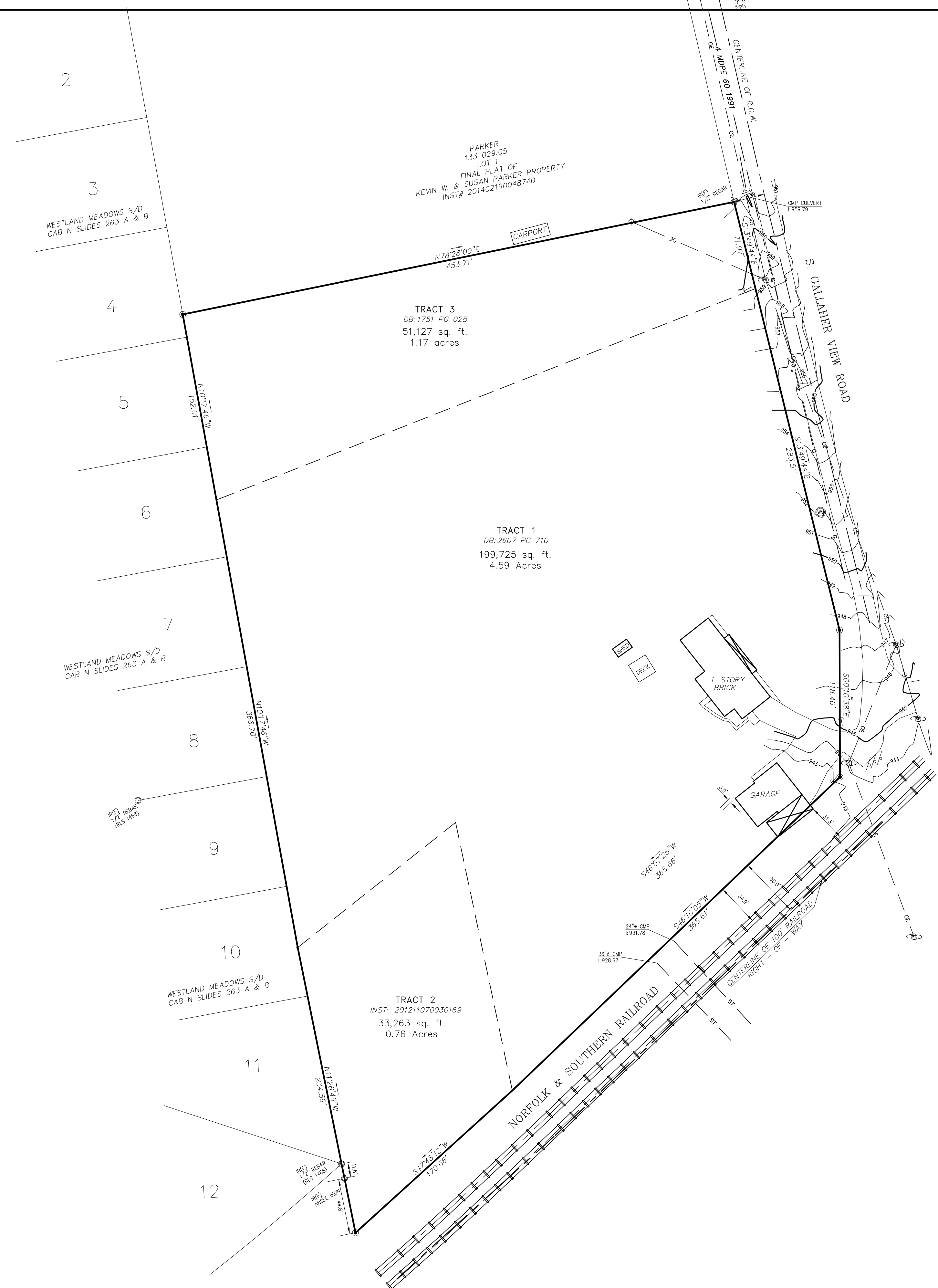
TOTAL TRACTS: 3

SYMBOL LEGEND	
○ IRON ROD (SIZE&TYPE)	□ CONC. MONUMENT
● IRON ROD SET	⊕ POWER/TELE. POLE
⊙ WATER METER	☆ LIGHT POLE
⌈ SIGN (TYP.)	⊖ GUY WIRE
	⊕ SERVICE POLE
LINE LEGEND	
— G —	GAS LINE
— ST —	STORM SEWER LINE
— OE —	POWER/TELE. LINE



LOCATION MAP NO SCALE

- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 133 PARCELS: 031.01 AND 031.02.
- DEED REFERENCES - 031.01: 2607/710 & 1751/028
031.02: 201211070030169
- THIS PROPERTY IS ZONED PR 5 DU/AC
SETBACKS: FRONT: 20 FT SIDE: 5 FT REAR: 15 FT
PERIPHERAL: 35 FT, 20 FT ALONG EXISTING R.O.W.
- THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0268F
EFFECTIVE DATE: MAY 02, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- NORTH ROTATION: NAD83(NSRS2007)



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

PROPERTY OWNER:
JEFFERY SEXTON
861 S GALLAHER VIEW ROAD
KNOXVILLE, TENNESSEE 37919

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

Certification of Class and Accuracy of Survey
I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
LYNCH SURVEYS, LLC
Ryan S. Lynch
RYAN S. LYNCH
TENNESSEE CERTIFICATE NO. 2447
11/30/2020
DATE



REVISIONS	
DRAWN BY: M.STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=50'	4
DATE: 11/30/2020	5
	6

SURVEY FOR:
Homestead Land Holdings, LLC
122 Perimeter Park Drive
Knoxville, Tennessee 37922
Phone: (865) 690-3200

BOUNDARY SURVEY AND PARTIAL TOPO OF:
Jeffery Sexton Property
861 S. Gallaher View Road
Knoxville, Tennessee 37919
District 6, Knox County, Tennessee

PROJECT NO.
4376

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM