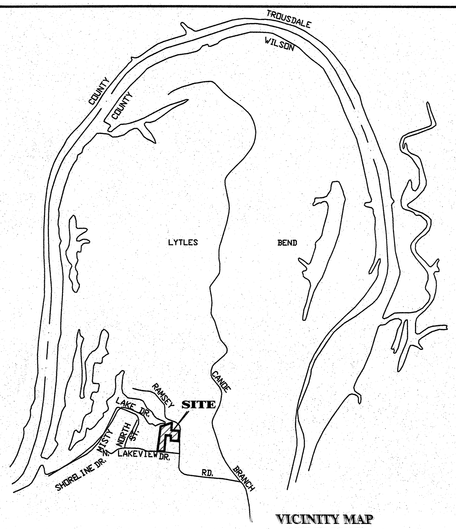

VICINITY MAP
(NOT TO SCALE)

SURVEYOR NOTES:

1. SURVEY FIELD WORK BEGAN ON JULY 27, 2026.
2. BEARINGS ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATES. (NAD83)
3. IR(N)'S SHOWN HEREON ARE ½" IRON RODS WITH A "CURRY 2964" CAP.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF 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. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
5. ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS. OWNER/CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS.
6. NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. NO STREAM DETERMINATIONS WERE PROVIDED TO THIS SURVEYOR, THEREFORE THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF ANY WATER OF THE STATE, JURISDICTIONAL STREAM, BUFFERS OR WETLANDS.
8. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THIS SURVEYOR.
9. FLOOD DATA DERIVED FROM FEMA GEOSPATIAL NATIONAL FLOOD HAZARD LAYER (NFHL) DATA – WILSON COUNTY.
10. THIS ACREAGE WAS INADVERTENTLY NEVER CONVEYED FROM THE ORIGINAL PARENT TRACT. THIS IS BASED UPON THE LOCATIONS OF FOUND PROPERTY MONUMENTATION AND DEED RESEARCH DONE BY THIS SURVEYOR.
11. THE RECORD DOCUMENT ERRONEOUSLY REFERENCES A TRACT 27 ON THE CEDAR HARBOR SUBDIVISION IN PLAT BOOK 7, PAGE 31. THROUGH CHAIN OF TITLE RESEARCH J. F. RAMSAY CONVEYED LOT 1 ON SAID PLAT TO MAXINE BANDY IN DEED BOOK 212, PAGE 166. IN THE NEXT CONVEYANCE FOUND IN DEED BOOK 438, PAGE 795, IS WERE THE ERRONEOUS REFERENCE BEGAN AND WAS CARRIED THROUGH THE CHAIN OF TITLE.
12. NO RECORD CROCKETT SURVEY OR LEGAL DESCRIPTION WAS FOUND. THIS IRON ROD DID NOT CHECK WITH OTHER EXISTING CORNERS FOUND AND WAS NOT HELD FOR THIS SURVEY.

GPS CERTIFICATION:

TYPE OF SURVEY: REAL TIME KINEMATIC
GPS UNIT: SPECTRA SP80 BASE/SPECTRA SP85 ROVER DUAL FREQUENCY
POSITIONAL ACCURACY: 0.05 FEET
DATE OF SURVEY: 07/27/26
DATUM/EPOCH: NAD83(2011)/EPOCH 2010.00
PUBLISHED/FIXED CONTROL USED: TRIMBLE R750
LAT: 36.205975
LONG: -86.282972
GEOID MODEL: 2018(CONUS)
COMBINED GRID FACTOR: NONE

CERTIFICATE OF ACCURACY:

I HEREBY CERTIFY THAT THIS IS A "CATEGORY IV" SURVEY AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE AS SET FORTH BY T.C.A. 0820-03-.07C(5)

DATE: 8/6/26 SURVEYOR:

N
TN(SPC) NAD83

SITE LEGEND

●IR(N)	IRON ROD (NEW)		FIRE HYDRANT
○IR(O)	IRON ROD (OLD)		WATER VALVE
○PIPE	IRON PIPE (OLD)	WM	WATER METER
	R.O.W. DEFLECTION		ASPHALT
	POWER POLE		CONCRETE
	GUY WIRE		SOIL AREA
	BOUNDARY LINE		
	ADJ. BOUNDARY LINE		
—OHE—	OVERHEAD WIRES		
-X-X-	FENCE LINE		
M.B.S.L.	MINIMUM BUILDING SETBACK LINE		
P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT		

FEDERAL FLOOD NOTE:

BY GRAPHIC PLOTTING, A PORTION OF THIS PROPERTY IS IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY NFIP MAP NO. 47189C0060D, EFFECTIVE DATE:, 02/19/2008.

U. S. GOVERNMENT
(ARMY CORPS. OF ENGINEERS)

C.O.E. CONCRETE MONUMENT
½" IR(O)
169.65'
PAINTED HOLE IN FLAT ROCK
MAP 16E
GROUP "B", PARCEL 7.00
MICHELLE KING
PLAT BOOK 3, PAGE 40
DEED BOOK 2249, PAGE 195
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
107.86'
N 71°03'42" E 222.86'
½" IR(N)
ZONE "AE"
ZONE "X"
115.00'
½" IR(N)
APPROXIMATE LOCATION 100 YEAR FLOOD LINE
142.83'
S 04°25'44" W
⑤
MAP 16E
GROUP "B", PARCEL 8.00
MICHELLE KING
PLAT BOOK 3, PAGE 40
DEED BOOK 2249, PAGE 195
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
GARAGE
140.32'
½" IR(O)
98.89'
½" IR(O)
ZONE "AE"
ZONE "X"
201.00'
④
EAST SIDE SUBDIVISION
MAP 16, PARCEL 5.00
PAUL JUDD
PLAT BOOK 3, PAGE 40
DEED BOOK 1918, PAGE 2141
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
½" IR(N)
S 86°20'53" E 150.00'
⅝" IR(N)
DECK
RESIDENCE
40'
15'
WM
195.70'
S 03°39'07" W
(40' ROW PER PLAT BOOK 3 PAGE 40)
RAMSEY ROAD
SHED
WITNESS ½" IR(N) AT 10.0'
½" IR(N)
101.10'
N 86°20'53" W
10.0'
150.00'
251.10'
⅝" IR(N)
③
CEDAR HARBOR SUBDIVISION
MAP 16, PARCEL 7.00
JULIET MINNICH
PLAT BOOK 7, PAGE 31
DEED BOOK 2274, PAGE 1811
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
②
CEDAR HARBOR SUBDIVISION
MAP 16, PARCEL 6.00
JAY DEE HUNT
PLAT BOOK 7, PAGE 31
DEED BOOK 2207, PAGE 43
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
N 07°38'44" E 467.02'
CENTER OF UNIMPROVED ROAD 12' WIDE
①
CEDAR HARBOR SUBDIVISION
MAP 16, PARCEL 5.00
PAUL JUDD
PLAT BOOK 7, PAGE 31
DEED BOOK 1918, PAGE 2141
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
S 04°38'07" W 508.66'
96.11'
N 03°39'07" E
③
EAST SIDE SUBDIVISION
MAP 16, PARCEL 5.00
PAUL JUDD
PLAT BOOK 3, PAGE 40
DEED BOOK 2335, PAGE 2326
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
½" IR(O) CROCKETT (SEE NOTE 12)
15'
½" IR(N)
N 86°20'53" W 150.00'
WITNESS ½" IR(O) AT 4.68'
1" PIPE
20'
SILAS PEDIGO, ETAL DEED BOOK 170, PAGE 188 R.O.W.C., TENNESSEE
②
MAP 16E
GROUP "B", PARCEL 11.00
CODY JOE HAYNES
PLAT BOOK 3, PAGE 40
DEED BOOK 1459, PAGE 659
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
307.65'
J. F. RAMSAY
DEED BOOK 139, PAGE 44
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
(SEE NOTE 10)
SILAS PEDIGO, ETAL DEED BOOK 170, PAGE 188 R.O.W.C., TENNESSEE
①
MAP 16E
GROUP "B", PARCEL 12.00
JAMES PRYOR
PLAT BOOK 3, PAGE 40
DEED BOOK 452, PAGE 206
REGISTER'S OFFICE FOR WILSON COUNTY, TENNESSEE
20'
TN STATE PLANE (NAD 83)
N: 721633.34'
E: 1884237.64'
½" IR(N)
L4
L3
L2
L1
2.08'
WITNESS ½" IR(N) AT 2.08'
25'
30' GMP
20'
N LAKEVIEW DRIVE
(50' ROW PER PLAT BOOK 7 PAGE 31)
½" IR(O)
½" IR(O)

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N85°31'21"W	16.86
L2	N87°12'20"W	33.47
L3	N88°02'39"W	52.12
L4	N85°40'00"W	27.55
L5	N15°11'57"W	11.15

BOUNDARY SURVEY OF LOT 1
CEDAR HARBOR SUBDIVISION
AND
BOUNDARY SURVEY OF LOTS 3, 4 & ADDITIONAL ACRES
EAST SIDE SUBDIVISION "A"

5TH CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE

0 15' 30' 60' 90'
Graphic Scale

SCALE: 1" = 30'
DATE: AUGUST 4, 2026
JOB NO.: 11528-26-02

OWNER/DEVELOPER:
PAUL RUDD
510 RAMSEY ROAD
LEBANON, TENNESSEE 37087

DEED REFERENCE:
DEED BOOK 2335, PAGE 2326, LOT 3 R.O.W.C.T.
DEED BOOK 1918, PAGE 2141, LOTS (1 SEE NOTE11), 4, & ADDITIONAL TRACT NORTH & WEST OF LOT 4 R.O.W.C.T.

PLAT REFERENCE:
PLAT BOOK 7, PAGE 31, LOT 1, R.O.W.C.T.
PLAT BOOK 3, PAGE 40, SECTION "A", LOTS 3 & 4, R.O.W.C.T.

TAX MAP REFERENCE:
MAP 16, PARCEL 5.00

TOTAL AREA: 108,508 SQ. FT. OR 2.49 ACRES ±

SUBDIVISION DESIGN · SURVEYS · LAND PLANNING
CURRY SURVEYING
427 PARK AVENUE
LEBANON, TN. 37087
(O) 615.444.8553
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