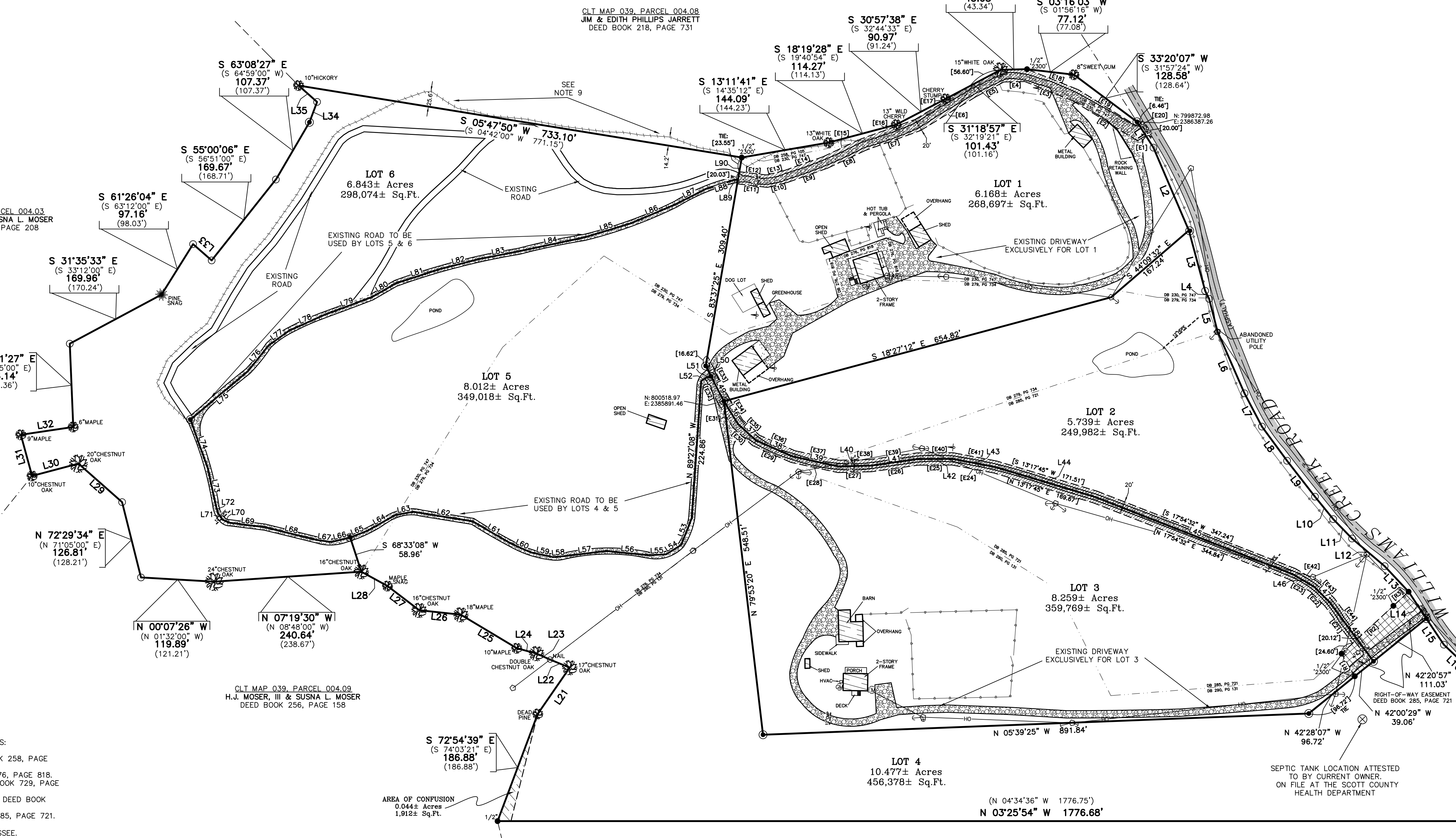
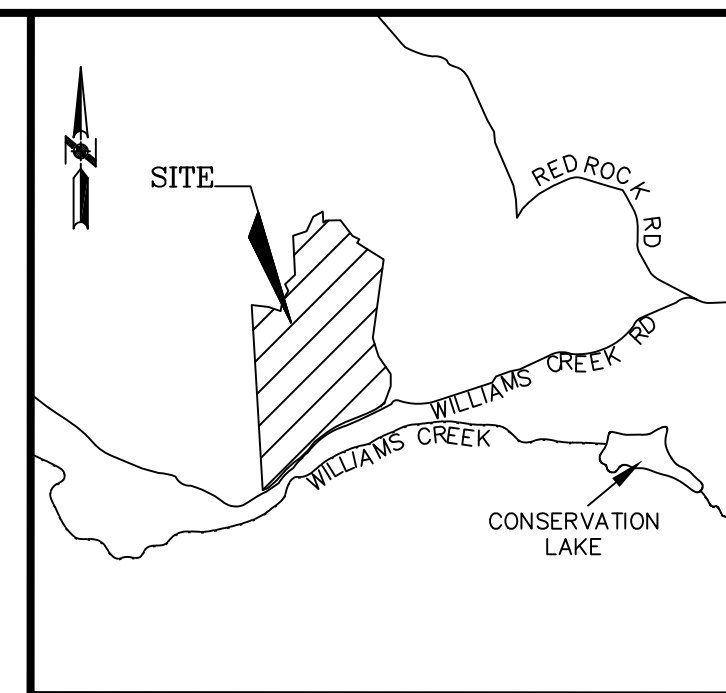
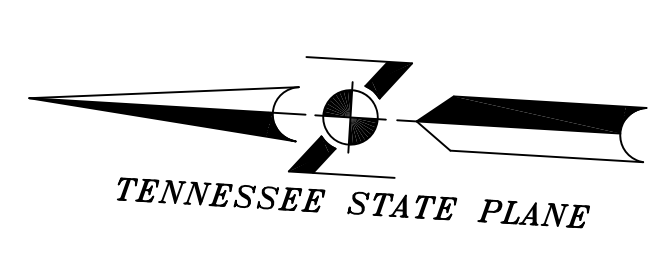


~SURVEY FOR~
SANDRA TRITT
EXEMPT PLAT of the
WILLGUS & SANDRA TRITT PROPERTY

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



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°02'27" 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	76.86'
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°12'46" E	47.68'
E33	S 59°12'46" W	77.66'
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'

NOTES

- 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 729, 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.
- THE PURPOSE OF THIS PLAT IS TO COMBINE SAID PARCELS INTO ONE TRACT AND THEN DIVIDE SAID TRACT INTO 6 LOTS.
- 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 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.
- 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 COMPLETION OF THIS SURVEY.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE 500 YEAR FLOOD ZONE, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 4715C0065C, REVISION DATE 09-28-2007.
- 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.
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- INTERIOR HORSE FENCING EXISTS ON THIS PROPERTY THAT IS NOT SHOWN ON THIS SURVEY.
- FENCE LINE SHOWN HEREON ALONG THE COMMON PROPERTY LINE OF THE SUBJECT PROPERTY AND PARCEL 4.08, ENCLOSES ONTO PARCEL 4.08 A MAXIMUM DISTANCE OF 25.6' FOR A TOTAL DISTANCE OF 568.1', AS SHOWN HEREON.
- 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 (IN ONE CALL).

LEGEND

	1/2" IRON PIN w/CAP SET
	IRON PIN FOUND
	NAIL FOUND
	UNMONUMENTED POINT
	FOUND CALLS
	RECORD CALLS
	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'
L22	S 58°56'12" E	91.96'
L23	N 18°54'46" E	34.62'
L24	(N 17°25'14" E)	34.61'
L25	N 20°34'01" E	24.10'
L26	(N 17°51'49" E)	23.47'
L27	N 11°46'46" E	33.59'
L28	(N 11°57'26" E)	34.13'
L29	N 27°29'41" E	60.77'
L30	(N 26°24'34" E)	106.49'
L31	N 02°41'48" E	68.33'
L32	(N 01°36'38" E)	68.33'
L33	N 33°54'56" E	65.11'
L34	(N 32°57'28" E)	65.18'
L35	N 25°18'35" E	48.77'
L36	(N 24°13'24" E)	48.77'
L37	N 38°02'23" E	93.05'
L38	(N 35°59" E)	93.15'
L39	N 18°17'39" W	78.39'
L40	(N 19°10'00" W)	78.88'
L41	N 71°16'43" E	69.67'
L42	(N 69°20'00" E)	70.24'
L43	N 11°56'36" E	86.55'
L44	(S 14°02'00" E)	86.68'
L45	S 37°49'33" W	40.37'
L46	(S 35°59'00" W)	40.37'
L47	S 72°47'38" E	35.52'
L48	(S 73°54'00" E)	35.72'
L49	N 38°09'22" E	40.32'
L50	(N 37°03'00" E)	41.68'

PROPERTY LINE CALLS ALONG WILLIAMS CREEK ROAD

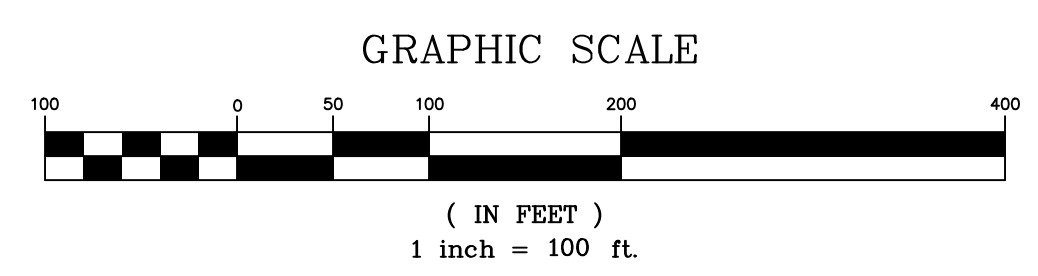
LINE	BEARING	DISTANCE
L1	S 54°04'18" W	49.96'
L2	S 63°25'19" W	147.11'
L3	S 71°29'40" W	102.09'
L4	S 60°04'26" W	14.63'
L5	S 72°07'27" W	55.13'
L6	S 63°01'59" W	110.10'
L7	S 58°52'28" W	61.39'
L8	S 50°14'47" W	69.26'
L9	S 48°43'54" W	74.31'
L10	S 47°28'54" W	47.12'
L11	S 42°28'18" W	44.22'
L12	S 36°52'50" 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	91.27'
L16	S 40°06'53" W	73.28'
L17	S 34°42'22" W	61.19'
L18	S 48°04'01" W	60.77'
L19	S 52°30'25" W	118.61'
L20	S 62°53'02" W	60.54'

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 68°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°18'58" 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'



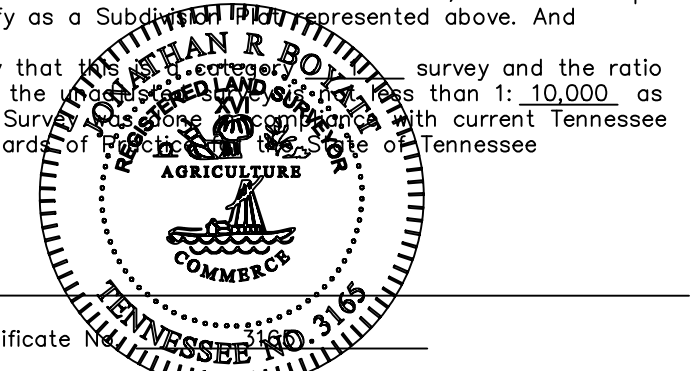
RIGHT-OF-WAY EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
R1	N 56°06'18" E	42.77'
R2	S 46°06'20" E	115.24'
R3	S 43°13'44" E	33.86'

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 filed 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 Subdivided Plat as represented above. And

I hereby certify that the above is a true and correct survey and the ratio of precision of the survey is not less than 1:10,000, as shown hereon. Surveyed and approved by the current Tennessee Minimum Standards of Practice for Land Surveyors of Tennessee.



EXEMPT PLAT OF THE
WILLGUS & SANDRA TRITT PROPERTY
 SITE ADDRESS:
 3282 WILLIAMS CREEK ROAD
 ONEIDA, TENNESSEE 37841

BOYATT LAND SURVEYING

WWW.BOYATTLANDSURVEYING.COM
 WWW.BOYATTSURVEYING.COM
 423-318-9213

P.O. BOX 684
 286 REED BRANCH TRAIL
 ONEIDA, TN 37841

DATE: 10 FEBRUARY 2019
 SCALE: 1"=100'
 DRAWN BY: JRB
 FILENAME: 19010.DWG
 PROJECT NO.: 19-010

EXEMPT PLAT

SHEET
1 of 1