

PLAT CONTAINS 36.97 ACRES

NOTE:
THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. THIS SURVEY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY OR WILL REVEAL.

NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UTILITIES. UTILITIES, IF SHOWN HEREON, ARE AS PER INFORMATION FURNISHED BY THE ASSOCIATED UTILITY AUTHORITY AND ARE APPROXIMATE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES, IF SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES, IF SHOWN, HEREON ARE IN THE EXACT LOCATION INDICATED. THEREFORE, THE SIZE, TYPE, AVAILABILITY AND ACTUAL LOCATION OF ANY AND ALL UTILITIES SHOULD BE VERIFIED PRIOR TO MAKING ANY DECISION RELATIVE TO THIS PROPERTY.

IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION OF ANY TYPE MUST NOTIFY ALL KNOWN UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT.
TENNESSEE ONE CALL "811".

NOTE:
ALL BEARINGS ARE REFERENCED TO THE OWNER'S DEED OF RECORD RECORDED IN THE COUNTY REGISTER'S OFFICE.

MAP 19, PCL 32.00 T.A.O.R.C.T.

GEORGIA O. SELF
MAP 19, PCL 34.00 T.A.O.R.C.T.
RB 1625, PG 895 R.O.R.C.T.

ARTHUR HOLDEN
MAP 19, PCL 51.00 T.A.O.R.C.T.
DB 115, PG 71 R.O.R.C.T.

DONALD ROCKHOLD
MAP 19, PCL 41.00 T.A.O.R.C.T.
RB 780, PG 924 R.O.R.C.T.

LOU IRIS WEBB
MAP 19, PCL 47.00 T.A.O.R.C.T.
DB 325, PG 008 R.O.R.C.T.

ACKLEN PROPERTY GROUP, LLC
MAP 19, PCL 49.00 T.A.O.R.C.T.
RB 2249, PG 754 R.O.R.C.T.

JAMES LUNA
MAP 19, PCL 52.00 T.A.O.R.C.T.
RB 931, PG 664 R.O.R.C.T.



EASEMENT CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N 61°12'23"W	21.20'
L-2	N 05°20'24"W	60.41'
L-3	S 61°12'23"E	94.73'

PROPERTY REFERENCE

SHERMAN SHOULDERS
MAP 19, PCL 50.00 T.A.O.R.C.T.
RB 1708, PG 816 R.O.R.C.T.
RB 1701, PCL 296 R.O.R.C.T.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:7500 AS SHOWN HEREON.

ANTHONY T. BOLLINGER R.L.S. TN LIC. NO. 2095

ANTHONY T. BOLLINGER, R.L.S.
119 FISHER DRIVE
GREENBRIER, TENNESSEE 37073
615/218-0169



SURVEY OF

SHERMAN SHOULDERS PROPERTY 5954 VALLEY ROAD			
SCALE 1" = 100'	DRAWN BY A.T.B.	APPROVED A.T.B.	DATE 03/14/26
4TH CIVIL DISTRICT			
ROBERTSON COUNTY TENNESSEE			DRAWING NO. 03/14/26