

SAWYER'S RIDGE PHASE III

DEVELOPER: D.H. DEVELOPMENT, LLC
ADDRESS: 1400 16TH STREET, STE 320
DENVER, CO 80202
TELEPHONE: 866-237-3722

SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 2772 Hidden Cove Road
COOKEVILLE, TN 38506
TELEPHONE: 931-372-1226

ENGINEER: _____
ADDRESS: _____
TELEPHONE: _____

OWNER: D.H. DEVELOPMENT, LLC
ADDRESS: 1400 16TH STREET, STE 320
DENVER, CO 80202
TELEPHONE: 866-237-3722

ACREAGE SUBDIVIDED: 70.34 LOTS: 6
DEED BOOK REFERENCE: Book 271 Page 779
DEED BOOK REFERENCE: Book 271 Page 781

SCALE: 1"=200'-0" DATE: 29 APRIL 2021
TAX MAP: 75 PARCEL NO: 100
84 20.00

200 0 200

Scale: 1" = 200'

State Plane
Grid North

DH DEVELOPMENT, LLC
Lots 50 of Sawyer's Ridge
Map 84 Parcel 235
Book 325 Page 886
FD 75 Page 41

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	132.17	87.50	N 86°59'29" E	58.85
C2	50.00	18.62	N 20°23'58" E	16.54
C3	102.89	68.37	S 40°20'04" E	68.46
C4	192.72	133.28	S 04°59'59" E	122.03
C5	118.20	48.66	N 40°20'04" E	48.28
C6	50.00	12.58	N 20°23'58" E	12.53
C7	172.19	103.89	N 40°20'04" E	63.62
C8	444.32	286.83	S 20°23'58" E	295.51
C9	3283.74	182.69	S 04°59'59" E	182.63
C10	174.51	108.54	S 20°23'58" E	107.79
C11	1368.08	283.27	S 40°20'04" E	283.27
C12	235.78	58.24	S 04°59'59" E	58.28
C13	182.10	88.82	S 20°23'58" E	87.79
C14	518.55	377.73	S 20°23'58" E	377.53
C15	547.46	129.81	S 04°59'59" E	129.87
C16	235.37	75.74	S 04°59'59" E	75.53
C17	174.81	6.89	S 18°42'28" E	6.89
C18	174.78	80.16	S 04°59'59" E	78.48
C19	432.03	189.27	S 40°20'04" E	189.17
C20	235.37	125.92	S 20°23'58" E	124.79
C21	286.34	81.12	S 52°24'46" E	80.72
C22	50.00	0.07	S 52°24'46" E	0.07
C23	437.32	91.47	S 52°24'46" E	91.28
C24	254.09	302.49	S 48°40'03" W	294.90
C25	850.89	305.69	S 48°40'03" E	304.27
C26	540.84	183.02	S 64°17'49" E	182.54
C27	441.17	184.69	S 64°17'49" E	184.69
C28	25.00	42.39	S 08°22'49" E	37.59
C29	25.00	11.21	S 27°02'09" W	11.21

LINE	BEARING	DISTANCE
L1	S 30°21'17" E	97.87
L2	S 28°56'10" E	158.81
L3	N 14°48'46" E	80.89
L4	N 01°51'57" E	50.58
L5	N 40°20'04" W	70.79
L6	N 62°03'50" W	125.57
L7	N 78°20'04" W	84.58
L8	N 50°20'08" W	65.82
L9	N 28°23'58" E	41.67
L10	N 42°14'46" E	25.09
L11	N 68°28'46" E	59.02
L12	S 48°52'39" E	60.98
L13	S 42°03'08" E	185.13
L14	N 52°24'46" E	186.09
L15	N 52°24'46" E	87.16
L16	N 28°10'28" E	22.41
L17	N 40°20'04" E	183.04
L18	N 51°12'02" E	60.56
L19	N 52°24'46" E	48.46
L20	N 77°32'48" E	34.28
L21	S 02°03'58" E	189.29
L22	S 07°39'59" E	148.30
L23	N 48°22'10" E	125.82
L24	N 50°51'03" E	28.33
L25	N 48°40'03" E	191.86
L26	S 03°37'19" E	150.58
L27	S 07°38'56" E	196.59
L28	S 50°32'28" E	50.69
L29	N 02°03'08" E	126.69
L30	N 00°17'08" E	60.31
L31	S 28°29'18" W	75.54
L32	S 52°23'07" W	59.19
L33	S 84°48'44" E	79.07
L34	N 08°40'03" E	122.21
L35	S 84°17'49" W	188.41
L36	S 35°03'04" W	11.52

Tract #75
13.24 Ac

Tract #74
19.30 Ac

Tract #73
7.08 Ac

Tract #72
7.26 Ac

Tract #71
9.09 Ac

Tract #76
14.37 Ac

CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of Survey: 03 December 2020
(d) Datum/EPOCH: NAD83(2011) Epoch 5210.02
(e) Antenna/Field-control used: TDO1 C055 Network
(f) Grid Model: Geoid12A
(g) Combined grid factor(s): 0.99993496

STEPHANE BELLESHEIM &
BRETT BELLESHEIM
Map 84 Parcel 5.00
Book 281 Page 208

LEGEND

- ▽ CREEK/DRAIN
▽ POINT ON A BLUFF
○ POWER POLE
○ 1/2" PIPE (out)
○ ROAD
○ REDAR (found)
○ IRON PIN

Notes: Every document of record reviewed and considered as a part of this survey is noted herein. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Notes: The plat shown hereon is subject to regulatory authority and is subject to change according to physical evidence (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Notes: This property may be subject to utility ingress and/or right-of-ways.

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1/7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

05/21/2021 - 01:02:15 PM

21001986

1 PGS-AL PLAT
BATCH: 32887

PLAT BOOK: P8

PAGE: 73

REC FEE 15.00

DP FEE 2.00

TOTAL 17.00

STATE OF TENNESSEE, FENTRESS COUNTY

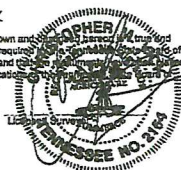
TRISH SLAVEN

REPUTA OF OFFICE

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described is a true and correct survey to the accuracy required by the Tennessee Surveyors and Land Surveyors Act, as shown herein, to the specifications of the Tennessee Surveyors and Land Surveyors Act.

19 May 2021
Date



Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1226