

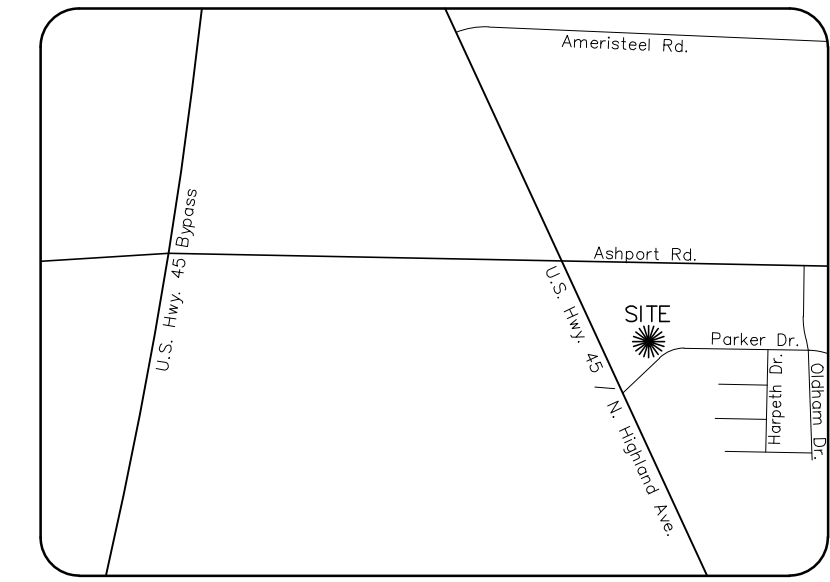
MADISON COUNTY  
BOARD OF EDUCATION  
DEED BOOK 368, PAGE 193  
TAX MAP 33, PAR. 38.03

HOWARD M. THOMSON, ET AL  
DEED BOOK 759, PAGE 1520 (PORTION)  
TAX MAP 33D, GRP. C, PAR. 7.01

**2.26 ACRES**  
HOWARD M. THOMSON, ET AL  
DEED BOOK 759, PAGE 1520 (PORTION)  
TAX MAP 33D, GRP. C, PAR. 7.03  
UNIMPROVED PROPERTY

**\$219,500**

Rad=502.46'  
Len=102.02'  
Ch=S48°58'33"W  
101.84'



**LOCATION MAP**  
(NOT TO SCALE)

**LEGEND**

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	1/2-INCH IRON ROD WITH ALUMINUM ID CAP STAMPED "PLS INC" SET
	FOUND 4"x4" CONCRETE MONUMENT

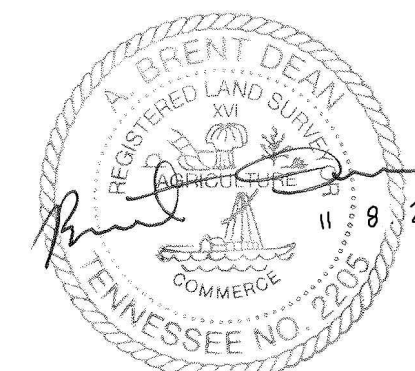
**NOTES:**

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983.
2. THIS DRAWING MAY NOT SHOW UNDERGROUND UTILITY LOCATIONS IN THE VICINITY OF THE SUBJECT PROPERTY. ALL UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED BY A TENNESSEE ONE-CALL (811) LOCATE REQUEST.
3. SITE CONTROL WAS ESTABLISHED FROM GPS RTK OBSERVATIONS WITH A TRIMBLE R10 GNSS DUAL-FREQUENCY RECEIVER TO TDOT GNSS REFERENCE NETWORK STATION TN44 LOCATED IN JACKSON, TENNESSEE. ALL OTHER POINTS WERE LOCATED BY CONVENTIONAL OBSERVATIONS FROM SITE CONTROL WITH A TRIMBLE ROBOTIC TOTAL STATION. SITE POSITIONS LOCATED DURING THE COURSE OF THIS SURVEY HAVE A HORIZONTAL ACCURACY ±0.06'.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR ABSTRACT OF TITLE. THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH AS TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, OR OTHER MATTERS THAT MAY BE DISCLOSED BY A CURRENT TITLE EXAMINATION.

**CERTIFICATE**

I, A. BRENT DEAN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR GENERAL PROPERTY SURVEYS AS SET FORTH BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS IN THE STATE OF TENNESSEE. THE RATIO OF PRECISION OF THE UNADJUSTED FIELD SURVEY IS 1:10,000, OR GREATER, AS SHOWN HEREON.

A. BRENT DEAN  
TENNESSEE R.L.S. 2205



**PROPERTY INFORMATION**

ADDRESS: UNIMPROVED PROPERTY

TOTAL AREA: 2.26 ACRES

DEED REFERENCE: A PORTION OF THAT PARCEL OF LAND CONVEYED UNTO HOWARD M. THOMSON, BETSY T. WEAVER, WADE D. THOMSON, JR., MATT N. THOMSON AND POLLY BRASHER BY QUITCLAIM DEED OF RECORD IN DEED BOOK 759, PAGE 1520 IN THE REGISTER'S OFFICE OF MADISON COUNTY, TENNESSEE.

TAX PARCEL ID: TAX MAP 33D, GROUP C, PARCEL 7.03 IN THE PROPERTY ASSESSOR'S OFFICE OF MADISON COUNTY, TENNESSEE.

FLOOD INFORMATION: THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF MADISON COUNTY, MAP NUMBER 47113C0154E, HAVING AN EFFECTIVE DATE OF AUGUST 03, 2009.

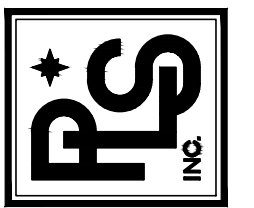
ZONING INFORMATION: THE SUBJECT PROPERTY IS ZONED B-5 (HIGHWAY BUSINESS) DISTRICT. ALL ZONING INFORMATION INCLUDING REQUIRED BUILDING SETBACKS SHOULD BE VERIFIED WITH THE CITY OF JACKSON PLANNING DEPARTMENT.

LOUIS P. BOSCO  
DEED BOOK 728, PAGE 1998  
TAX MAP 33, PAR. 38.02

COX OIL COMPANY, INC.  
DEED BOOK 511, PAGE 140  
TAX MAP 33D, GRP. C, PAR. 7.04

FW Date: 06/18/21  
Drawn By: ABD  
Date Drawn: 11/08/21  
Checked By: ABD

Professional Land Services  
LAND SURVEYING - MAPPING - PLANNING  
118 Miller Avenue  
Jackson, Tennessee 38305  
Phone: (731) 668-7171 Fax: (731) 668-0775



FOR  
MATT THOMSON

BOUNDARY SURVEY  
OF  
HOWARD M. THOMSON, ET AL PROPERTY  
PARKER DRIVE  
IN THE CITY OF JACKSON  
MADISON COUNTY, TENNESSEE

Job #: 21090  
DWG File #: 21090.dwg  
Scale: 1"=40'  
SHT. 1 of 1