



VICINITY MAP NOT TO SCALE

OBION-FORKED DEER BASIN
AUTHORITY EASEMENT
(CLAYBROOK LAKE SITE)
DEED BOOK 467 PAGE 691 &
DEED BOOK 471 PAGE 626

REVIEW COPY

- NOTES:
- Bearings are relative to Grid North, Tennessee State Plane Coordinate System of 1983
 - All iron pins set as shown on this plat are 1/2" x 18" rebar pins with yellow identification cap stamped: Thornton, R.L.S. 2480.
 - This survey was prepared based on the Deeds of Record as shown as recorded in the Register's Office of MADISON County Tennessee. This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
 - A portion of this survey field work was completed on 12/13/2022 with a Sokkia GCX3 Dual Frequency Real Time Kinematic Network Rover connected to the Tennessee Department of Transportation GNSS Reference Network referenced to TN NAD 83. It is the opinion of this surveyor that the positional accuracy of this GPS survey meets or exceeds the unadjusted survey accuracy standards as shown hereon.
 - We have made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current abstract or title search may disclose. The Right of Way of I-40 and Law Road Vary based on the physical evidence located, Tennessee Department of Transportation Plans provided, as well as the current Deeds of Record. Fly Road is a gravel road that is currently maintained by Madison County; however, the Right of Way width of Fly Road is not listed on the current Madison County Road list. The Right of Way of Fly Road is shown as 50 feet hereon, this surveyor takes no liability as to the width of Right of Way of Fly Road.
 - This property is subject to an existing overhead powerline, a buried fiber optic line, as shown hereon, and any other easements that may exist. The property in the name of Thomas G. Middleton as shown in Deed Book 751 Page 1763 contains an apparent cell phone tower that uses Fly Road for Access. This surveyor did not find a recorded easement, but this property may be subject to an existing easement.
 - This property is also subject to an Obion-Forked Deer Basin Authority Easement as recorded in Deed Books 467 Page 691, and Deed Book 471 Page 626.

CERTIFICATE:
I hereby certify that this is a Category II Survey and that the ratio of precision of the unadjusted survey is 1:7,500 as shown hereon. This survey meets or exceeds the current Tennessee Minimum Standards of Practice and is correct to the best of my knowledge and belief.

PARTITION SURVEY

SURVEY PREPARED FOR:

JJK PARTNERSHIP

PROPERTY INFORMATION:

JJK PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP - MADISON COUNTY TAX MAP 038 PARCEL 023.00 - MADISON COUNTY TN DEED BOOK 767 PAGE 1351

SURVEY DATE: 12/14/22 DRAWN BY: RT - DWG#22-1057
REGEN THORNTON - R.L.S. 2480
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BROWNSVILLE TN, 38012
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