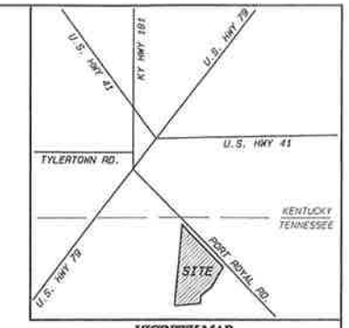
PRELIMINARY SUBDIVISION PLAT
BRAXTON'S RUN SUBDIVISION

TAX MAP 10, PARCELS 16.01 (PORTION) & 16.02
O.R.V. 924, PAGE 972, R.O.M.C.T.
O.R.V. 940, PAGE 298, R.O.M.C.T.
FIRST CIVIL DISTRICT
MONTGOMERY COUNTY, TENNESSEE
DATE: FEBRUARY 2, 2010
SCALE: 1" = 60'
TOTAL AREA: 20.003 ACRES +/-
ZONING: E-1
TOTAL LOTS: 14
TOTAL ROADWAY: 1200 LF +/-



VICINITY MAP

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
BC1	2875.49	194.58	194.53	S38°33'18"E	4°10'08"	97.31
BC2	8446.81	233.28	233.27	S43°40'28"E	2°04'24"	116.65

R.O.W. CURVE TABLE

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA	TANGENT
C1	25.00	39.27	35.36	N89°38'18"W	90°00'00"	25.00
C2	350.00	77.63	77.41	S41°56'54"W	14°49'35"	39.03
C3	350.00	142.93	141.94	S46°14'02"W	23°23.51"	72.49
C4	50.00	31.76	31.25	S39°43'21"W	36°25'12"	16.45
C5	50.00	228.75	75.40	N29°23'21"W	292°51'48"	
C6	50.00	45.33	41.08	N79°33'15"E	46°30'33"	24.53
C7	350.00	107.85	107.37	N44°50'02"E	20°35'53"	54.51
C8	25.00	32.85	30.50	N03°03'06"W	75°10'25"	19.24
C9	50.00	39.77	38.73	N63°25'30"W	45°34'23"	21.00
C10	50.00	236.62	70.00	N49°21'41"E	271°08'46"	
C11	50.00	39.77	38.73	S17°51'08"E	45°34'23"	21.00
C12	25.00	45.74	39.62	N55°55'54"E	104°49'35"	32.49
C13	350.00	80.57	80.38	N41°56'54"E	14°49'35"	40.54
C14	25.00	39.27	35.36	N04°21'41"E	90°00'00"	25.00

I hereby certify to the person named persons that this is a Category I survey and that the closure of the unadjusted traverse is greater than 1:10,000. That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief, and professional opinion.
Said property is subject to all easements, right-of-ways, and conveyances of record, and restrictions.
Note: This survey is subject to change, contingent upon receipt of a current abstract of title policy covering the property shown hereon.

LEGEND

- IP(N) = IRON PIN (NEW) SET (CAP STAMPED "SUTTER 1937")
- IP(O) = IRON PIN (OLD) FOUND
- POINT OF CURVATURE
- CM = CONCRETE MONUMENT
- FH = FIRE HYDRANT
- BM = BENCHMARK
- R.O.W. = RIGHT-OF-WAY
- M.B.S.L. = MINIMUM BUILDING SETBACK LINE
- P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- EASEMENT LINE
- M.B.S.L.
- CENTER LINE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE

GRAPHIC SCALE 1"=60'
0 60 120 180

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