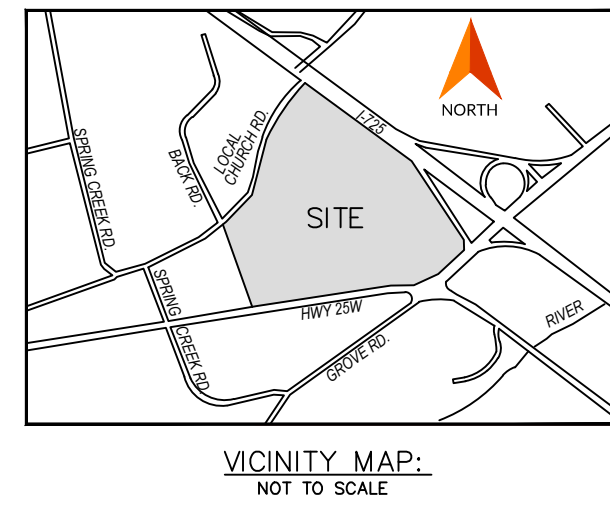


### BENCHMARKS

ORIGINATING BENCHMARK D.O.T. NO. 45-1725-45	ALLUM. DISK ATOP A 5/8" REBAR STAMPED 45-1725-45 DRIVEN FLUSH. LOCATED EAST OF ANY CITY IN THE MEDIAN OF I-725 AT MILE 424.18. ELEV. = 1099.77' (NAVD 88)
TBM "A"	VALLEY AUTHORITY MONUMENT LOCATED AT THE SOUTHEAST CORNER OF THE SITE AT THE TOP OF THE STEPS 32' ± BEHIND A FENCE LINE ON THE PROPERTY OWNED BY ELECTRIC CO., 82' ± SW OF THE PROPERTY LINE AND 292' ± NW OF THE CENTERLINE OF GROVE ROAD. ELEV. = 1086.92' (NAVD 88)
TBM "B"	YELLOW BENCHMARK SET IN THE SOUTH SIDE OF A POWER POLE LOCATED ON THE NORTH SIDE OF HWY 725, ABOUT 403' ± NW OF ITS INTERSECTION WITH GROVE ROAD AND 101' ± FROM THE CENTERLINE OF GROVE ROAD. ELEV. = 1085.40' (NAVD 88)



## BOUNDARY SURVEY

CONTAINING 56.419 TOTAL ACRES OF LAND  
ANY CITY, LOCAL COUNTY,  
STATE OF OHIO, KENTUCKY, TENNESSEE, OR NORTH CAROLINA

## ENCROACHMENT DETAIL

SCALE: 1" = 100'

### Line Table

LINE #	DIRECTION	LENGTH
L25	S31° 40' 46"E	49.15
L26	S53° 16' 14"W	50.00
L27	N53° 16' 14"E	50.00
L28	S31° 40' 46"E	20.00
L29	S02° 04' 57"E	21.16
L30	N44° 37' 36"W	63.33
L31	S10° 27' 07"E	30.08
L32	S79° 24' 08"W	147.86
L33	N10° 29' 05"W	17.00
L34	S79° 30' 55"W	100.00
L35	S79° 30' 55"W	100.00
L36	S79° 30' 55"W	150.00
L37	S10° 29' 05"E	27.00
L38	S10° 29' 05"E	5.00
L39	N10° 29' 05"W	15.00
L40	N47° 37' 32"E	78.20
L41	S58° 51' 20"E	12.43

### LOT & RW CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C7	955.12	294.51'	293.34'	N38° 45' 21"E	017° 40' 00"	148.43'
C6	446.00'	156.40'	155.60'	N19° 52' 36"E	020° 05' 31"	79.01'
C5	500.00'	146.87'	146.34'	N18° 14' 46"E	016° 49' 47"	73.97'

### SURVEYOR'S NOTES:

- NORTH AND BEARING SYSTEM BASED UPON NAD 83 (1995) USING D.O.T. GEODETIC SURVEY CONTROL MONUMENTS NUMBERS 45-1725-45 AND 45-1725-24 (NS4 291 11"W) AND FURTHER BASED UPON A SURVEY CONDUCTED BY BA LAND PROFESSIONALS IN JANUARY, 2018.
  - ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE AT THE REGISTER'S OFFICE FOR LOCAL COUNTY, LOCATED IN ANY CITY, HOME STATE.
  - ALL MONUMENTATION SHOWN HEREON ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - THERE EXISTS A POSSIBLE ENCROACHMENT OF A FENCE LINE AS SHOWN HEREON.
  - OVERHEAD LINES, POLES AND GUY WIRES CROSSING PROPERTY APPEAR TO BE PERMISSIBLE GRANTED THROUGH A GENERAL PERMIT RECORDED IN MISC BOOK 1, PG. 234. THE DESCRIPTION OF THE PERMIT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
  - THE CURRENT ZONING OF THE SUBJECT PARCEL IS C-2 (GENERAL COMMERCIAL) AS REFERENCED BY THE LOCAL COUNTY ZONING DEPARTMENT (955) 555-5555.
- SETBACK REQUIREMENTS:  
FRONT BUILDING SETBACK - 40 FEET FROM THE PROPERTY LINE.  
SIDE AND REAR BUILDING SETBACKS - 20 FEET FROM THE PROPERTY LINE.  
SIGNS SHALL BE 10 FEET FROM THE PROPERTY LINES.
- THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR A CATEGORY I SURVEY, SET FORTH BY CORRECT STATE ORD.
  - THE ORIGINAL DEED DESCRIPTION RECORDED IN DEED BOOK 999, PAGE 500 DOES NOT CLOSE BY 553.21 FEET DUE TO AN ERRONEOUS BEARING ALONG THE WESTERLY LINE.

### SURVEYOR'S CERTIFICATION:

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (ORIGINAL DEED DESCRIPTION RECORDED DEED BOOK 999, PAGE 500), AND THAT ALL BOUNDARIES HAVE BEEN SURVEYED, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS: AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN OHIO, KENTUCKY, TENNESSEE, OR NORTH CAROLINA (CORRECT STATE CODE) THIS 15TH DAY OF JANUARY, 2018.

THIS MAP WAS REVISED FROM A MAP FOR A CLIENT. THIS WAS REVISED TO BE A SAMPLE SUBMITTED TO PROSPECTIVE CLIENTS AS AN EXAMPLE PRODUCT.  
CALCULATIONS AND MAP WERE COMPLETED BY A PROFESSIONAL SURVEYOR ON STAFF AT BA LAND PROFESSIONALS.

DONOVAN P. BENSON  
TENNESSEE R.L.S. # 3046  
bensond@balandprofessionals.com

DATE

### LEGEND:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>5/8" IRON PIN FOUND WITH CAP STAMPED "GARRETT 1544" UNLESS OTHERWISE NOTED</li> <li>6" x 6" CONCRETE RW RW MONUMENT FOUND</li> <li>MAG NAIL FOUND</li> <li>5/8" IRON PIN WITH YELLOW CAP STAMPED "GESC" SET</li> <li>POWER POLE</li> <li>GUY WIRE</li> </ul> | <ul style="list-style-type: none"> <li>WATER METER</li> <li>WATER VALVE</li> <li>FIRE HYDRANT</li> <li>TELEPHONE POLE</li> <li>TELEPHONE RISER</li> <li>RIP RAP</li> </ul>   |
| <ul style="list-style-type: none"> <li>EASEMENTS OF RECORD</li> <li>POSSIBLE EASEMENTS NO RECORD FOUND</li> </ul>   | <ul style="list-style-type: none"> <li>BOUNDARY LINE</li> <li>ADJOINER LINE</li> <li>EASEMENT LINE</li> <li>ROAD CENTERLINE</li> <li>RIGHT-OF-WAY LINE</li> <li>OVERHEAD ELECTRIC</li> <li>OVERHEAD TELEPHONE</li> <li>UNDERGROUND TELEPHONE</li> <li>UNDERGROUND FIBER OPTIC</li> <li>WATER MAIN</li> <li>STORM LINE</li> <li>FENCELINE</li> <li>TREELINE OR BRUSHLINE</li> </ul> |

### BOUNDARY SURVEY

#### TRAVEL CENTER

HIGHWAY 123 ANYCITY OHIO, KENTUCKY, TENNESSEE, NORTH CAROLINA LOCAL COUNTY

SCALE: 1"=100' DATE: 01/02/2018

DESIGN: N/A JOB NO.: 18-12345-001

DRAWN: DPB SHEET NO.: 1 OF 1

CHECKED: JBA

BA LAND PROFESSIONALS

### REVISIONS

NO.	DATE	DESCRIPTION

### FLOOD ZONE STATEMENT

PARCEL IS LOCATED WITHIN "ZONE X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 12345C0700D. EFFECTIVE DATE: DECEMBER 16, 2008; PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

