



FLINTLOCK ESTATES

PROPERTY SURVEY

ELLENHURST CIVIL DISTRICT, STEWART CO., TN.
SURVEY BY: JIM CULLIVAN III - APRIL 30, 2020
PO BOX 1593
PARIS, TN 38242
PH. (731) 644-8884

OWNERS: KEITH AND CINDI RYAN
RECORDED: RECORD BK.219 PG.107
BK.248 PG.594
BK.250 PG.303

PROPERTY ADDRESS: 572 EAGLE SHORE DR.
DOVER TN. 37058
PARCEL 1.04 OF ASSESSOR'S MAP 112

HOME OWNERS ASSOCIATION BYLAWS APPLY
HOME OWNERS ASSOCIATION COVENANTS AND RESTRICTIONS APPLY

PROPERTY SUBJECT TO T.V.A. FLOODING EASEMENT, PROPERTY SUBJECT TO T.V.A. IMPOSED BUILDING RESTRICTION LINE AT THE 381 FOOT CONTOUR LINE.
OTHER RECORDED RESTRICTIONS / COVENANTS MAY APPLY

NO SPECIFIC DETERMINATION HAS BEEN MADE REGARDING FLOOD ZONE. INTERNET VIEWING DEPICTS ZONE X ("MINIMAL HAZARD") BEGINS AT THE 375 FOOT CONTOUR

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE SEARCH / OPINION

ROY MCWELL AND TERRY MCWELL
LOTS 3 THROUGH 12
EAGLE'S REST SUBDIVISION - SECTION 2
PLAT CABBET & SLIDE 42
RECORD BOOK 185 PAGE 330
RECORD BOOK 186 PAGE 298
PARCELS 3.00 THROUGH 12.00
TAP MAP 112W GROUP A

LORD AND BROOKBANK
REB.17 PG.124

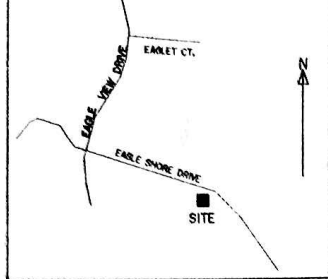
REBAR (CAP 1437)

T.V.A. PROPERTY

DOCK
NOT TO SCALE
OR COMPARISON

LOCATION SKETCH

NOT TO SCALE



THE SOUTHERN BOUNDARY OF THE PROPERTY FIRST LOTS 1 AND 2, PLAT 12, SECTION 2, TAP MAP 112W GROUP A, IS LOCATED AT THE INTERSECTION OF THE 375' CONTOUR LINE AND THE COMMON LINE BETWEEN LOTS 1 AND 2. THE LINE WAS PLACED HEREIN TO REPRESENT THE 375' CONTOUR LINE. THE LINE WAS PLACED HEREIN TO REPRESENT THE 375' CONTOUR LINE. THE LINE WAS PLACED HEREIN TO REPRESENT THE 375' CONTOUR LINE.

THIS T.V.A. SIGN POST (78-381) APPEARS TO HAVE BEEN MOVED OFF AT GROUND LEVEL. THIS SYMBOL REPRESENTS THAT REMAINING OF THE CONTOUR MARK IS PLACED TO THE GROUND, EXACTLY THE DIRECTION OF THE POST WITH SIGN PLATE HAS BEEN MOVED BACK INTO THE GROUND. THE PROPERTY CORNER REPRESENTED BY THE POST REMAINING IN GROUND IS LOCATED 8' 7" (11' 10") E 0.0' N. FROM THE PRESENT DAY POSITION OF THE POST WITH SIGN PLATE.

REVISION NOTE
THIS PLAT IS A REVISION OF A PLAT WITH DATE OF 10/2/20. THE REASON FOR THE REVISION WAS TO REVEAL THE LINE BETWEEN LOTS 3 & 4 AND TO INCLUDE PROPERTY ACQUIRED FROM JOICE COLLINS.

COURSE			LINE TABLE			COURSE		
BEARING	DISTANCE		BEARING	DISTANCE		BEARING	DISTANCE	
L-1	N 01°04'01"W	146.36	L-40	N 17°48'04"W	44.53	L-119	S 82°30'12"W	11.10
L-2	S 42°28'06"E	36.20	L-61	N 11°18'38"W	36.78	L-120	N 80°01'00"W	36.99
L-3	S 65°12'30"E	52.44	L-62	N 07°02'00"W	54.14	L-121	N 12°11'00"W	52.72
L-4	N 60°45'00"E	52.88	L-63	N 01°45'31"W	41.97	L-122	N 28°57'02"W	39.67
L-5	S 64°43'08"W	78.94	L-64	N 10°24'39"E	37.12	L-123	N 30°32'58"W	13.22
L-6	S 73°40'30"E	70.06	L-65	N 30°59'27"E	24.73	L-124	N 23°02'17"E	68.12
L-7	S 67°40'30"E	20.17	L-66	N 84°14'46"E	59.43	L-125	N 88°56'00"E	83.75
L-8	N 65°10'51"W	35.02	L-67	S 68°39'21"E	36.55	L-126	S 04°49'39"W	78.11
L-9	N 84°14'46"E	33.31	L-68	S 50°57'33"E	44.67	L-127	N 18°18'13"W	22.68
L-10	N 60°41'03"W	56.03	L-69	S 56°23'46"E	43.31	L-128	S 52°40'16"W	54.61
L-11	N 52°56'38"W	33.27	L-70	S 53°31'26"E	79.70	L-129	S 27°24'25"W	47.45
L-12	N 40°43'08"W	50.91	L-71	S 50°40'38"E	57.72	L-130	S 18°52'36"W	16.99
L-13	N 40°21'44"W	48.73	L-72	S 56°00'15"E	18.09	L-131	S 10°00'34"E	16.24
L-14	N 38°18'50"W	42.61	L-73	S 71°23'43"E	43.84	L-132	S 51°13'37"E	20.64
L-15	N 20°11'11"W	78.95	L-74	S 48°20'36"E	101.62	L-133	S 08°42'36"E	24.19
L-16	N 24°31'57"E	38.72	L-75	S 48°11'21"E	122.00	L-134	S 30°06'36"E	30.82
L-17	N 34°03'00"E	56.81	L-76	S 23°22'31"W	68.12	L-135	S 30°28'34"E	32.37
L-18	N 74°34'37"E	53.32	L-77	S 47°36'44"W	18.87	L-136	S 16°04'28"E	35.61
L-19	N 74°00'10"E	50.61	L-78	S 55°21'13"W	43.55	L-137	S 12°23'20"W	46.50
L-20	N 71°02'00"E	36.96	L-79	S 68°58'38"W	50.77	L-138	N 38°12'54"W	24.42
L-21	N 76°48'34"E	13.22	L-80	N 53°50'01"W	55.29	L-139	S 45°12'50"W	18.20
L-22	N 60°04'42"E	51.79	L-81	N 50°30'00"W	40.30	L-140	S 67°02'55"W	23.66
L-23	N 50°04'34"W	31.20	L-82	N 44°51'46"W	57.46	L-141	S 77°27'18"W	32.53
L-24	N 63°03'51"W	53.86	L-83	N 48°08'45"W	44.11	L-142	S 88°06'45"W	31.64
L-25	N 60°10'51"W	55.12	L-84	N 36°22'19"E	36.85	L-143	N 61°18'28"E	22.33
L-26	N 37°17'46"W	46.38	L-85	N 39°58'53"W	48.28	L-144	N 73°20'48"W	48.16
L-27	N 00°27'51"W	56.07	L-86	N 48°08'54"W	45.25	L-145	N 37°57'40"W	30.77
L-28	N 20°01'11"W	41.68	L-87	N 41°12'48"W	40.60	L-146	N 32°43'21"E	31.38
L-29	N 22°54'28"W	50.30	L-88	N 41°37'09"W	40.64	L-147	N 48°01'27"E	35.73
L-30	N 34°06'23"W	46.02	L-89	N 37°08'39"W	36.33	L-148	N 33°32'12"E	42.62
L-31	N 44°01'08"W	43.81	L-90	N 29°13'17"W	28.36	L-149	N 27°48'00"E	62.20
L-32	N 31°22'25"E	40.85	L-91	N 14°12'25"W	37.38	L-150	N 15°03'38"E	46.72
L-33	N 14°24'11"W	55.50	L-92	N 15°53'31"E	44.48	L-151	S 60°25'47"W	20.75
L-34	N 70°55'43"E	10.42	L-93	N 03°33'47"E	26.19	L-152	N 51°17'24"W	18.38
L-35	S 46°11'03"E	11.06	L-94	N 18°18'11"E	50.95	L-153	N 63°58'07"W	23.57
L-36	N 14°24'11"W	18.02	L-95	N 38°03'38"E	14.62	L-154	S 38°18'37"W	23.73
L-37	N 17°05'09"E	13.70	L-96	S 64°06'26"E	44.54	L-155	S 39°05'18"W	32.34
L-38	N 36°05'25"E	12.46	L-97	S 36°03'45"E	52.77	L-156	S 36°01'30"E	36.66
L-39	N 48°11'21"W	122.00	L-98	S 36°53'07"E	48.17	L-157	S 07°44'14"E	45.41
L-40	N 48°20'56"W	101.62	L-99	S 40°34'34"E	51.62	L-158	S 05°23'10"E	41.38
L-41	N 34°09'44"E	22.90	L-100	S 01°00'26"E	47.62	L-159	S 01°00'26"E	47.62
L-42	N 10°33'53"W	36.51	L-101	S 41°13'17"E	44.93	L-160	S 03°46'31"W	38.73
L-43	N 32°29'35"W	38.62	L-102	S 48°19'05"E	52.66	L-161	S 60°10'25"E	20.10
L-44	N 20°01'11"W	18.02	L-103	S 60°17'25"E	32.93	L-162	S 15°49'59"E	83.99
L-45	N 08°48'01"W	34.04	L-104	N 89°34'40"E	35.00	L-163	S 08°58'14"E	132.44
L-46	N 17°05'09"E	23.30	L-105	S 89°34'40"E	35.00	L-164	S 03°50'04"E	101.30
L-47	N 01°43'43"E	23.25	L-106	N 63°03'48"E	24.28	L-165	S 10°12'44"W	69.27
L-48	N 18°50'17"E	21.51	L-107	S 44°47'04"E	102.64	L-166	N 89°29'30"W	20.10
L-49	N 48°20'56"W	46.38	L-108	S 60°10'25"E	45.70	L-167	S 63°03'37"E	15.58
L-50	N 60°18'10"E	46.78	L-109	N 88°56'00"E	87.75	L-168	S 11°00'49"E	23.32
L-51	N 32°29'35"W	43.76	L-110	N 70°43'01"W	36.85	L-169	S 47°29'45"W	38.62
L-52	N 74°34'37"E	70.06	L-111	N 70°43'01"W	36.85	L-170	N 81°29'09"W	25.19
L-53	N 64°43'08"W	78.94	L-112	N 81°29'09"W	36.27	L-171	N 40°46'27"W	35.13
L-54	S 60°50'17"E	52.58	L-113	N 89°54'41"W	41.09	L-172	N 30°19'20"W	35.13
L-55	S 60°50'22"E	46.70	L-114	N 89°43'17"W	33.42	L-173	N 27°33'11"W	16.32
L-56	N 44°47'04"W	102.68	L-115	N 73°06'21"W	30.95	L-174	N 49°21'38"W	15.11
L-57	N 10°04'47"E	74.71	L-116	N 13°53'01"W	24.82	L-175	N 04°49'59"E	79.11
L-58	N 29°07'17"W	19.15	L-117	N 09°58'58"W	25.93	L-176	N 25°13'30"E	18.07
L-59	N 23°48'00"W	40.21	L-118	N 32°57'34"W	15.43	L-177	N 25°13'30"E	25.62

NOTES

1. THE 2" PIPE IS NOT ON THE RIGHT-OF-WAY OF THE DRIVE. THERE IS A SPACE IN-BETWEEN THE SMALL AREA NORTH OF THE PIPE IS CONTIGUOUS WITH THE AREA UNABLE FOR FUTURE DEVELOPMENT.
2. REBAR CORNER PINS FOR EAGLE'S REST SUBDIVISION ARE NOT SPECIFICALLY ON THE MASTER PROPERTY LINE. THE UNMARKED POINT AT THE CORNER BETWEEN LOTS 1 & 2 IS LOCATED 19'-02"-40" W 0.36 FT. FROM A REBAR WITH ALLEGED YELLOW CAP.
3. PROPERTY IS SUBJECT TO EASEMENT FOR EXISTING OVERHEAD POWER LINES.
4. TITLE AND OWNERSHIP OF THE WELL, WELL HOUSE & WATER LINES TO B PUMP IS NOT WITHIN THE SURVEY OF THE SUBJECT PROPERTY SHOWN HEREIN. ALSO THE PROPERTY IS SUBJECT TO EASEMENT FOR ACCESS & EGRESS TO THE WELL HOUSE.

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CHORD BEARING
C-1	308.00	17.91	35.78	6°39'16"	18°35'59"	35.76	S 39°14'47"E
C-2	577.57	91.46	189.82	17°55'16"	9°55'13"	180.09	S 16°15'13"W
C-3	517.58	21.47	240.72	24°07'12"	9°55'12"	214.47	S 08°18'35"E
C-4	101.57	50.32	51.99	51°09'28"	55°19'21"	90.22	S 31°04'11"W
C-5	101.57	29.65	57.76	51°09'10"	55°19'21"	57.01	S 72°50'50"E
C-6	211.98	106.98	240.64	22°53'31"	22°53'31"	100.31	S 77°52'44"W
C-7	50.00	7.37	14.64	16°46'16"	114°35'30"	14.28	N 62°13'46"E
C-8	50.00	27.85	56.81	31°38'58"	114°35'30"	46.85	S 80°15'17"E
C-9	50.00	36.37	65.45	37°00'06"	114°35'30"	60.88	S 13°59'25"W
C-10	50.00	45.92	75.00	42°00'00"	114°35'30"	66.88	S 61°20'40"E
C-11	50.00	55.47	84.54	46°59'58"	114°35'30"	72.88	S 17°52'48"E
C-12	50.00	65.02	94.09	51°59'56"	114°35'30"	78.88	S 43°59'20"E
C-13	50.00	74.57	103.64	56°59'54"	114°35'30"	84.88	S 10°74'49"E
C-14	50.00	84.12	113.19	61°59'52"	114°35'30"	90.88	S 04°49'59"E
C-15	50.00	93.67	122.74	66°59'50"	114°35'30"	96.88	S 00°49'59"E
C-16	50.00	103.22	132.29	71°59'48"	114°35'30"	102.88	S 00°49'59"E



- △ - REBAR W/ PVC SET
- - UNMARKED POINT
- - FOUND IRON PIN
- - SET IRON PIN (5' MIN)
- ⊕ - POWER POLE

I hereby certify that this is a correct and true survey and the ratio of precision is 1:100,000. The survey was conducted on 4/30/2020. The survey was conducted by JIM CULLIVAN III, RLS 1791.