

SHERRIE A. McMILLAN ET AL

PROPERTY

MCCOINSVILLE ROAD

1ST CIVIL DISTRICT

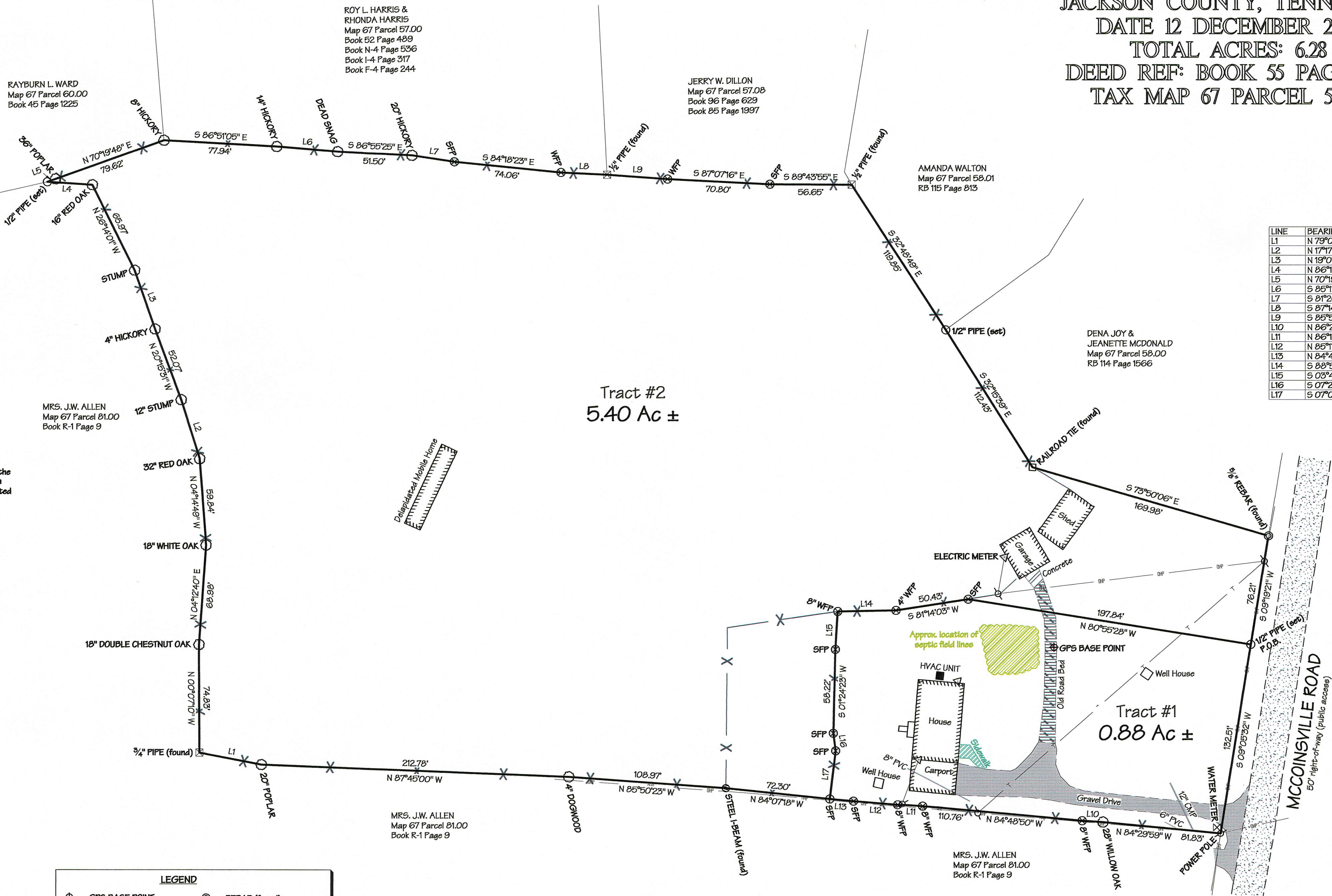
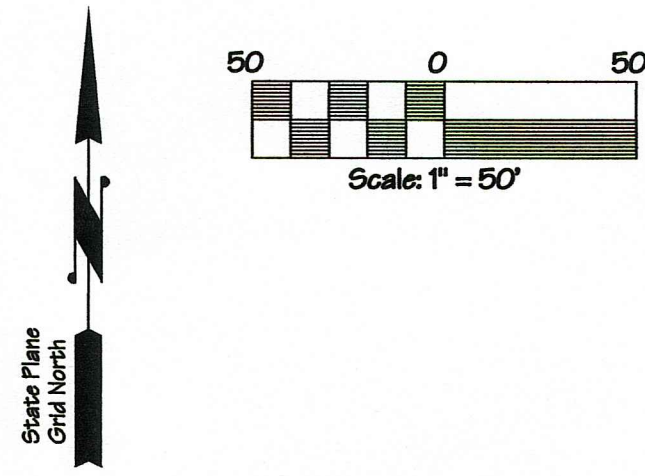
JACKSON COUNTY, TENNESSEE

DATE 12 DECEMBER 2023

TOTAL ACRES: 6.28

DEED REF: BOOK 55 PAGE 986

TAX MAP 67 PARCEL 59.00



LINE	BEARING	DISTANCE
L1	N 79°02'10" W	43.66'
L2	N 17°17'07" W	42.92'
L3	N 19°07'50" W	43.21'
L4	N 86°16'17" W	31.12'
L5	N 70°19'48" E	6.00'
L6	S 85°17'02" E	42.25'
L7	S 81°26'27" E	29.72'
L8	S 87°14'35" E	31.87'
L9	S 85°54'10" E	41.30'
L10	N 86°24'54" W	14.33'
L11	N 86°14'18" W	17.22'
L12	N 85°17'53" W	30.67'
L13	N 84°47'57" W	16.47'
L14	S 88°51'28" W	40.23'
L15	S 09°43'39" W	26.23'
L16	S 07°08'25" W	12.17'
L17	S 07°08'25" W	33.50'

Note: The point of beginning is a 1/2" pipe (set) being in the eastern boundary of this parcel located in the western right-of-way of McCoinsville Road as well as being located S 09°23'17" W 58.36 feet from a power pole and furthermore being located N 89°08'41" E 136.06 feet from a GPS Base Point.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made know of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

LEGEND

⊕	GPS BASE POINT	⊙	REBAR (found)
▽	GAS METER	- X -	FENCELINE
▽	ELECTRIC METER	- OHP -	OVERHEAD POWER
⊙	TREE	- T -	TELEPHONE LINE
⊕	WOOD FENCE POST (WFP)	P.O.B. -	POINT OF BEGINNING
⊕	POWER POLE	CMP -	CORRUGATED METAL PIPE
⊕	HVAC UNIT	■	SEPTIC AREA
⊕	STEEL FENCE POST (SFP)	▨	SIDEWALK
⊕	WATER METER	▨	CONCRETE
⊕	PIPE (found)		
⊕	1/2" PIPE (set)		
⊕	RAILROAD TIE		

Christopher M. Vick, RLS #2164
 VICK SURVEYING, LLC
 2772 Hidden Cove Road, Cookeville, TN 931-372-1286



GPS CERTIFICATION:
 I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
 (a) Type of Survey: Real Time Kinematic
 (b) Positional Accuracy: 0.05 feet
 (c) Date of survey: 12 December 2023
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: TDOT CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
GPS Base Point	Northing	Easting
	719748.99	2074460.42