

SKETCH OF SURVEY

PREVIOUS LAND DESCRIPTION (FROM BOOK 185, PAGE 61):

BEGINNING ON A SET STONE IN THE LINE KNOWN AS THE WALTER AMONETT LINE, WHICH IS NOW THE GALE BARBER LINE; SAID BEGINNING CORNER IS ON THE WEST SIDE OF BLACK TOP HIGHWAY; THENCE RUNNING SOUTH WITH HIGHWAY TO A SET STONE; THENCE RUNNING WEST TO A WILD CHERRY TREE AND ROCK; THENCE RUNNING NORTHWARDLY TO A BEECH TREE AND SET STONE, SAID TREE BEING A CENTER LINE TREE; THENCE RUNNING EASTWARDLY WITH LINE KNOWN AS WALTER AMONETT LINE, NOW GALE BARBER LINE, TO THE BEGINNING CORNER, CONTAINING ONE (1) ACRE, MORE OR LESS.

THE CONVEYORS ALSO CONVEY A FREE RIGHT-OF-WAY TO THE SPRING ON LANDS BELONGING TO THE CONVEYORS WITH THE FREE RIGHT TO USE SAID SPRING FOR THE GRANTEES USE FOR HOUSEHOLD PURPOSES.

NEW LAND DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN THE FOURTH (4TH) CIVIL DISTRICT OF PICKETT COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET PK NAIL ON CONCRETE RETAINING WALL IN THE WESTERLY RIGHT-OF-WAY MARGIN OF EAGLES COVE ROAD, APPROXIMATELY 355 FEET NORTH OF THE INTERSECTION OF EAGLES COVE ROAD AND CORDELL HULL MEMORIAL DRIVE, BEING ON THE NORTH LINE OF AN ACCESS EASEMENT BELONGING TO TWIN LAKES TELEPHONE COOPERTIVE CORP., AS DESCRIBED AND SHOWN IN RECORD BOOK 37, PAGE 43, PICKETT COUNTY, TENNESSEE, REGISTER'S OFFICE, AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, LOCATED SOUTH 48°05'24" WEST, A DISTANCE OF 8.98 FEET FROM A WATER METER, AND NORTH 34°52'20" WEST, A DISTANCE OF 3.83 FEET FROM THE CENTER POINT BETWEEN TWO POWER POLES;
 THENCE COINCIDENT WITH THE NORTH LINES OF SAID ACCESS EASEMENT, EAGLES STAR STORAGE, LLC, AS RECORDED IN RECORD BOOK 178, PAGE 59, PICKETT COUNTY, TENNESSEE REGISTER'S OFFICE, AND TWIN LAKES TELEPHONE COOPERTIVE CORP AS RECORDED IN RECORD BOOK 37, PAGE 43, PICKETT COUNTY, TENNESSEE REGISTER'S OFFICE, GENERALLY ALONG THE NORTH EDGE OF A CONCRETE RETAINING WALL, NORTH 72°36'46" WEST, A DISTANCE OF 114.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "M ASBERRY 1653 3153", BEING A CORNER OF SAID EAGLE STAR STORAGE, LLC;
 THENCE COINCIDENT WITH THE LINE OF SAID EAGLE STAR STORAGE THE FOLLOWING THREE (3) COURSES AND DISTANCES: NORTH 70°52'56" WEST, A DISTANCE OF 38.75 FEET TO A STEEL TPOST; THENCE NORTH 71°27'24" WEST, A DISTANCE OF 50.24 FEET TO A 15-INCH CHERRY TREE WITH A STEEL TPOST, BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;
 THENCE NORTH 10°32'29" EAST, A DISTANCE OF 179.27 FEET TO A 16-INCH BEECH TREE WITH A STEEL TPOST AND A POINT IN THE SOUTHERN LINE OF GALE BARBER, DEED BOOK 16, PAGE 135, PICKETT COUNTY, TENNESSEE, REGISTERS OFFICE, BEING A CORNER OF SAID EAGLE STAR STORAGE, LLC, AND THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;
 THENCE COINCIDENT WITH THE SOUTH LINE OF SAID GALE BARBER NORTH 81°48'25" EAST, A DISTANCE OF 358.40 FEET TO THE WESTERLY RIGHT-OF-WAY MARGIN OF EAGLES COVE ROAD, BEING A SET 1/2-INCH IRON ROD WITH ORANGE CAP STAMPED "TN PLS3402", AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY MARGIN ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 155.00 FEET AND A CHORD BEARING OF SOUTH 22°00'52" WEST AND CHORD DISTANCE OF 124.02 FEET, SOUTHWESTERLY FOR AN ARC DISTANCE OF 127.60 FEET THROUGH A DELTA ANGLE OF 47°09'58" TO A POINT OF TANGENCY ON THE WESTERLY RIGHT-OF-WAY MARGIN OF EAGLES COVE ROAD;
 THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY MARGIN OF EAGLES COVE ROAD, SOUTH 45°35'51" WEST, A DISTANCE OF 92.70 FEET TO A POINT IN THE WESTERLY MARGIN OF EAGLES COVE ROAD;

THENCE CONTINUING ON SAID WESTERLY RIGHT-OF-WAY MARGIN OF EAGLES COVE ROAD, SOUTH 43°28'19" WEST, A DISTANCE OF 42.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 270.00 FEET AND A CHORD BEARING OF SOUTH 33°19'01" WEST AND A CHORD DISTANCE OF 95.21 FEET; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY MARGIN AND CURVE FOR AN ARC DISTANCE OF 95.71 FEET THROUGH A DELTA ANGLE OF 20°18'38" TO THE **POINT OF BEGINNING**;

CONTAINING 68,532.67 SQUARE FEET OR 1.5733 ACRES, MORE OR LESS, AS SURVEYED BY LEE D. WILSON ON MAY 13, 2024.

PREVIOUS DEED, BOOK 185, PAGE 61, MENTIONS A FREE RIGHT-OF-WAY TO THE SPRING ON LANDS BELONGING TO PREVIOUS OWNERS WITH THE RIGHT TO USE SPRING FOR HOUSEHOLD PURPOSES. SURVEYOR MAKES NO CERTIFICATION ON WHETHER THIS IS BEING CONVEYED OR NOT.

CERTIFICATION:

I, LEE D. WILSON, DO HEREBY CERTIFY THAT THIS SURVEY WAS COMPLETED PARTIALLY WITH GPS EQUIPMENT, BEING TWO(2) CONTROL POINTS AND ABOUT 40% OF ADJOINING BOUNDARY MONUMENTATION. THIS WAS PERFORMED UNDER MY SUPERVISION UTILIZING A TRIMBLE R12 GNSS ROVER REAL TIME KINEMATIC (RTK) RECEIVER AND TRIMBLE S-5 ROBOTIC TOTAL STATION USING RTC-7 DATA COLLECTOR WITH TRIMBLE ACCESS 2020 SOFTWARE. RTK CORRECTIONS WERE OBTAINED UTILIZING TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE NETWORK ON NAD83/2011 EPOCH 2010.00 HORIZONTAL DATUM WITH A POSITIONAL ACCURACY OF 0.06' THROUGH REDUNDANT MEASUREMENTS. ALSO, A STANDARD TRAVERSE LOOP WAS COMPLETED, AND THIS IS A CATEGORY III AND IV SURVEY WHICH MEETS OR EXCEEDS A MINIMUM UNADJUSTED RATIO OF PRECISION OF 1:5,000 AS SHOWN HEREON, AND HAS BEEN PERFORMED UNDER MY SUPERVISION IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. DATE OF FIELD SURVEY WAS MAY 13, 2024, AND DATE OF MAP IS MAY 29, 2024.



LEE D. WILSON, FOR THE FIRM
 TENNESSEE REGISTERED LAND SURVEYOR #3402
 CARLSON ENVIRONMENTAL CONSULTANTS, PC
 TENNESSEE BUSINESS CONTROL #001050441

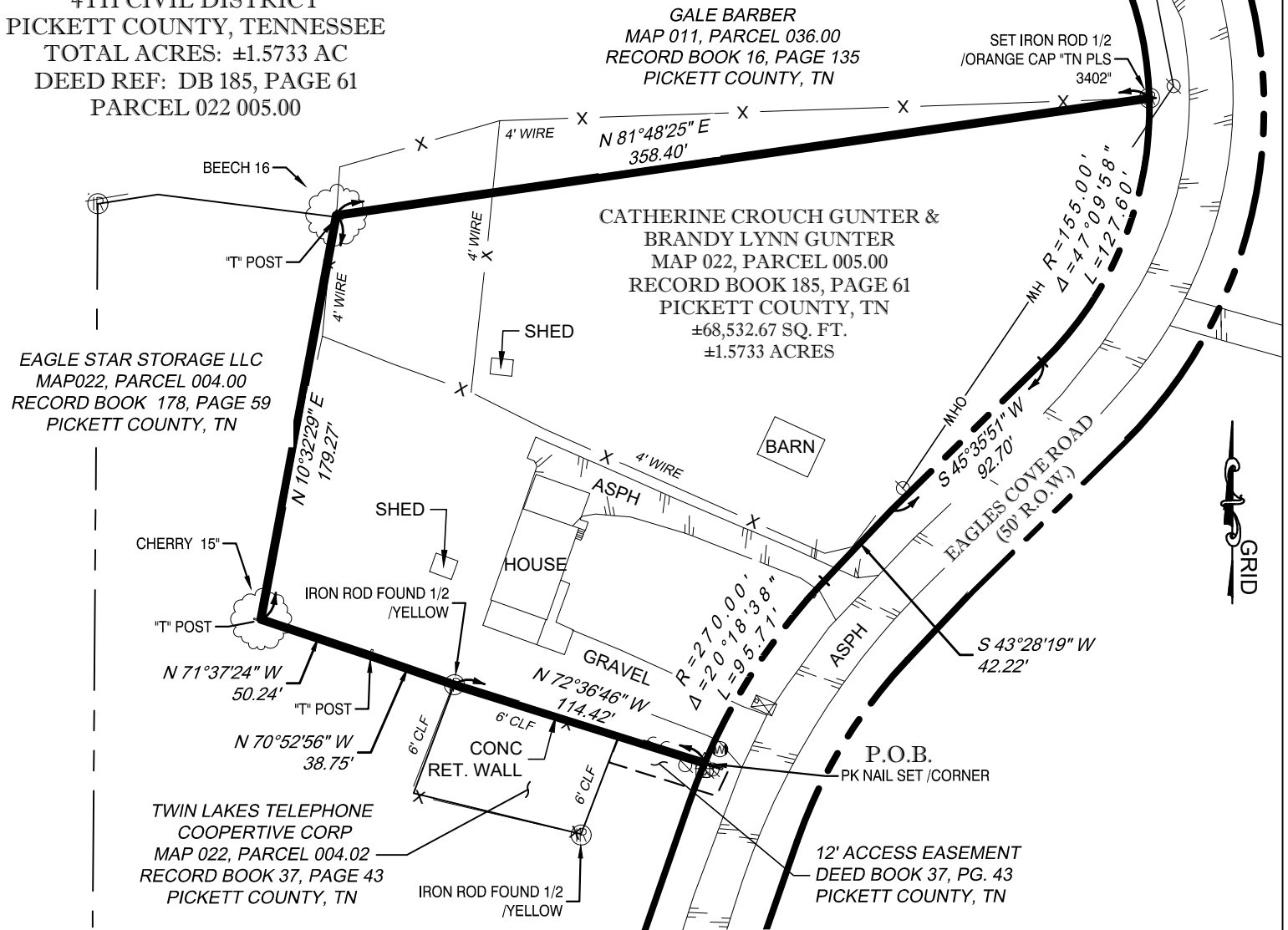
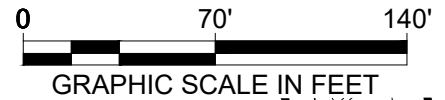
5021 EAGLES COVE ROAD
BYRDSTOWN, TN
4TH CIVIL DISTRICT
PICKETT COUNTY, TENNESSEE
TOTAL ACRES: ±1.5733 AC
DEED REF: DB 185, PAGE 61
PARCEL 022 005.00

PROJECT: 5021 EAGLES COVE ROAD 4TH CIVIL DISTRICT, PICKETT COUNTY BYRDSTOWN, TENNESSEE 38549	
CLIENT: CATHERINE GUNTER	
CARLSON ENVIRONMENTAL CONSULTANTS, PC	
305 SOUTH MAIN STREET (704) 283-9765 MONROE, NC 28112 FAX (704) 283-9755	COOKEVILLE OFFICE: 905 W. BROAD ST., STE A-1 (931) 267-6907 COOKEVILLE, TN 38501
TN CNTL# 001050441	SCALE: N/A
PROJECT NO.: 2922801	
DWG: 5021 Eagles Cove Rd Grid FINAL-JS-EDITS	
DATE: MAY 29, 2024	
SHEET NO.: 1 OF 2	



5021 EAGLES COVE ROAD
 BYRDSTOWN, TN
 4TH CIVIL DISTRICT
 PICKETT COUNTY, TENNESSEE
 TOTAL ACRES: ±1.5733 AC
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 PARCEL 022 005.00

SKETCH OF SURVEY



- NOTES:**
1. THIS SITE MAY BE SUBJECT TO UTILITY INGRESS/EGRESS AND/OR RIGHT-OF-WAYS. CEC MAKES NO CERTIFICATION AS TO THE EXISTENCE, NON-EXISTENCE, OR ACCURACY OF SUB-SURFACE UTILITIES OR STREAMS AND ABOVE GROUND UTILITIES OTHER THAN THOSE NOTED HEREON.
 2. CARLSON ENVIRONMENTAL CONSULTANTS WAS NOT PROVIDED A TITLE REPORT, NOR DOES THIS BOUNDARY SURVEY REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND SITE IS SUBJECT TO ANY STATED FACTS THAT A CURRENT ACCURATE TITLE SEARCH MAY REVEAL.
 3. THE UNDERSIGNED AND CARLSON ENVIRONMENTAL CONSULTANTS, PC MAKE NO REPRESENTATION OR GUARANTEES TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS, OR OTHER SIMILAR MATTERS, AND THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND FURTHER, CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
 4. THIS SURVEY CONSISTS OF TWO SHEETS, AND SHALL BE CONSIDERED NULL AND VOID IF ANY SHEET IS WITHOUT THE OTHER.
 5. BASIS OF BEARING IS THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE NETWORK ON NAD83/2011 EPOCH 2010.00 HORIZONTAL DATUM.

LEGEND:

CALC	CALCULATED	Ⓡ	IRON ROD
MEAS	MEASURED	Ⓢ	WATER METER
INST.	INSTRUMENT	Ⓣ	WATER VALVE
PB	PLAT BOOK	Ⓤ	POWER POLE
CONC	CONCRETE	Ⓡ	GUY WIRE
ASPH	ASPHALT	Ⓢ	TREE
FND	FOUND	Ⓣ	MAILBOX
I.R.	IRON ROD	Ⓤ	COMMUNICATIONS BOX
I.R.C.	IRON ROD W/ CAP	Ⓡ	STEEL TPOST
R.O.W.	RIGHT OF WAY	— OHW —	OVERHEAD ELECTRIC
— OHW —	OVERHEAD ELECTRIC	△	PK NAIL
— X —	FENCE	SQ.FT.	SQUARE FEET
RB	RECORD BOOK	CL	CENTERLINE



PROJECT: 5021 EAGLES COVE ROAD 4TH CIVIL DISTRICT, PICKETT COUNTY BYRDSTOWN, TENNESSEE 38549		
CLIENT: CATHERINE GUNTER		
CARLSON ENVIRONMENTAL CONSULTANTS, PC 305 SOUTH MAIN STREET (704) 283-9765 MONROE, NC 28112 COOKEVILLE OFFICE: 905 W. BROAD ST., STE A-1 (931) 267-6907 COOKEVILLE, TN 38501		
TN CNTL# 001050441	SCALE: 1" = 70'	PROJECT NO.: 2922801
 WWW.CECENV.COM		DWG: 5021 Eagles Cove Rd Grid FINAL-JS-EDITS DATE: MAY 29, 2024 SHEET NO.: 2 OF 2