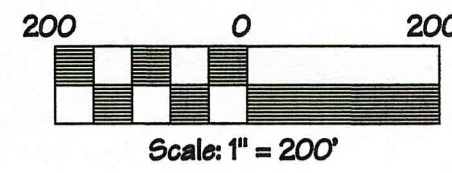
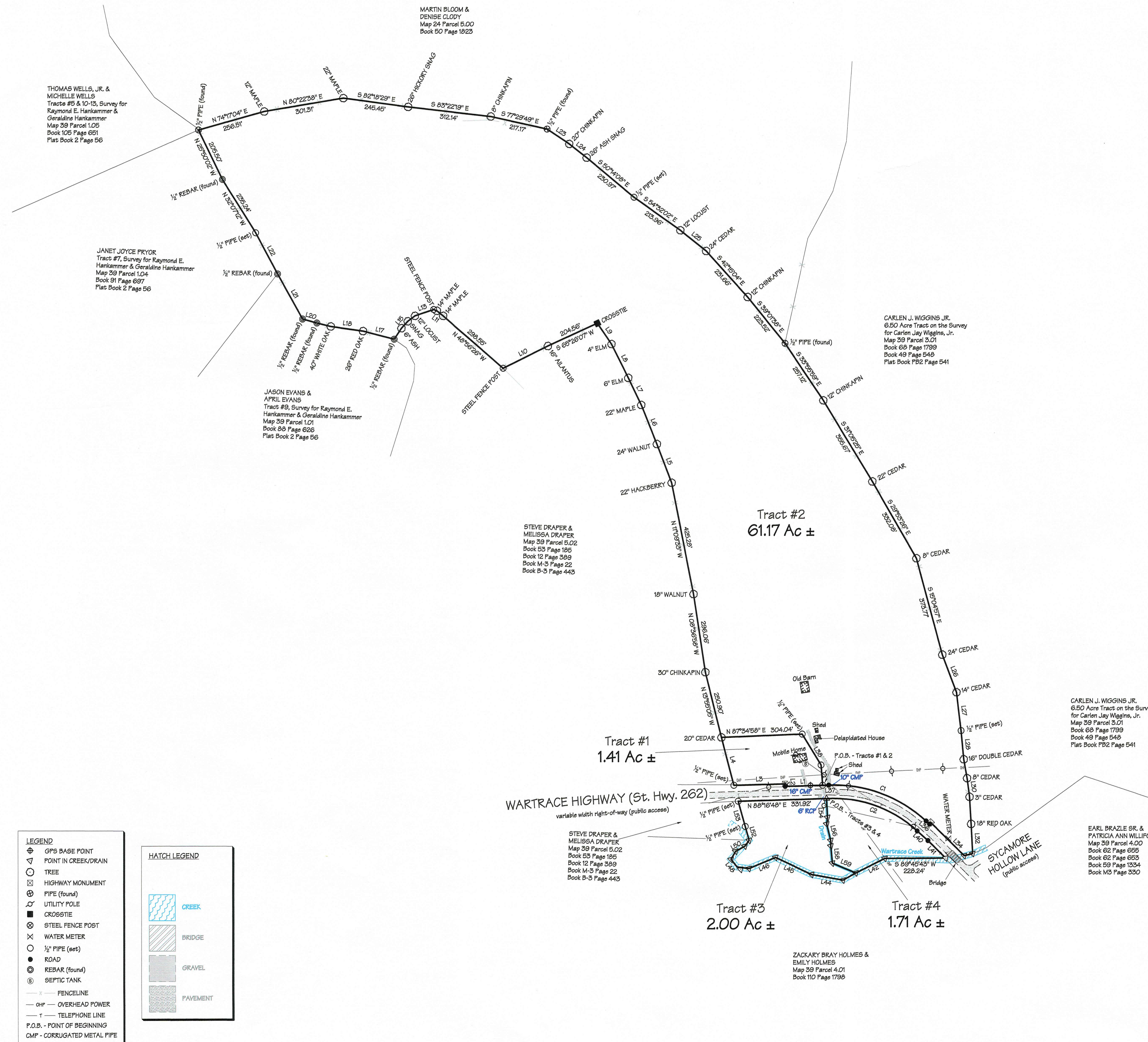


ELDON DRAPER PROPERTY
WARTRACE HIGHWAY (STATE HIGHWAY 262)
3RD CIVIL DISTRICT
JACKSON COUNTY, TENNESSEE
DATE: 18 APRIL 2024
TOTAL ACRES 66.29
DEED REF: BOOK R1 PAGE 56
BOOK L1 PAGE 390
TAX MAP 39 PARCEL 2.00



State Plane
Grid North



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: 0.02 feet
 (c) Date of survey: 18 April 2024
 (d) Datum/EPOCH: NAD83(2011) Epoch 2010.00
 (e) Published/Field-control used: TDOT CORS Network
 (f) Geoid Model: Geoid19
 (g) Combined grid factor(s): 0.99999498

State Plane Coordinates	
Northing	Easting
GPS Base Point:	755246.71 2023191.47

Note: The point of beginning for Tracts #1 & 2 is a 1/2" pipe (set) in the southern boundary of this parcel located in the northern right-of-way of Wartrace Highway (State Highway 262) as well as being located S 88°46'12" E 133.97 feet from a water meter and furthermore being located N 89°40'46" E 45.43 feet from a GPS Base Point.

Note: The point of beginning for Tracts #3 & 4 is a point in a drain in the northern boundary of this parcel located in the southern right-of-way of Wartrace Highway (State Highway 262) as well as being located N 20°32'22" E 27.87 feet from a utility pole and furthermore being located S 70°34'13" E 157.69 feet from a water meter and being located S 50°40'02" E 77.82 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 known 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; cemeteries; 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, inlets 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 any 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.

Drawn by: SLH File: 24-116c1

LEGEND

- ⊕ GPS BASE POINT
- ▽ POINT IN CREEK/DRAIN
- TREE
- ⊠ HIGHWAY MONUMENT
- ⊙ PIPE (found)
- ⊙ UTILITY POLE
- ⊙ CROSS TIE
- ⊙ STEEL FENCE POST
- ⊙ WATER METER
- 1/2" PIPE (set)
- ROAD
- REBAR (found)
- ⊙ SEPTIC TANK
- FENCE LINE
- OHP - OVERHEAD POWER
- TELEPHONE LINE
- P.O.B. - POINT OF BEGINNING
- CMP - CORRUGATED METAL PIPE

HATCH LEGEND

- CREEK
- BRIDGE
- GRAVEL
- PAVEMENT

LINE	BEARINGS	DISTANCE
L1	S 88°16'48" W	140.72'
L2	N 01°45'12" W	9.21'
L3	S 88°26'22" W	192.42'
L4	N 14°36'54" W	185.23'
L5	N 20°51'06" W	156.36'
L6	N 21°56'48" W	167.44'
L7	N 25°32'51" W	112.97'
L8	N 26°28'56" W	140.83'
L9	N 34°09'53" W	94.29'
L10	S 63°41'58" W	187.75'
L11	N 51°10'44" W	30.36'
L12	N 67°30'07" W	12.80'
L13	S 71°20'53" W	74.48'
L14	S 53°11'49" W	33.78'
L15	S 42°34'14" W	34.30'
L16	S 33°13'03" W	49.49'
L17	N 75°28'18" W	121.00'
L18	N 81°50'44" W	122.50'
L19	N 75°49'36" W	53.44'
L20	N 74°43'58" W	55.62'
L21	N 68°05'22" W	193.17'
L22	N 28°10'34" W	174.81'
L23	S 56°06'49" E	100.15'
L24	S 51°39'41" E	83.41'
L25	S 51°18'32" E	124.28'
L26	S 20°40'30" E	150.44'
L27	S 06°53'30" E	144.72'
L28	S 08°44'43" E	107.46'
L29	S 10°03'45" E	71.80'
L30	S 07°42'35" E	70.63'
L31	S 03°15'14" E	101.39'
L32	S 02°53'11" E	110.61'
L33	S 75°18'49" W	52.74'
L34	N 48°19'48" W	176.02'
L35	S 41°38'51" W	7.61'
L36	N 48°21'09" W	17.32'
L37	S 88°16'48" W	22.62'
L38	S 31°14'22" E	136.22'
L39	S 04°15'22" E	75.54'
L40	S 48°21'48" W	54.17'
L41	S 45°29'04" E	95.46'
L42	S 63°20'03" W	121.85'
L43	S 61°24'51" W	54.57'
L44	N 79°49'12" W	120.13'
L45	N 64°44'34" W	149.04'
L46	S 67°37'48" W	108.81'
L47	N 82°45'52" W	44.71'
L48	N 38°39'27" W	36.21'
L49	N 28°51'28" E	34.68'
L50	N 60°26'01" E	40.13'
L51	N 26°24'30" E	26.61'
L52	N 15°36'36" W	54.34'
L53	N 15°55'36" W	98.15'
L54	S 02°49'48" E	70.62'
L55	S 07°07'37" W	25.20'
L56	S 13°58'12" E	63.39'
L57	S 00°36'33" E	20.89'
L58	S 05°21'12" E	64.43'
L59	S 67°01'27" E	95.48'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	516.12'	389.66'	389.75'	N 69°40'57" W
C2	466.91'	370.80'	361.13'	S 70°13'30" E

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

