

Note: The point of beginning is a 1/2" rebar (found) being the northeastern corner of this parcel located in the western right-of-way of Byrdstown Highway (State Highway 111) as well as being located S 31°24'39" W 39.85 feet from a telephone pole and furthermore being located N 04°36'28" E 109.05 feet from a GPS Base Point.

Note: The property shown hereon may benefit from a perpetual 12 foot right-of-way easement as noted in Book 210 Page 958 as recorded in the Register's Office for Overton County, Tennessee.

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: 13 January 2025
 (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

LEGEND

- ⊕ GPS Base Point
- ⊙ Rebar (found)
- 1/2" Pipe (found)
- Concrete Block
- ⊗ Wooden Fence Post
- ⊠ Concrete Monument
- ⊗ Angle Iron
- ⊕ Utility Pole
- Telephone Box
- X — Fenceline
- OHP — Overhead Power
- T — Telephone Line
- CMP - Corrugated Metal Pipe
- P.O.B. - Point of Beginning

Concrete

LINE	BEARING	DISTANCE
L1	N 83°14'00" W	49.73'
L2	N 24°29'27" E	22.80'

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, indicia of ownership, etc.)

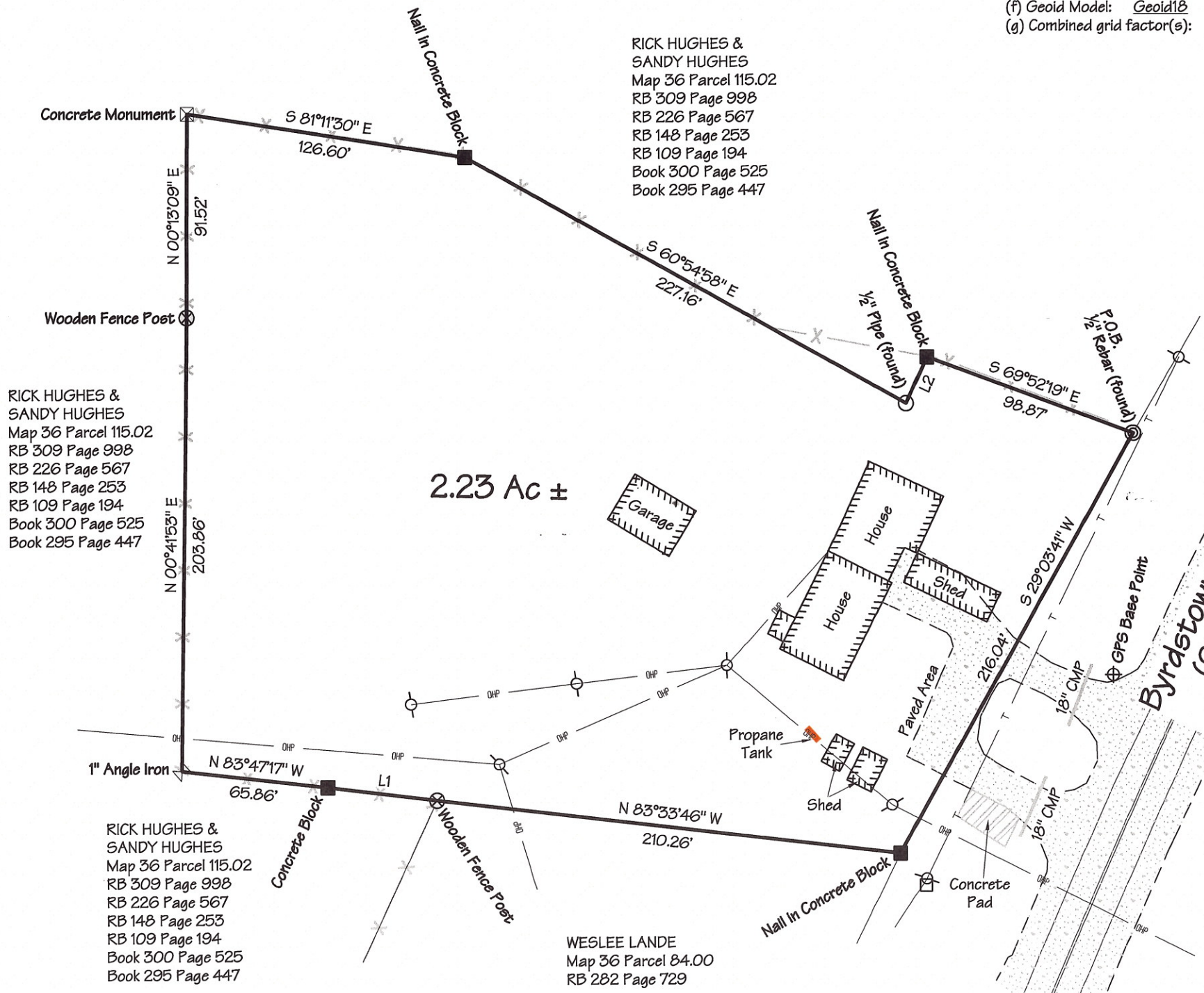
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

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.

Drawn by: WHG File: 25-02c1



RICK HUGHES & SANDY HUGHES
 Map 36 Parcel 115.02
 RB 309 Page 998
 RB 226 Page 567
 RB 148 Page 253
 RB 109 Page 194
 Book 300 Page 525
 Book 295 Page 447

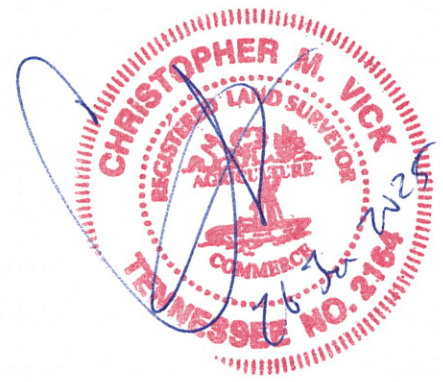
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WESLEE LANDE
 Map 36 Parcel 84.00
 RB 282 Page 729

State Plane Coordinates		
	Northing	Easting
GPS Base Point	758375.91	2178338.81

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



VIOLET HOUSER PROPERTY
 1765 BYRDSTOWN HIGHWAY
 6TH CIVIL DISTRICT
 OVERTON COUNTY, TENNESSEE
 DATE 13 JANUARY 2025
 TOTAL ACRES: 2.23
 DEED REF: RB 227 PAGE 458
 RB 174 PAGE 704
 TAX MAP 36 PARCEL 82.03