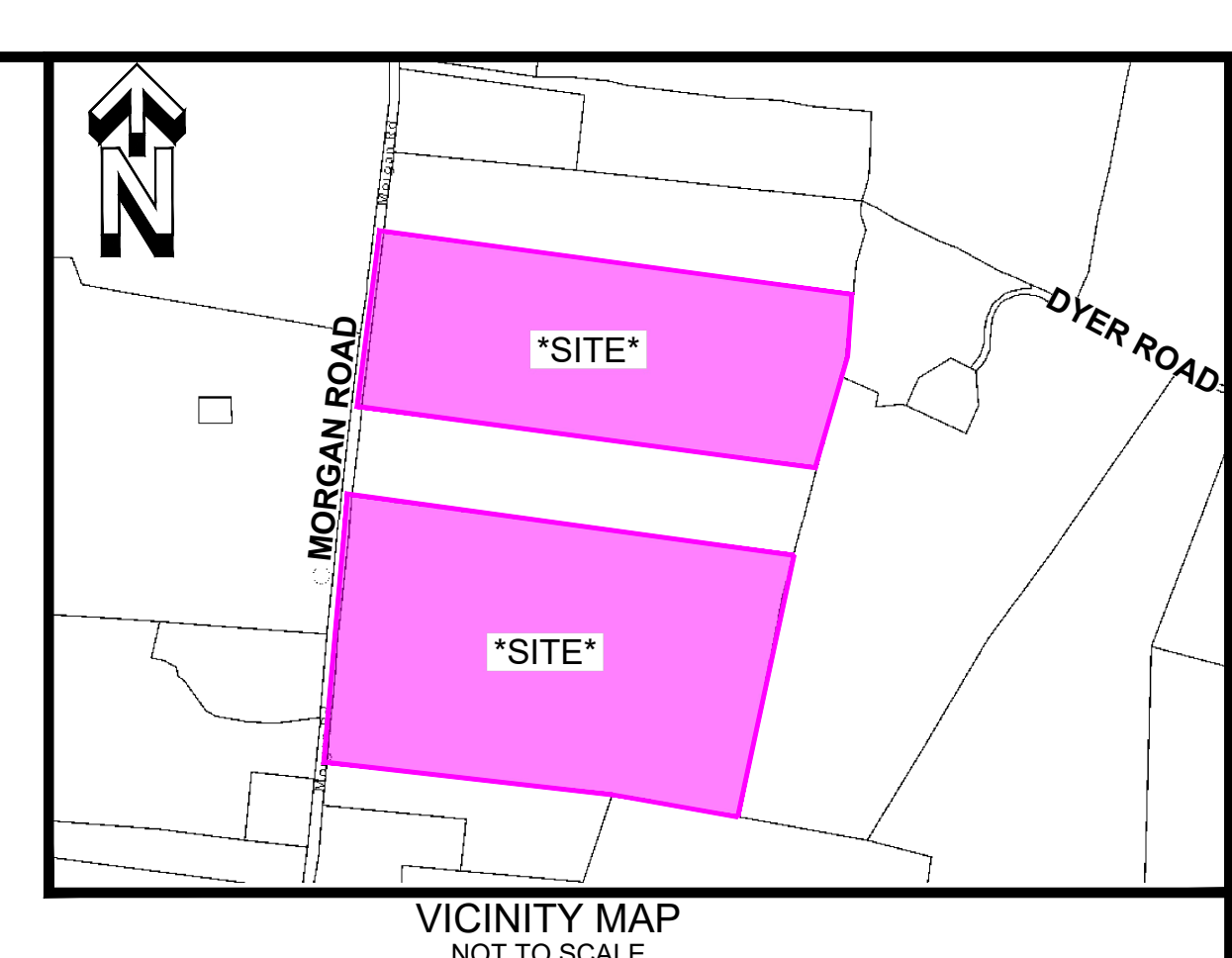


DocuSigned by: Christopher Blake Sexton, Registered Land Surveyor, Tennessee License No. 2400, dated 2/7/2025.

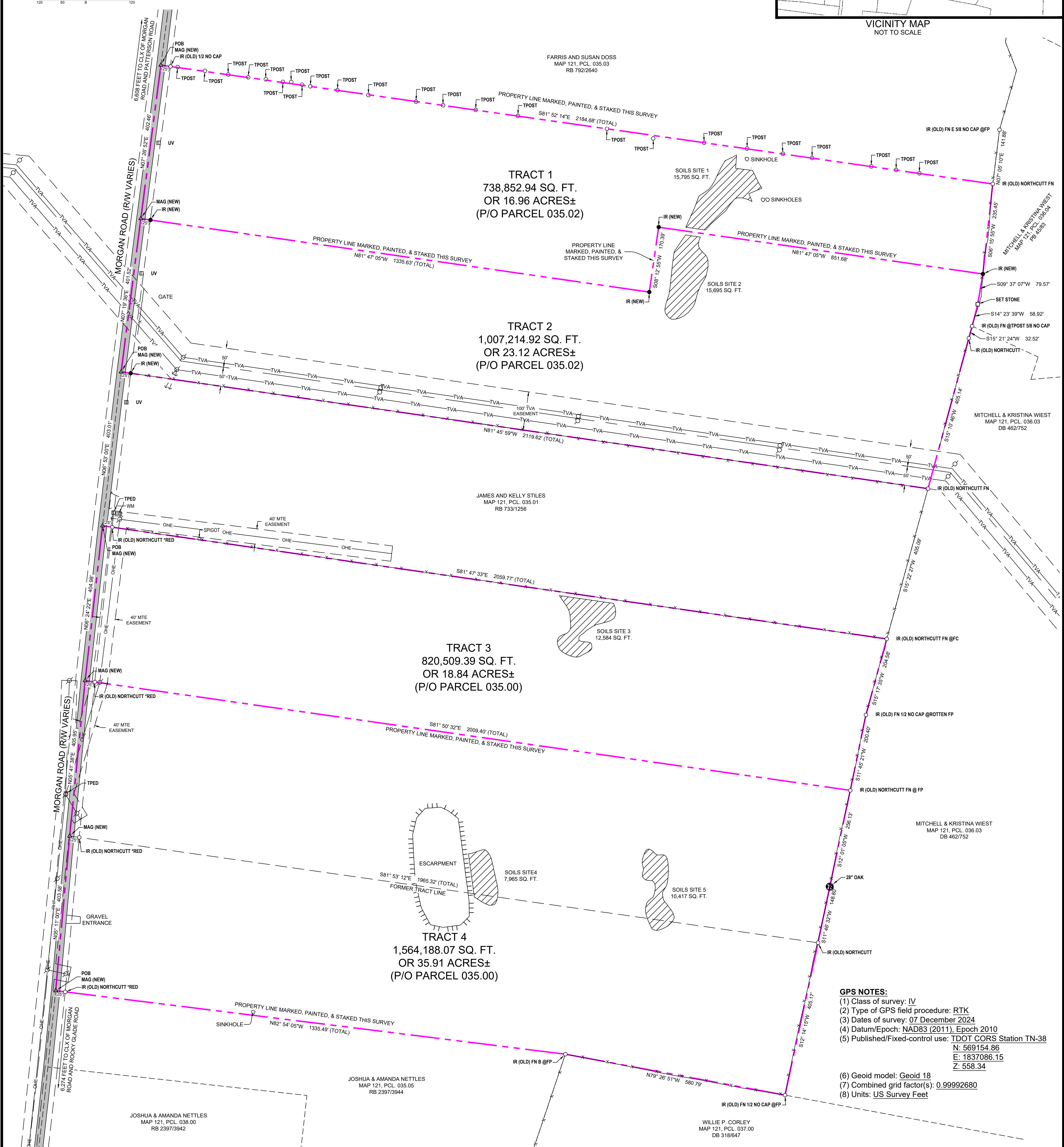
SURVEYOR'S CERTIFICATE: I, Christopher Blake Sexton, Registered Land Surveyor, Tennessee RLS #2400, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 07 December 2024, and the same is true and correct to the best of my knowledge and belief.

DocuSigned by: Christopher Blake Sexton, Registered Land Surveyor, Tennessee License No. 2400, dated 2/7/2025.

Christopher Blake Sexton, RLS Tennessee License Number: 2400 Date



NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011 DATE OF OBSERVATION 12/07/2024



GPS NOTES: (1) Class of survey: IV (2) Type of GPS field procedure: RTK (3) Dates of survey: 07 December 2024 (4) Datum/Epoch: NAD83 (2011), Epoch 2010 (5) Published/Fixed-control use: TDOT CORS Station TN-38 N: 569154.86 E: 1837086.15 Z: 558.34 (6) Geoid model: Geoid 18 (7) Combined grid factor(s): 0.99992680 (8) Units: US Survey Feet

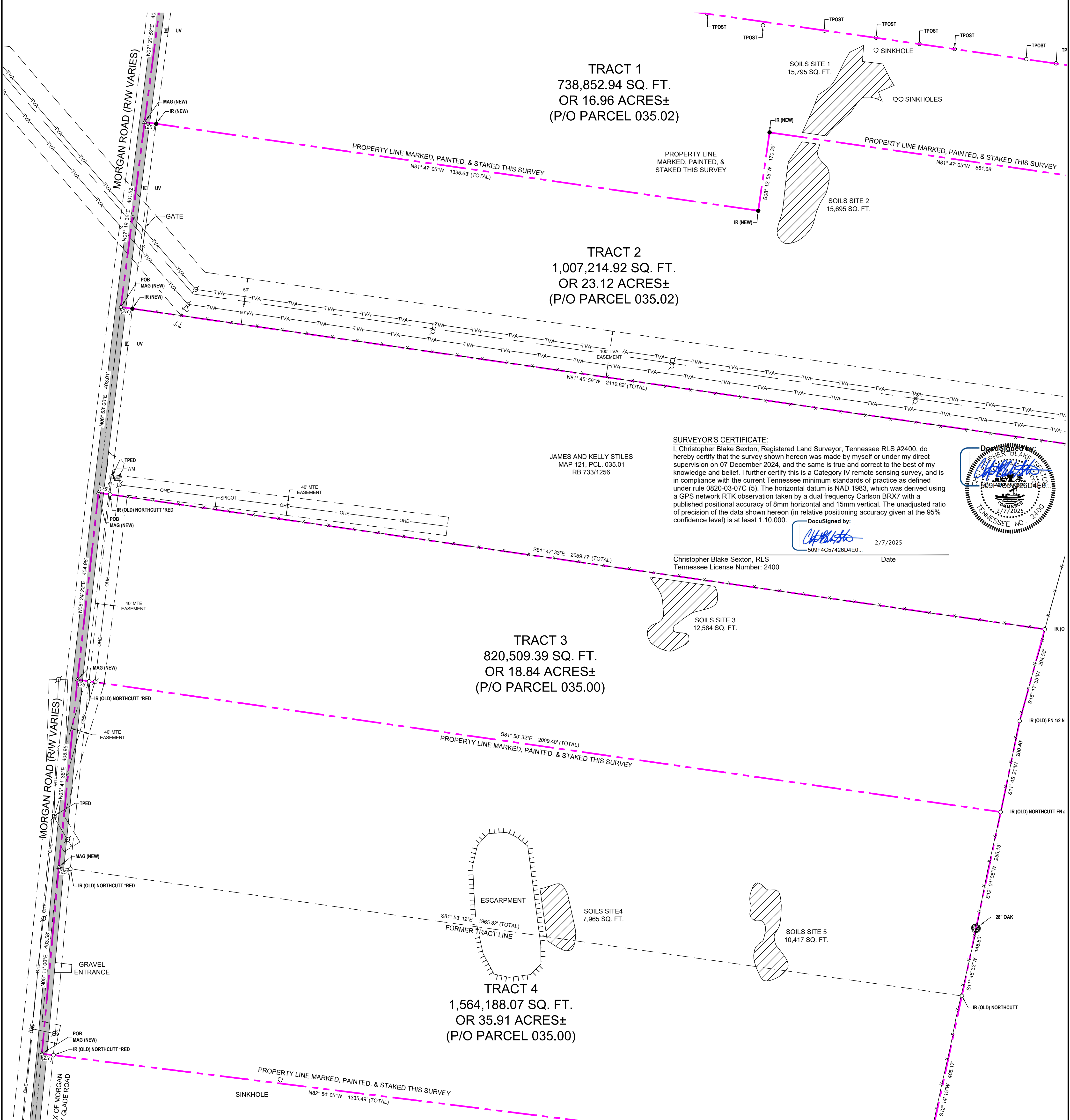
General Notes: 1. Date field survey completed: 12/07/2024. 2. Property contains 94.82 acres total. 3. Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report. 4. This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report. 5. This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal. 6. Any location of underground utilities as shown hereon are based solely on observations and field locations of above-ground structures. Additional buried utilities and/or structures may exist. 7. This is a true and accurate portrayal of the boundaries determined from GPS, record data and physical evidence found in the field. 8. Based upon a graphic scale this property is located in an Area Designated as Zone "X" (Areas Determined to be outside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47149C0240H, Dated January 05, 2007. 9. Property has access to public utilities.

Utility Disclaimer: Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

LEGEND table with symbols for light pole, existing manhole, power pole, fire hydrant, valve, gas meter, catch basin, water meter, clean out, handicapped parking, junction box, pull box, pole sign, guy wire, concrete monument found, mag nail set, iron rod or pipe, 1/2" rebar set cap.

BOUNDARY SURVEY OF THE THE G. O. LAYNE FAMILY TRUST AGREEMENT PROPERTY TAX MAP 121 PARCELS 035.00 & 035.02 RECORD BOOK 1348, PAGE 1117, R.O.R.C.T. 12TH CIVIL DISTRICT MORGAN ROAD ROCKVALE, RUTHERFORD COUNTY, TENNESSEE CHRISTOPHER BLAKE SEXTON, PLS 5125 BRIDGEMORE BLVD. MURFREESBORO, TN 37129 931-261-8875 blakesexton@comcast.net

SOILS SITES ON THIS SHEET ARE REPRESENTED AT 1" = 100' - SEE EXTRA HIGH INTENSITY SOILS MAP PREPARED BY LONNIE NORROD, PROFESSIONAL SOILS SCIENTIST ON 12-18-2024 FOR MORE DETAIL



TRACT 1
738,852.94 SQ. FT.
OR 16.96 ACRES±
(P/O PARCEL 035.02)

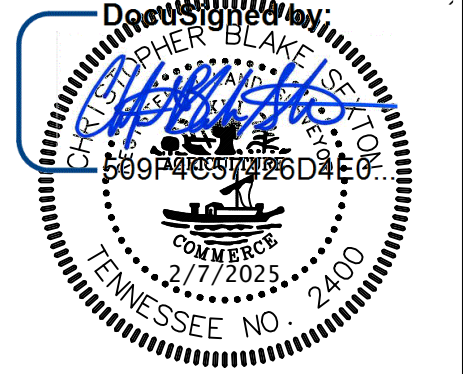
TRACT 2
1,007,214.92 SQ. FT.
OR 23.12 ACRES±
(P/O PARCEL 035.02)

TRACT 3
820,509.39 SQ. FT.
OR 18.84 ACRES±
(P/O PARCEL 035.00)

TRACT 4
1,564,188.07 SQ. FT.
OR 35.91 ACRES±
(P/O PARCEL 035.00)

SURVEYOR'S CERTIFICATE:

I, Christopher Blake Sexton, Registered Land Surveyor, Tennessee RLS #2400, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 07 December 2024, and the same is true and correct to the best of my knowledge and belief. I further certify this is a Category IV remote sensing survey, and is in compliance with the current Tennessee minimum standards of practice as defined under rule 0820-03-07C (5). The horizontal datum is NAD 1983, which was derived using a GPS network RTK observation taken by a dual frequency Carlson BRX7 with a published positional accuracy of 8mm horizontal and 15mm vertical. The unadjusted ratio of precision of the data shown hereon (in relative positioning accuracy given at the 95% confidence level) is at least 1:10,000.



DocuSigned by:
Christopher Blake Sexton
509F4C57428D4E0... 2/7/2025

Christopher Blake Sexton, RLS
Tennessee License Number: 2400

Date

CERTIFICATE OF APPROVAL OF ON-SITE SEWAGE DISPOSAL SYSTEMS

GENERAL RESTRICTIONS:

Approval is hereby granted for Lot(s) 1 - 4 defined as G.O. Layne Family Trust - located in Rutherford County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed restrictions. Lots have been evaluated and approved for one (1) single family dwelling per lot. Approval is based on soil conditions suitable for installation of SSD systems and does not constitute approval of building sites.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Tennessee Division of Water Resources. Water taps, water lines, underground utilities and driveways should be located at side property lines unless otherwise noted. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.

If shown, shading on lot(s) represents an area reserved to be used for the installation of the primary and reserve SSD systems and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal Systems in Tennessee. Modifications of the shaded area(s) may be considered, provided sufficient shaded area is maintained.

LOT RESTRICTIONS:

- Lot 1:** Lot 1 is limited to a maximum of 3 bedrooms. Subsurface drip disposal system required. Subsurface drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider. Pump to fieldlines and a dosing tank are required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
- Lot 2:** Lot 2 is limited to a maximum of 3 bedrooms. Subsurface drip disposal system required. Subsurface drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider. Pump to fieldlines and a dosing tank are required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
- Lot 3:** Lot 3 is limited to a maximum of 3 bedrooms. Subsurface drip disposal system required. Subsurface drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider. Pump to fieldlines and a dosing tank are required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.
- Lot 4:** Lot 4 is limited to a maximum of 4 bedrooms. Subsurface drip disposal system required. Subsurface drip disposal systems necessitate the installation or construction of an appropriate treatment mechanism. Subsurface sewage disposal system construction permit issuance is contingent on recording a deed restriction and establishing/maintaining an operation and maintenance contract with a state-approved product manufacturer/maintenance provider. Pump to fieldlines and a dosing tank are required. The primary and reserve septic systems shall be located in the shaded area(s) indicated on the plat.

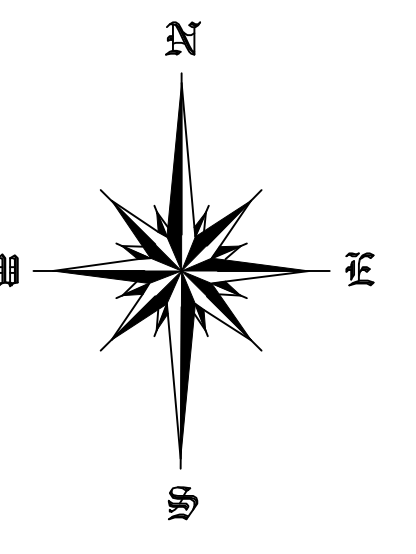
LEGEND

☆ LIGHT POLE	RORECT REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE
⊙ EXISTING MANHOLE	PCL PARCEL
⚡ POWER POLE	RB RECORD BOOK
⚡ FIRE HYDRANT	DB DEED BOOK
⊕ VALVE	PB PLAT BOOK (CABINET)
⊕ GAS METER	POB POINT OF BEGINNING
⊕ CATCH BASIN	POC POINT OF COMMENCEMENT
⊕ WATER METER	CLX CENTERLINE INTERSECTION OF ROADS
○ CLEAN OUT	OUTBDOG OUTBUILDING
♿ HANDICAPPED PARKING	R/W RIGHT-OF-WAY
☑ JUNCTION BOX	CONC CONCRETE
⊘ PULL BOX	(T) TOTAL
↓ POLE SIGN	(O) OFFSET
← GUY WIRE	---
□ CONCRETE MONUMENT FOUND	--- SUBJECT PROPERTY LINE
△ MAG NAIL SET (MAG NEW)	--- RIGHT OF HAN ADJOINER
○ IRON ROD OR PIPE OLD AS DENOTED (IR OR IP OLD)	--- EXISTING EASEMENT EDGE
● 1/2" REBAR SET CAPPPED SEXTON 2400 (IR NEW)	--- M.B.S.L - SETBACK LINE
	--- FENCE LINE
	--- SA SA EXISTING SEWER LINE
	--- ST ST EXISTING STORM LINE
	--- W W EXISTING WATER LINE
	--- T T EXISTING OVERHEAD TELEPHONE LINE
	--- GAS GAS EXISTING GAS LINE
	--- OHE OHE EXISTING OVERHEAD ELECTRIC
	--- CENTERLINE OF ROAD OR DRIVE
	--- ROCK WALL
	--- BITUMINOUS (ASPHALT) SURFACE
	--- SOILS SITE (SSDS AREA)

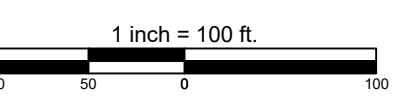
- General Notes**
- Date field survey completed: 12/07/2024.
 - Property contains 94.62 acres total.
 - Except as specifically stated or shown on this survey, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of this survey, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and other facts that an accurate and current title search may disclose. Surveyor was not furnished a title report.
 - This survey was made using the latest recorded deeds and other information, and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report.
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 - Property has access to public utilities.

GPS NOTES:

- Class of survey: IV
- Type of GPS field procedure: RTK
- Dates of survey: 07 December 2024
- Datum/Epoch: NAD83 (2011), Epoch 2010
- Published/Fixed-control use: TDOT CORS Station TN-38
N: 569154.86
E: 1837086.15
Z: 558.34
- Geoid model: Geoid 18
- Combined grid factor(s): 0.99992680
- Units: US Survey Feet



NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011
DATE OF OBSERVATION 12/07/2024



REVISION 3: ADD TDEC NOTES & HATCHING TO SOILS SITES (2024-02-07)
REVISION 2: ADD SOILS & DIVISION LINES (2024-01-05)
REVISION 1: ADD AN ADDITIONAL ADJOINER TO MAP (2024-12-12)

BOUNDARY SURVEY OF THE THE G. O. LAYNE FAMILY TRUST AGREEMENT PROPERTY
TAX MAP 121 PARCELS 035.00 & 035.02
RECORD BOOK 1348, PAGE 1117, R.O.R.C.T.
12TH CIVIL DISTRICT
MORGAN ROAD
ROCKVALE, RUTHERFORD COUNTY, TENNESSEE
CHRISTOPHER BLAKE SEXTON, PLS
5125 BRIDGEMORE BLVD.
MURFREESBORO, TN 37129
931-261-8875
blakesexton@comcast.net