

JOHN D. & ROSEMARY T. JARVIS PROPERTY

4761 GUM SPRINGS MOUNTAIN ROAD

3RD CIVIL DISTRICT

WHITE COUNTY, TENNESSEE

DATE: 20 OCTOBER 2025

TOTAL ACRES 437.93

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TAX MAP 66 PARCEL 17.00

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TAX MAP 66 PARCEL 21.00

| LINE | BEARING       | DISTANCE | LINE | BEARING       | DISTANCE |
|------|---------------|----------|------|---------------|----------|
| L1   | S 88°04'42" E | 98.44    | L59  | N 82°40'42" E | 196.83   |
| L2   | S 88°16'16" W | 105.88   | L60  | S 13°45'40" W | 134.14   |
| L3   | N 78°50'08" E | 254.88   | L61  | S 12°45'40" W | 54.68    |
| L4   | N 77°44'36" E | 225.08   | L62  | S 08°58'36" W | 87.91    |
| L5   | N 78°07'58" E | 183.37   | L63  | S 07°47'18" W | 178.88   |
| L6   | N 78°57'10" E | 118.42   | L64  | S 04°16'58" W | 146.82   |
| L7   | N 78°02'22" E | 82.21    | L65  | S 88°11'20" W | 108.80   |
| L8   | S 84°58'07" E | 136.36   | L66  | S 02°03'56" W | 139.46   |
| L9   | S 08°11'51" W | 107.46   | L67  | S 08°44'37" W | 102.88   |
| L10  | N 07°17'00" E | 164.86   | L68  | S 14°51'08" W | 38.79    |
| L11  | N 07°17'00" E | 276.01   | L69  | S 07°32'30" E | 28.52    |
| L12  | N 07°17'00" E | 276.01   | L70  | S 08°44'37" W | 102.88   |
| L13  | N 07°17'00" E | 276.01   | L71  | S 11°46'58" W | 172.78   |
| L14  | N 07°17'00" E | 248.11   | L72  | S 11°09'16" W | 98.74    |
| L15  | N 48°58'22" W | 103.22   | L73  | S 08°58'22" W | 178.45   |
| L16  | S 00°58'43" E | 72.90    | L74  | S 07°01'20" W | 276.05   |
| L17  | N 57°41'17" E | 72.90    | L75  | S 08°11'07" W | 227.43   |
| L18  | S 66°41'19" E | 150.28   | L76  | S 07°04'34" W | 216.88   |
| L19  | N 88°22'37" E | 22.84    | L77  | S 81°08'56" E | 281.08   |
| L20  | N 88°22'37" E | 25.46    | L78  | S 77°34'33" E | 236.47   |
| L21  | N 88°22'37" E | 56.28    | L79  | S 06°50'51" W | 26.88    |
| L22  | S 06°58'22" E | 10.07    | L80  | S 07°01'20" W | 276.05   |
| L23  | N 88°22'37" E | 100.00   | L81  | N 48°28'50" E | 250.61   |
| L24  | N 06°31'22" W | 10.07    | L82  | N 06°58'14" E | 131.50   |
| L25  | N 88°22'37" E | 69.32    | L83  | S 07°04'34" W | 216.88   |
| L26  | N 88°22'37" E | 118.11   | L84  | N 06°58'14" E | 131.50   |
| L27  | N 88°22'37" E | 182.88   | L85  | S 04°24'16" W | 50.74    |
| L28  | N 88°22'37" E | 50.07    | L86  | S 46°58'22" W | 59.88    |
| L29  | N 88°22'37" E | 262.38   | L87  | S 06°58'14" E | 131.50   |
| L30  | N 88°22'37" E | 54.17    | L88  | S 06°37'08" W | 196.76   |
| L31  | N 88°22'37" E | 56.28    | L89  | S 06°37'08" W | 196.76   |
| L32  | N 88°22'37" E | 56.44    | L90  | S 06°37'08" W | 196.76   |
| L33  | S 30°16'05" E | 20.62    | L91  | N 07°01'16" E | 281.08   |
| L34  | S 28°30'56" E | 37.72    | L92  | N 06°58'14" E | 131.50   |
| L35  | S 81°18'51" E | 261.88   | L93  | N 04°38'27" W | 282.88   |
| L36  | S 68°58'53" E | 22.88    | L94  | N 08°28'57" E | 103.88   |
| L37  | S 48°18'01" E | 26.24    | L95  | N 04°38'27" W | 282.88   |
| L38  | S 10°45'51" E | 21.67    | L96  | N 04°38'27" W | 282.88   |
| L39  | S 04°58'48" E | 59.04    | L97  | N 08°28'57" E | 103.88   |
| L40  | N 88°58'56" W | 74.68    | L98  | N 74°08'36" W | 246.00   |
| L41  | S 17°30'41" W | 18.54    | L99  | N 74°08'36" W | 246.00   |
| L42  | S 10°28'15" W | 83.64    | L100 | N 74°08'36" W | 246.00   |
| L43  | S 10°28'15" W | 86.68    | L101 | N 74°08'36" W | 246.00   |
| L44  | S 07°16'11" E | 66.56    | L102 | S 88°22'37" E | 142.08   |
| L45  | S 08°58'14" E | 58.15    | L103 | S 88°22'37" E | 142.08   |
| L46  | S 07°08'48" W | 272.38   | L104 | S 88°22'37" E | 142.08   |
| L47  | N 48°34'42" W | 100.17   | L105 | S 88°22'37" E | 142.08   |
| L48  | S 40°58'02" W | 123.01   | L106 | S 88°22'37" E | 142.08   |
| L49  | N 88°22'37" E | 48.72    | L107 | S 88°22'37" E | 142.08   |
| L50  | S 07°08'02" W | 230.28   | L108 | S 88°22'37" E | 142.08   |
| L51  | S 81°28'06" E | 75.56    | L109 | S 88°22'37" E | 142.08   |
| L52  | S 06°58'14" E | 66.78    | L110 | S 88°22'37" E | 142.08   |
| L53  | N 88°22'37" W | 75.42    | L111 | S 88°22'37" E | 142.08   |
| L54  | N 06°48'24" E | 68.08    | L112 | S 88°22'37" E | 142.08   |
| L55  | N 81°00'11" E | 150.87   | L113 | S 02°58'42" W | 89.18    |

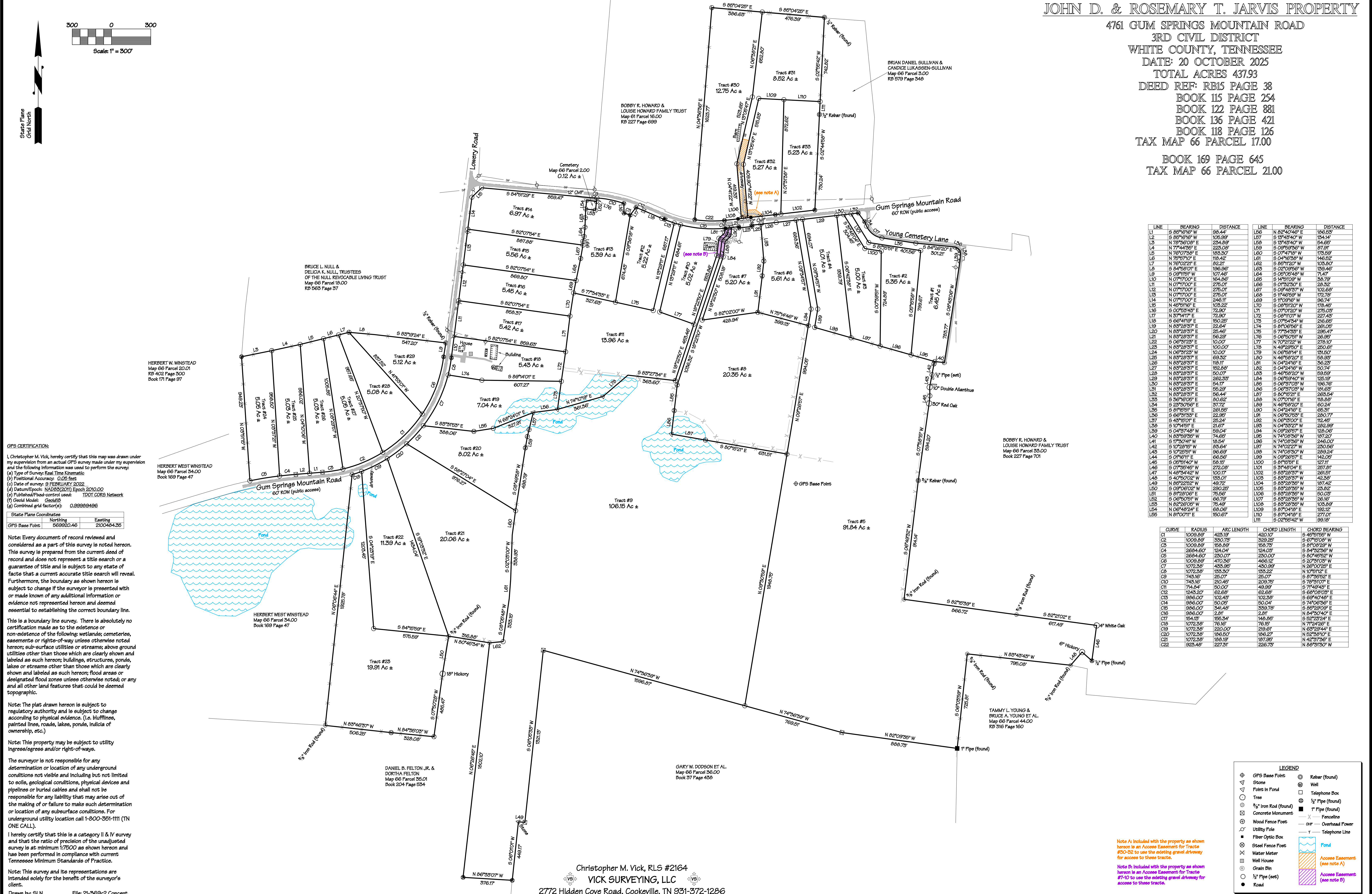
| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|---------------|
| C1    | 1009.88 | 422.19     | 422.19       | S 46°16'55" W |
| C2    | 1009.88 | 330.79     | 330.79       | S 67°01'29" W |
| C3    | 1009.88 | 158.88     | 158.88       | S 81°08'28" W |
| C4    | 2684.60 | 124.04     | 124.04       | S 84°32'36" W |
| C5    | 2684.60 | 220.07     | 220.07       | S 80°48'52" W |
| C6    | 1009.88 | 470.36     | 466.12       | S 20°31'03" W |
| C7    | 1072.38 | 435.95     | 430.99       | N 26°00'29" E |
| C8    | 1072.38 | 153.50     | 153.50       | N 10°16'12" E |
| C9    | 743.16  | 29.07      | 29.07        | S 87°28'56" E |
| C10   | 743.16  | 210.45     | 209.75       | S 78°31'07" E |
| C11   | 74.84   | 50.00      | 49.99        | S 77°48'48" E |
| C12   | 1243.20 | 62.88      | 62.88        | S 68°10'03" E |
| C13   | 986.00  | 102.43     | 102.38       | S 69°40'48" E |
| C14   | 986.00  | 50.05      | 50.04        | S 74°06'36" E |
| C15   | 986.00  | 34.48      | 33.97        | S 80°28'09" E |
| C16   | 986.00  | 2.81       | 2.81         | N 84°24'46" E |
| C17   | 154.15  | 155.34     | 148.85       | S 52°22'24" E |
| C18   | 1072.38 | 76.16      | 76.15        | N 71°24'26" E |
| C19   | 1072.38 | 221.00     | 219.88       | N 69°23'44" E |
| C20   | 1072.38 | 196.50     | 196.27       | N 52°38'10" E |
| C21   | 1072.38 | 188.19     | 187.96       | N 42°07'26" E |
| C22   | 923.48  | 227.91     | 226.79       | N 28°51'50" W |

Note A: Included with the property as shown hereon is an Access Easement for Tract #30-32 to use the existing gravel driveway for access to these tracts.

Note B: Included with the property as shown hereon is an Access Easement for Tract #7-10 to use the existing gravel driveway for access to these tracts.

LEGEND

- GPS Base Point
- Stone
- Point in Pond
- Tree
- 3/4" Iron Rod (found)
- Concrete Monuments
- Wood Fence Posts
- Utility Pole
- Fiber Optic Box
- Steel Fence Post
- Well House
- Grain Bin
- 1/2" Pipe (set)
- Road
- Kohar (found)
- Well
- Telephone Box
- 1/2" Pipe (found)
- 1" Pipe (found)
- Fence Line
- Overhead Power
- Telephone Line
- Pond
- Access Easement (see note A)
- Access Easement (see note B)



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: 9 FEBRUARY 2022  
(d) Starting Epoch: NAD83(2011) Epoch 1, 2010.00  
(e) Published/Fixed-control used: IDOT CORS Network  
(f) Geoid Model: Geoid19  
(g) Combined grid factor(s): 0.99989496

| State Plane Coordinates | Eastings  |
|-------------------------|-----------|
| GPS Base Point          | 569820.46 |
|                         | 200948.35 |

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. bluelines, 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: SLN File: 21-369c2 Concept:

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