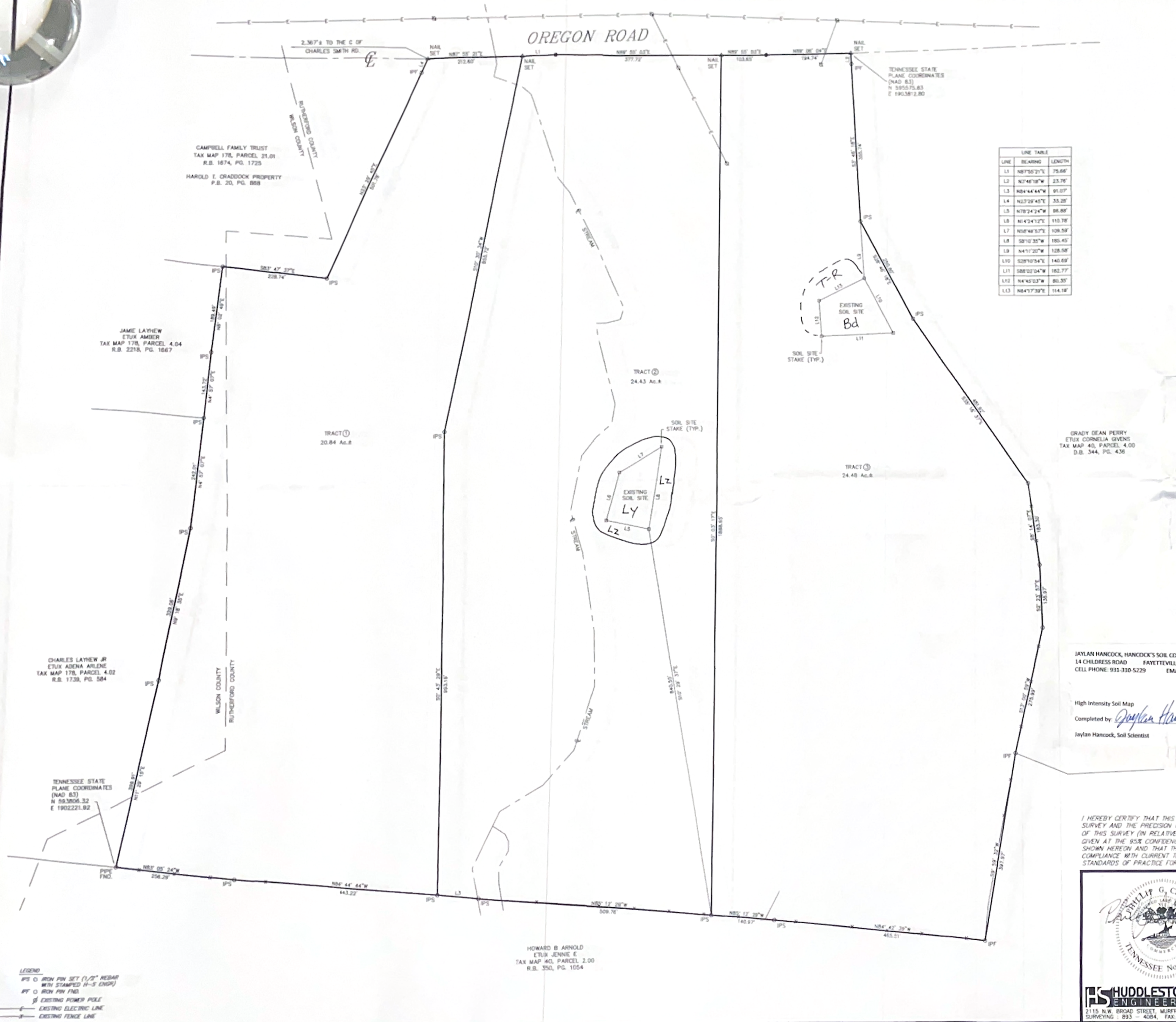

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°55'21"E	75.66'
L2	N3°46'18"W	23.76'
L3	N84°44'44"W	91.07'
L4	N23°29'45"E	33.28'
L5	N78°24'24"W	86.88'
L6	N14°24'12"E	110.78'
L7	N56°46'57"E	109.59'
L8	S8°10'35"W	185.45'
L9	N41°17'20"W	128.58'
L10	S28°07'54"E	140.69'
L11	S88°02'04"W	162.77'
L12	N4°45'03"W	80.35'
L13	N84°17'39"E	114.19'

LOCATION MAP

N.T.S.

NOTES

1. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
2. Underground utilities shown were located using available above-ground evidence, as well as information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
3. Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
4. Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
5. 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 nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
6. Soil Site location taken from information provided by Jaylan Hancock, Soil Scientist. Huddleston-Steele Engineering assumes no responsibility for the accuracy or completeness of the soils information provided hereon.

HIGH INTENSITY SOIL MAP
COUNTY: Rutherford
For: Batey Farm Auction (Parks Realty)
PROPERTY: Oregon Road
COMPLETION DATE: 01/04/2026

SOIL MAP UNIT LEGEND

Bd – Bradyville silt loam, 0 to 5 percent slopes

Ly – Lynnville silt loam, 0 to 5 percent slopes

Lz – Lynnville silt loam, 0 to 5 percent slopes, shallow

T-R – Talbott-Barfield-Rock Outcrop, 0 to 5 percent slopes

Map Symbol	Estimated Rate (MPI)	Soil Improvement Practices & Notes
Bd	0-24" – 75 MPI 24-48" – >75 MPI	Heavy clay observed below 24 inches; bedrock is deeper than 36 inches
Ly	0-24" – 60 MPI WDD 24-48" – >75 MPI	Wetness observed starting at a depth of 24 inches; install a draw drain on the around all of soil area at a depth of 36 inches. Use a 15 ft setback from septic lines. A suitable outlet is needed.
Lz	0-48" – >75 MPI	Wetness within 24 inches; draw down drain can be installed in this unit within 15 feet of Ly unit
T-R	0-48" – >75 MPI	Heavy clay within 24 inches and/or bedrock. Soil not eligible for water percolation testing due to varying rock depth

TPOST surround soil site; please leave in place until after final inspection

Diversion drain may need to be installed upslope of Ly unit as needed to divert surface water

ANY CUTTING, FILLING, OR COMPACTION WILL VOID THIS SOIL MAP.

This soil map complies with the standards established in the Regulations to Govern Subsurface Sewage Disposal Systems, the Soils Handbook, and the Soil Taxonomy. No other warranties are made or implied.

This soil map is to evaluate the site for a subsurface sewage disposal system only.

Signature of Soil Consultant does not constitute approval of this map by the Division of Water Resources.

JAYLAN HANCOCK, HANCOCK'S SOIL CONSULTING, SOIL CONSULTANT
14 CHILDRESS ROAD FAYETTEVILLE, TN 37334
CELL PHONE: 931-310-5229 EMAIL: HANCOCKSSOILCONSULTING@GMAIL.COM

High Intensity Soil Map

Completed by: Jaylan Hancock Date: 01/04/26

Jaylan Hancock, Soil Scientist

N
W STATE PLANE E
S

3 TRACTS – 69.75 Ac.±

0 100 200

OWNER: WILLIAM GREGORY BATEY
OWNER ADDRESS: 10914 OREGON ROAD
LASCASSAS, TN 37085
TAX MAP: 40, PARCEL: 3.00
RECORD BOOK: 2361, PAGE: 1651
MAP NUMBER: 47149C0176H & 47149C0177H
DATED: JAN. 5, 2007 ZONE: X (PANEL NOT PRINTED)
MAP NUMBER: 47149C0178H & 47149C0179H
DATED: JAN. 5, 2007 ZONE: X
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOW AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

PHILLIP G. CHAPMAN REGISTERED LAND SURVEYOR TENNESSEE No. 2007 COMMISSION EXPIRES 2/16/2026

HUDDLESTON-STEELE ENGINEERING INC
2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
SURVEYING : 893 – 4084, FAX: 893 – 6080

PROPERTY SURVEY

WILLIAM GREGORY BATEY

10914 OREGON ROAD

16th CIVIL DISTRICT – RUTHERFORD COUNTY – TN

DATE: FEBRUARY 2026 | SCALE: 1"=100' | SH. 1 OF 1

LEGEND
IPS ○ IRON PIN SET (1/2" REBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
EXISTING POWER POLE
EXISTING ELECTRIC LINE
EXISTING FENCE LINE