

ALL PROPERTY LINES NOT FENCED WERE STAKED AND MARKED THIS SURVEY

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 10 August 2025, 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 Trimble R12i 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.

Signed by:

 509F4C57426D4E0...

Christopher Blake Sexton, RLS
 Tennessee License Number: 2400
 Date: 9/9/2025



Signed by:

 509F4C57426D4E0...
 9/9/2025

JUDY S. MICHELS
 REVOCABLE LIVING TRUST
 TAX MAP 072, PARCEL 087.00
 RB 281/349 (TRACT 2)

Line #	Length	Direction
L1	50.00	N89° 51' 19"W
L2	296.83	N20° 14' 37"E
L3	29.10	N01° 18' 42"E
L4	86.54	S89° 05' 20"E
L5	126.70	S75° 56' 09"W
L6	139.53	S61° 48' 03"W
L7	251.40	S17° 41' 35"E
L8	253.90	S04° 30' 27"W
L9	166.40	S09° 47' 18"W
L10	50.00	N89° 51' 19"W
L11	345.40	N19° 50' 59"E
L12	159.70	N09° 47' 18"E
L13	232.46	N04° 30' 27"E

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	5.67	175.00	S60°32'09"W	5.67
C2	162.56	175.00	S32°59'44"W	156.78

ROGERS GROUP, INC.
 TAX MAP 072, PARCEL 080.00
 DB 196/767

TRACT 1
 2,190,832.41 SQ. FT.
 OR 50.29 ACRES±

NASHRENT PROPERTIES, LLC
 TAX MAP 072, PARCEL 070.00
 RB 732/825

TRACT 3
 234,446.72 SQ. FT.
 OR 5.38 ACRES±

TRACT 2
 219,051.77 SQ. FT.
 OR 5.03 ACRES±

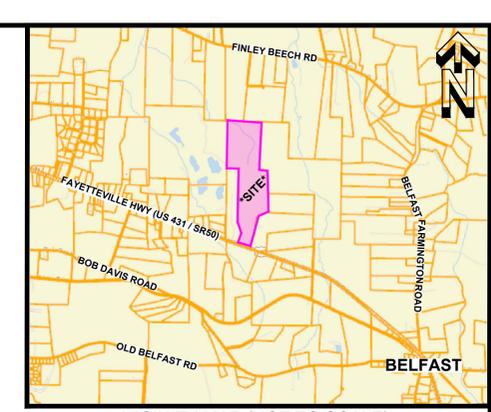
JUDY S. MICHELS
 REVOCABLE LIVING TRUST
 TAX MAP 072, PARCEL 087.00
 RB 281/349 (TRACT 3)

KEVIN L. KLEGHORN
 TAX MAP 072, PARCEL 086.00
 RB 744/9

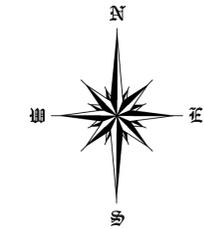
KEVIN L. KLEGHORN
 TAX MAP 072, PARCEL 065.00
 RB 744/9

SS	SQUARE FEET
A	2,155 SQ. FT.
B	1,708 SQ. FT.
C	6,598 SQ. FT.
D	2,984 SQ. FT.
E	3,918 SQ. FT.
F	9,558 SQ. FT.
G	6,560 SQ. FT.
H	3,019 SQ. FT.

- GPS NOTES:**
- (1) Class of survey: IV
 - (2) Type of GPS field procedure: RTK
 - (3) Dates of survey: 10 August 2025
 - (4) Datum/Epoch: NAD83 (2011), Epoch 2010
 - (5) Published/Fixed-control use: TDOT CORS Station TN-34
 N: 398623.63
 E: 1756318.50
 Z: 847.30
 - (6) Geoid model: Geoid 18
 - (7) Combined grid factor(s): 0.99997357
 - (8) Units: US Survey Feet



VICINITY MAP (NOT TO SCALE)



NOTE: BEARINGS RELATIVE TO TENNESSEE
 STATE PLANE COORDINATE SYSTEM - NAD83/2011
 DATE OF OBSERVATION 08/10/2025

Utility Disclaimer
 Know what's below. Call before you dig.

Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances 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 owner, 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.

- General Notes**
1. Date field survey completed: 08/10/2025.
 2. Property contains 60.70 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. 47117C0178D, 47117C0179D, 47117C0186D & 47117C0187D, dated September 28, 2007.
 9. Property has access to public utilities.
 10. Soils site information taken from a soils map produced by Lonnie Norrod, Licensed Professional Soils Scientist, Tennessee License No. 61.

LEGEND

	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
	IRON PIPE OLD AS DENOTED (IP OLD)
	IRON ROD OLD AS DENOTED (IR OLD)
	1/2" REBAR SET CAPPED SEXTON 2400 (IR NEW)
	RMCT REGISTER'S OFFICE OF MARSHALL COUNTY, TENNESSEE
	PARCEL
	RECORD BOOK
	DEED BOOK
	PLAT BOOK (CABINET)
	POINT OF BEGINNING
	CENTERLINE INTERSECTION OF ROADS
	FENCE POST
	RIGHT-OF-WAY
	CONCRETE
	TOTAL
	MAG NAIL (NEW)
	SUBDIVISION
	SUBJECT PROPERTY LINE
	RIGHT OF WAY ADJOINER
	EXISTING EASEMENT EDGE
	M.B.S.L. - SETBACK LINE
	FENCE LINE
	EXISTING SEWER LINE
	EXISTING STORM LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD ELECTRIC
	CENTERLINE OF ROAD OR DRIVE
	ROCK WALL
	SOILS SITE

**BOUNDARY AND DIVISION SURVEY OF THE
 HUMBERTO R. SEGOVIA AND
 BLANCA L. TORRES ORJUELA PROPERTY**
 TAX MAP 072, PARCEL 069.00
 RB 423, PG 364; RB 424, PG 162; PC D, PG 159B; R.O.M.C.T.
 3RD CIVIL DISTRICT
 1988 FAYETTEVILLE HIGHWAY
 BELFAST, MARSHALL COUNTY, TN
CHRISTOPHER BLAKE SEXTON, PLS
 5125 BRIDGEMORE BLVD.
 MURFREESBORO, TN 37129
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 blakesexton@comcast.net