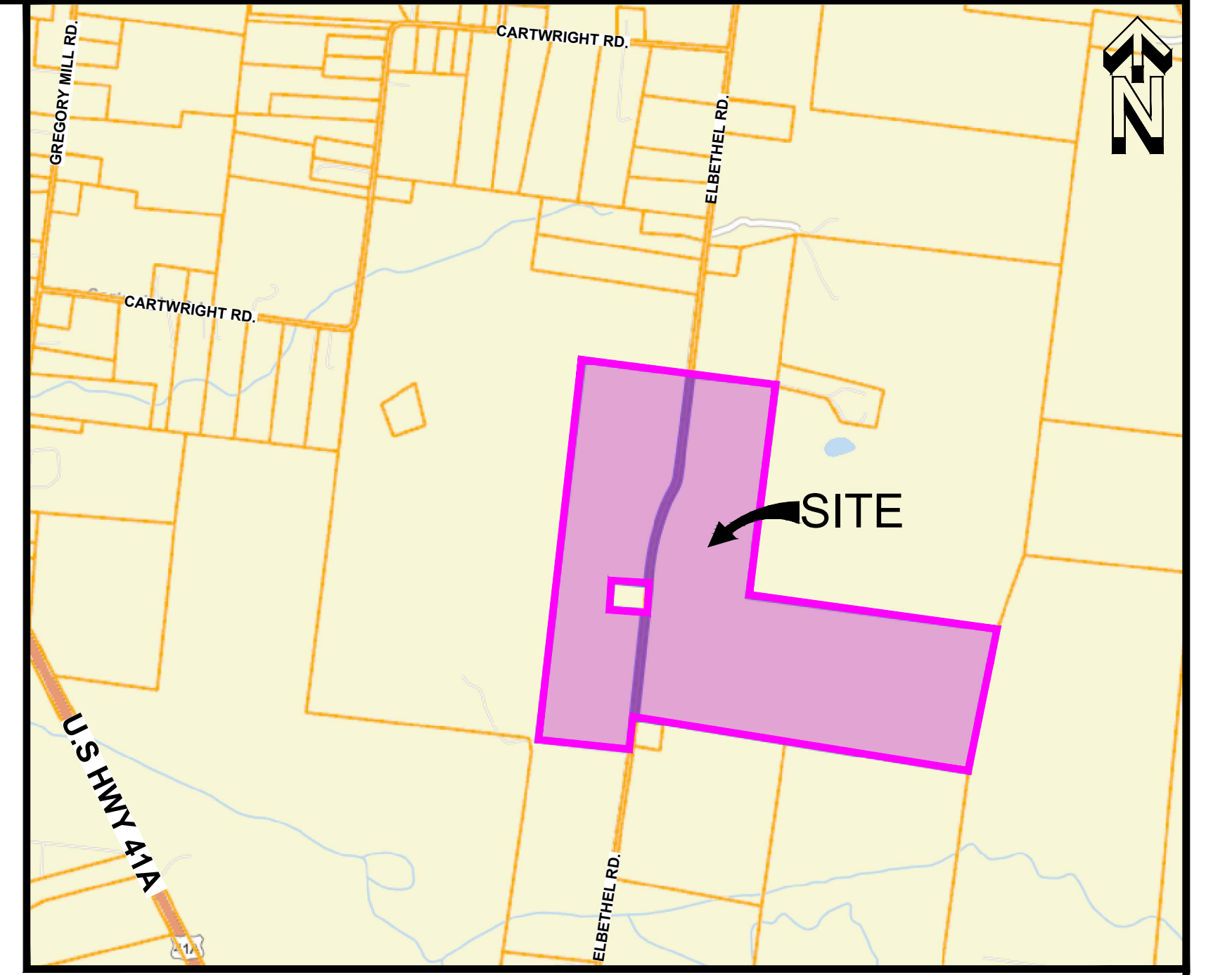


SURVEYOR'S CERTIFICATE:
 I, Christopher Blake Sexton, Registered Land Surveyor, Tennessee RLS #2400, do hereby certify that the survey shown hereon was made by myself or under my direct supervision on 16 January 2026, and the same is true and correct to the best of my knowledge and belief. I further 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: *[Signature]* Date: 3/26/2026
 Christopher Blake Sexton, RLS
 Tennessee License Number: 2400



GPS NOTES:
 (1) Class of survey: IV
 (2) Type of GPS field procedure: RTK
 (3) Dates of survey: 16 January 2026
 (4) Datum/Epoch: NAD83 (2011), Epoch 2010
 (5) Published/Fixed-control use: 10 DOT CORS
 Station TN-34
 N: 398623.65
 E: 1756318.49

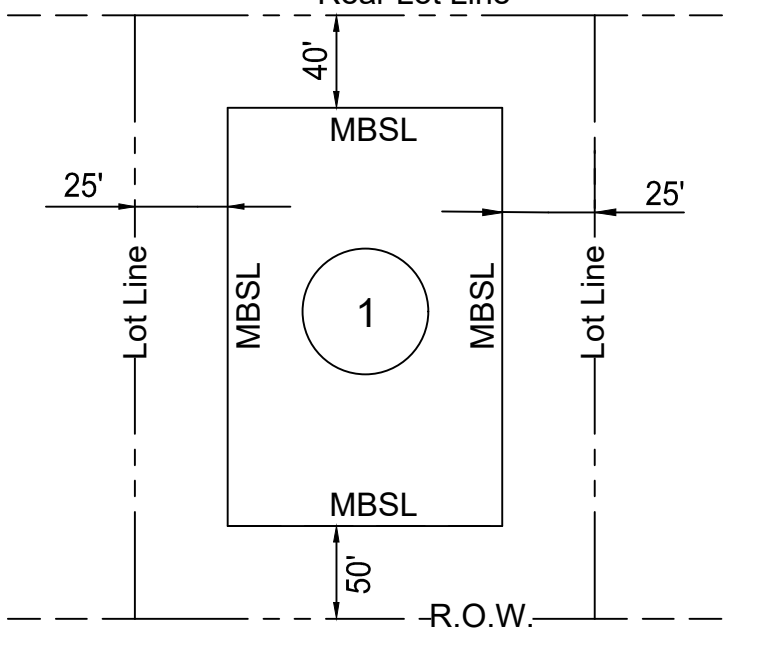
(6) Geoid model: Geoid 18
 (7) Combined grid factor(s): 0.99993741
 (8) Units: US Survey Feet

LEGEND

AREA DRAIN	IRON PIPE OLD (IR OLD)	○
LIGHT POLE	IRON PIPE OLD (IR OLD)	○
EXISTING MANHOLE	1/2" REBAR SET (IR NEW)	●
UTILITY POLE	CAPPED SEXTON RLS#2400	FFE
FIRE HYDRANT	FINISHED FLOOR ELEVATION	BEDFORD COUNTY
VALVE	BACKFLOW PREVENTER	R.O.C.C./TN
GAS METER	REGISTER'S OFFICE OF	MFP
CATCH BASIN	METAL FENCE POST	WFP
WATER METER	WOOD FENCE POST	AC
CLEAN OUT	AIR CONDITIONING UNIT	P.U.D.E.
HANDICAP PARKING	PULL BOX	MINIMUM BUILDING
SIGN	MINIMUM BUILDING	M.B.S.L.
GUY WIRE	SETBACK LINE	
MAG NAIL		
CONCRETE MONUMENT		
SUBJECT PROPERTY LINE		
RIGHT-OF-WAY ADJACENT		
EXISTING EASEMENT		
M.B.S.L. - SETBACK LINE		
FENCE LINE		
SEWER LINE		
STORM LINE		
WATER LINE		
FIBER OPTIC LINE		
GAS LINE		
OVERHEAD ELECTRIC		
CENTERLINE OF ROAD		
TREE LINE		

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S84°23'56"E	42.94	L21	N83°49'13"W	94.83
L2	S04°24'19"W	61.45	L22	N06°19'49"E	155.98
L3	N84°59'03"W	38.48	L23	S83°50'02"E	97.38
L4	N00°17'49"E	62.09	L24	S07°15'48"W	156.03
L5	N77°59'32"W	79.45	L25	N83°49'13"W	97.70
L6	N05°23'43"E	63.79	L26	N06°19'33"E	148.37
L7	S82°34'57"E	81.21	L27	S83°48'25"E	100.13
L8	S07°13'27"W	70.11	L28	S07°15'48"W	148.37
L9	N82°34'57"W	81.85			
L10	N05°23'43"E	130.88			
L11	S83°49'13"E	86.04			
L12	S07°13'27"W	132.86			
L13	N83°49'13"W	86.68			
L14	N05°23'43"E	130.01			
L15	S83°49'13"E	90.83			
L16	S07°13'27"W	130.02			
L17	N83°49'13"W	91.47			
L18	N06°04'55"E	147.64			
L19	S83°49'13"E	94.49			
L20	S07°15'18"W	147.67			

VICINITY MAP
NOT TO SCALE



Minimum Building Setback
Detail for A1 Zoning
(Agricultural - Forestry District)
NOT TO SCALE



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 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**
- Date field survey completed: 02/11/2026.
 - Property contains 122.69± 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.
 - 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.
 - 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.
 - This is a true and accurate portrayal of the boundaries and physical features array of methods including GNSS observations (Trimble R12i Dual Frequency Receivers), conventional total station observations (Topcon ES-103), robotic total station observations (Topcon DS-203), the available record data, aerial photography, LIDAR, and the physical evidence found in the field.
 - 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) and Zone "A" (Areas within the 100-Year Floodplain with no base elevations determined) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47003C0175E & 47003C0190E, Dated August 02, 2007.
 - Property has access to public utilities.
 - Subject property and surrounding properties are zoned A1 (Agricultural - Forestry District) and is intended to preserve space for agricultural and forestry uses. See detail for setback information.
 - Soil sites were located by an actual field survey and information provided the Soils Group, Inc.

**BOUNDARY & DIVISION SURVEY FOR:
 ZUELLA SUTTON PROPERTY**
 TAX MAP 060, PARCEL 059.00
 6TH CIVIL DISTRICT OF BEDFORD COUNTY, TN
 DEED BOOK 193, PAGE 308 & DEED BOOK 74, PAGE 427, R.O.B.C., TN
 398 ELBETHEL ROAD
 SHELBYVILLE, TN 37160
 CHRISTOPHER BLAKE SEXTON, PLS
 5125 BRIDGEMORE BLVD.
 MURFREESBORO, TN 37129
 931-261-8875
 blakesexton@comcast.net