

NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011 DATE OF OBSERVATION 11/07/2024



Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	19.15	S78° 55' 40"E	L21	60.57	S85° 38' 16"E	L42	37.29	S22° 43' 04"E
L2	49.50	S78° 55' 40"E	L22	44.65	S87° 29' 32"W	L43	32.76	S57° 17' 18"E
L3	38.36	N70° 54' 56"E	L23	74.01	S81° 50' 37"W	L44	16.38	S40° 00' 23"E
L4	39.67	N63° 01' 01"E	L24	158.55	S31° 05' 44"W	L45	10.13	S54° 54' 15"W
L5	69.45	N60° 28' 14"E	L25	38.57	S87° 54' 40"W	L46	42.87	S86° 42' 14"W
L6	49.13	N80° 35' 46"E	L26	172.23	N13° 36' 12"E	L47	8.96	S75° 10' 25"W
L7	34.66	N64° 55' 30"E	L27	85.45	S69° 17' 21"E	L48	33.71	S86° 21' 08"W
L8	29.48	N73° 55' 09"E	L28	83.69	S69° 17' 21"E	L49	40.78	N62° 44' 49"E
L9	57.78	N66° 33' 07"E	L29	89.13	S07° 43' 00"W	L50	57.67	S22° 52' 35"E
L10	89.50	N81° 55' 27"E	L30	143.22	S86° 21' 08"W	L51	30.38	S77° 12' 48"W
L11	41.11	N89° 45' 32"E	L31	148.35	N31° 05' 44"E	L52	50.39	N35° 11' 24"W
L12	49.96	S72° 10' 34"E	L32	62.01	N00° 31' 13"E	L53	7.68	N67° 54' 43"E
L13	48.47	S67° 31' 49"E	L33	10.66	N00° 31' 13"E	L54	66.80	S21° 36' 30"E
L14	73.61	S79° 52' 15"E	L34	276.95	N85° 58' 38"E	L55	42.67	S21° 36' 30"E
L15	90.86	S79° 52' 15"E	L35	24.43	S36° 30' 16"W	L56	5.91	S66° 59' 48"W
L16	42.67	S79° 02' 30"E	L36	11.25	S36° 30' 16"W	L57	109.57	N22° 32' 09"W
L17	25.74	S74° 19' 57"E	L37	68.90	S75° 39' 08"W			
L18	24.24	S82° 32' 36"E	L38	78.28	S77° 22' 50"W			
L19	24.24	S82° 32' 36"E	L39	116.31	S75° 26' 23"W			
L20	70.18	S75° 30' 22"E	L41	30.94	S69° 17' 21"E			

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	87.29	241.67	S77°16'20"W	86.82
C2	140.78	1427.99	S84°40'05"W	140.72
C3	90.52	91.05	N69°40'31"W	86.83
C4	122.72	192.00	N22°52'59"W	120.64
C5	22.36	173.50	N12°45'26"W	22.35
C6	60.68	173.50	N26°28'09"W	60.38
C7	146.48	158.57	N10°01'28"W	141.33

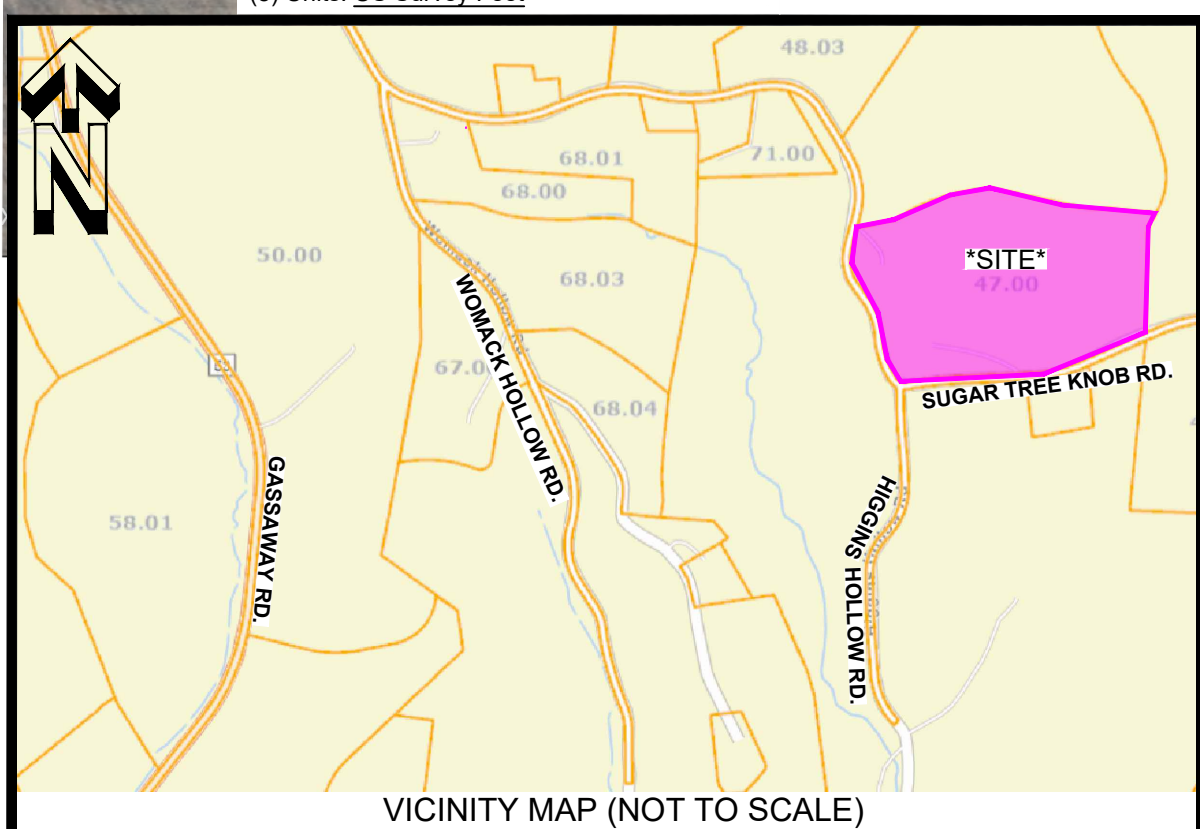
JAMES A. CUMMINGS
TAX MAP 026, PARCEL 046.00
DB 166/79



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 November 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 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.

Signed by: *[Signature]*
509F4C57426D4E0...
Christopher Blake Sexton, RLS
Tennessee License Number: 2400
Date: 4/10/2026

GPS NOTES:
(1) Class of survey: IV
(2) Type of GPS field procedure: RTK
(3) Dates of survey: 07 November 2025
(4) Datum/Epoch: NAD83 (2011), Epoch 2010
(5) Published/Fixed-control use: TDOT CORS Station TN-3A
N: 553312.452
E: 1860677.585
Z: 650.32
(6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.99992186
(8) Units: US Survey Feet



- General Notes**
- Date field survey completed: 11/07/2024.
 - Property contains 18.68 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 determined from GPS, record data and 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) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47015C0045D, Dated December 03, 2010.
 - Property has access to some public utilities.

LEGEND

	POWER POLE
	GUY WIRE
	CONCRETE MONUMENT FOUND
	IRON PIPE OLD AS DENOTED (IP OLD)
	IRON ROD OR PIPE OLD AS DENOTED (IR OLD)
	1/2" REBAR SET CAPPED SEXTON 2400 (IR NEW)
	REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE
	PARCEL
	RECORD BOOK
	DEED BOOK
	PLAT BOOK (CABINET)
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	CENTERLINE INTERSECTION OF ROADS
	TOTAL
	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



TAX MAP 026 PARCEL 047.00
RECORD BOOK 272, PAGE 257, R.O.C.C.T.
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