

**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 14 June 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.

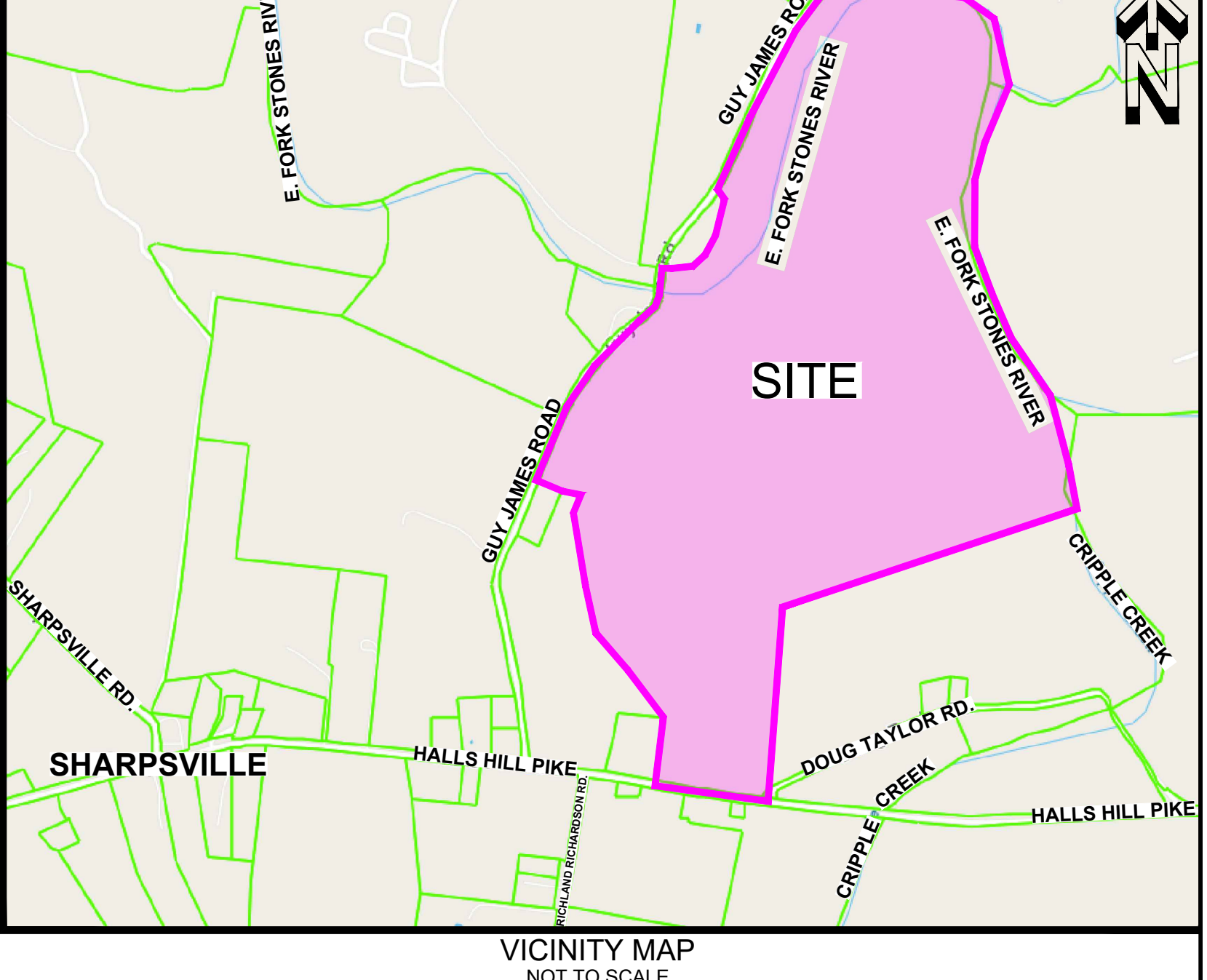
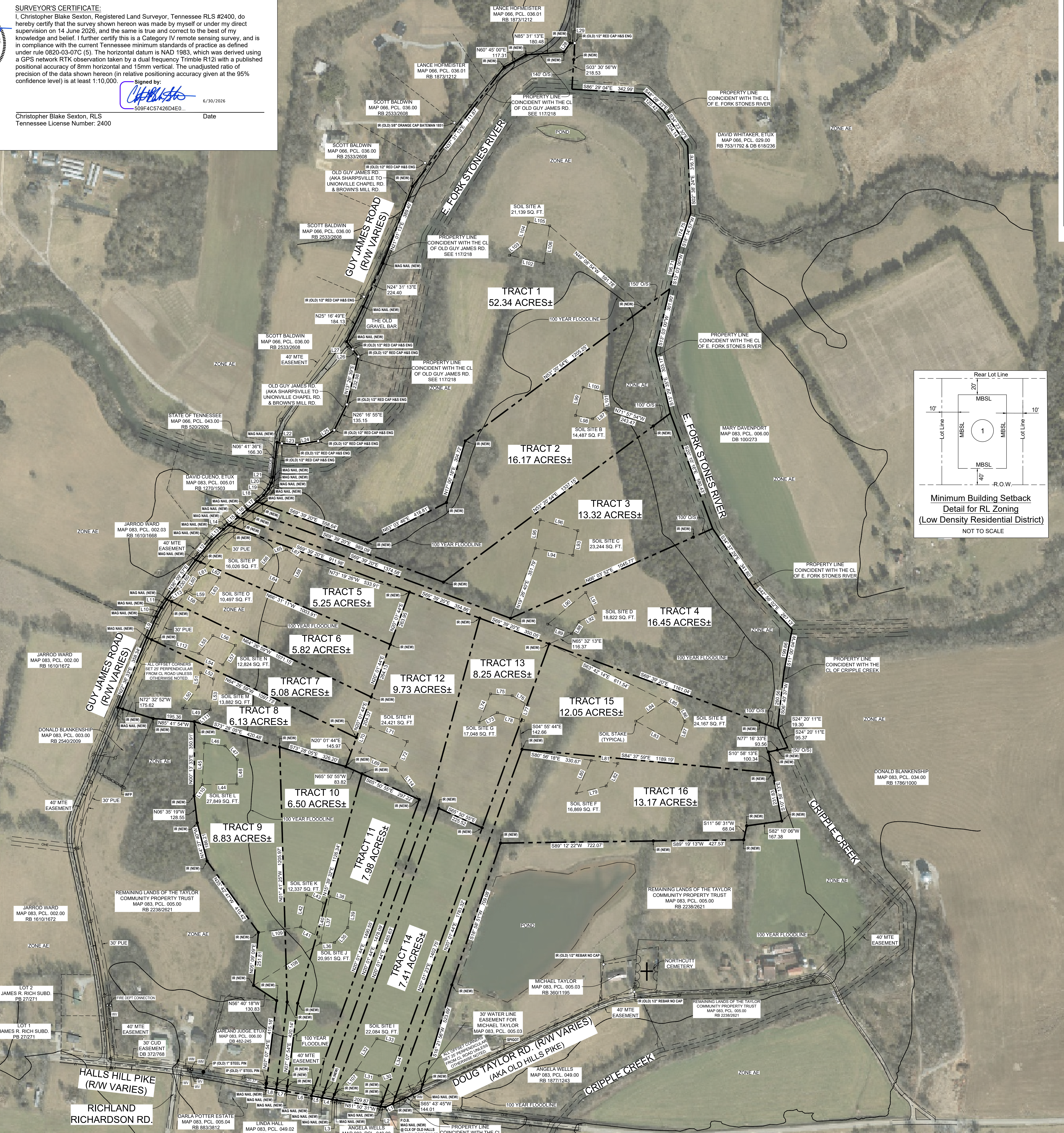
Signed by: *[Signature]*  
 509F4C57426D4E0. Date: 6/30/2026  
 Christopher Blake Sexton, RLS  
 Tennessee License Number: 2400

**GPS NOTES:**  
 (1) Class of survey: IV  
 (2) Type of GPS field procedure: RTK  
 (3) Dates of survey: 29 April 2026  
 (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

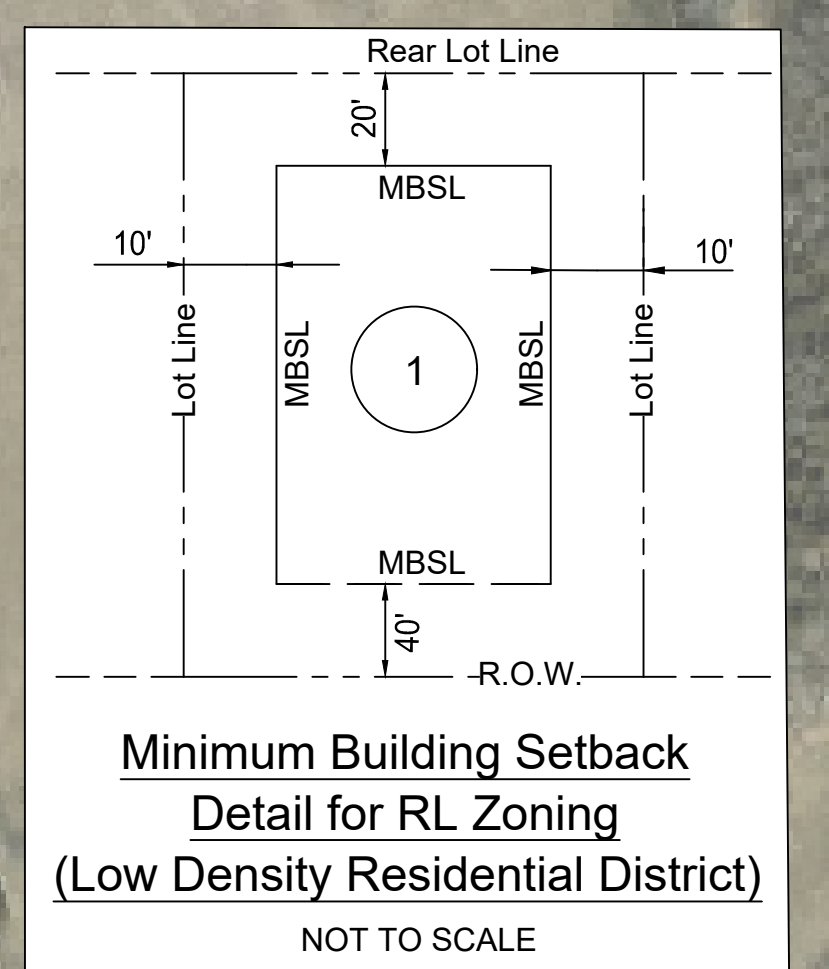
**811 Know what's below. Call before you dig.**  
**Utility Disclaimer**  
 Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. Surveyor makes no guarantee 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 owners, 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.

**LEGEND**

AREA DRAIN	IRON ROD OLD (R OLD)	○
LIGHT POLE	IRON PIPE OLD (P OLD)	●
EXISTING MANHOLE	1/2" REBAR SET (R NEW)	●
UTILITY POLE	CAPPED SECTION (R NEW)	●
FIRE HYDRANT	FINISHED FLOOR ELEVATION	R.O.C.C.-TN
VALVE	BACKFLOW PREVENTER	
GAS METER	REGISTERS OFFICE OF BEDFORD COUNTY	
CATCH BASIN	METAL FENCE POST	MFP
HANDICAP PARKING	WOOD FENCE POST	WFP
CLEAN OUT	AIR CONDITIONING UNIT	AC
PULL BOX	PUBLIC UTILITY & DRAINAGE EASEMENT	P.U.D.E.
SIGN	MINIMUM BUILDING SETBACK LINE	M.B.S.L.
GUY WIRE		
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 Table	
Line #	Length	Line #	Length	Line #	Length
L1	40.28	L21	28.43	L41	75.52
L2	21.63	L22	23.66	L42	154.08
L3	20.01	L23	72.74	L43	88.70
L4	50.78	L24	101.00	L44	163.20
L5	50.78	L25	91.60	L45	196.07
L6	118.68	L26	42.92	L46	100.12
L7	50.06	L27	46.11	L47	86.66
L8	50.06	L28	51.28	L48	114.64
L9	106.94	L29	21.62	L49	129.72
L10	49.44	L30	56.62	L50	125.52
L11	47.53	L31	113.51	L51	67.45
L12	120.88	L32	176.84	L52	67.66
L13	75.67	L33	116.70	L53	146.60
L14	31.31	L34	133.64	L54	124.99
L15	57.69	L35	94.17	L55	107.34
L16	57.69	L36	66.75	L56	115.80
L17	57.69	L37	224.36	L57	109.85
L18	44.16	L38	104.69	L58	89.43
L19	37.88	L39	116.29	L59	24.05
L20	31.49	L40	155.75	L60	70.54



Line Table		Line Table		Line Table	
Line #	Length	Line #	Length	Line #	Length
L61	54.94	L81	126.83	L101	86.37
L62	52.06	L82	120.27	L102	166.68
L63	144.18	L83	219.23	L103	69.40
L64	143.10	L84	167.54	L104	119.30
L65	65.88	L85	72.32	L105	100.85
L66	86.91	L86	65.73	L106	179.25
L67	84.28	L87	110.32	L107	155.42
L68	122.24	L88	66.73	L108	374.29
L69	181.31	L89	121.45	L109	201.68
L70	129.27	L90	234.15	L110	66.31
L71	167.77	L91	109.65	L111	93.64
L72	135.56	L92	89.62	L112	232.66
L73	98.01	L93	118.76	L113	82.19
L74	144.96	L94	180.54	L114	190.42
L75	102.34	L95	136.03	L115	109.45
L76	72.22	L96	185.27	L116	55.14
L77	79.27	L97	68.52	L117	52.47
L78	109.25	L98	82.64	L118	79.04
L79	145.09	L99	138.24	L119	56.43
L80	170.18	L100	93.06	L120	16.47

- General Notes**
- Date field survey completed: 06/14/2026.
  - Property surveyed contains 194.42 acres total in 16 tracts.
  - 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 "AE" (Areas within the 100-Year Floodplain with base elevations determined) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47146C0169H & 47149C0285H, Dated January 05, 2007.
  - Property has access to public utilities.
  - Subject property and surrounding properties are zoned R1. See detail for setback information.
  - Soil sites were located by an actual field survey and information provided by the Soils Group, Inc. The Surveyor assumes no responsibility for the accuracy or completeness of the soils shown hereon.
  - All distances shown hereon are total distances unless otherwise noted.

**BOUNDARY & DIVISION SURVEY FOR:**  
**TAYLOR COMMUNITY PROPERTY TRUST**  
 TAX MAP 083, PARCEL 005.00  
 DISTRICT OF RUTHERFORD COUNTY, TN  
 RECORD BOOK 2238, PAGE 2621, R.O.R.C.-TN  
 FOR FURTHER REFERENCE SEE ALSO DB 119, PG 78 & DB 91, PG 440  
**5639 DOUG TAYLOR ROAD**  
**MURFREESBORO, TENNESSEE 37130**  
**CHRISTOPHER BLAKE SEXTON, PLS**  
**5125 BRIDGEMORE BLVD.**  
**MURFREESBORO, TN 37129**  
**931-261-8875**  
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