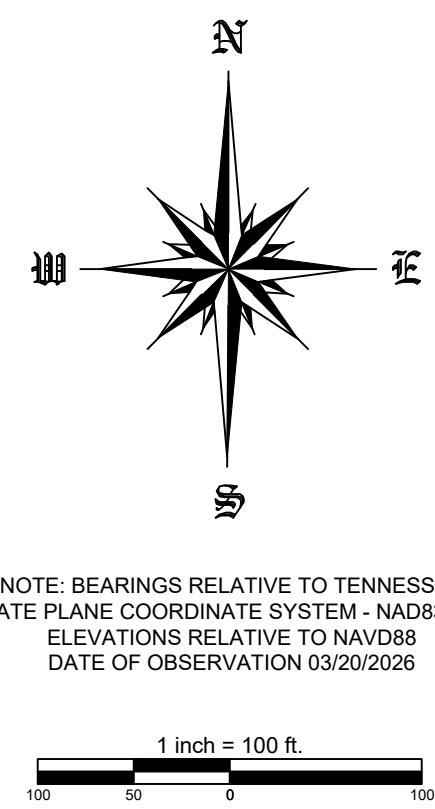




NOTE: BEARINGS RELATIVE TO TENNESSEE
STATE PLANE COORDINATE SYSTEM - NAD83(2011)
ELEVATIONS RELATIVE TO NAVD83
DATE OF OBSERVATION 03/20/2026

Signed by:
Christopher Blake Sexton
509F4C57426D4E0
7/19/2026



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 20 March 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 0620-03-07C (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:
Christopher Blake Sexton
509F4C57426D4E0
7/19/2026

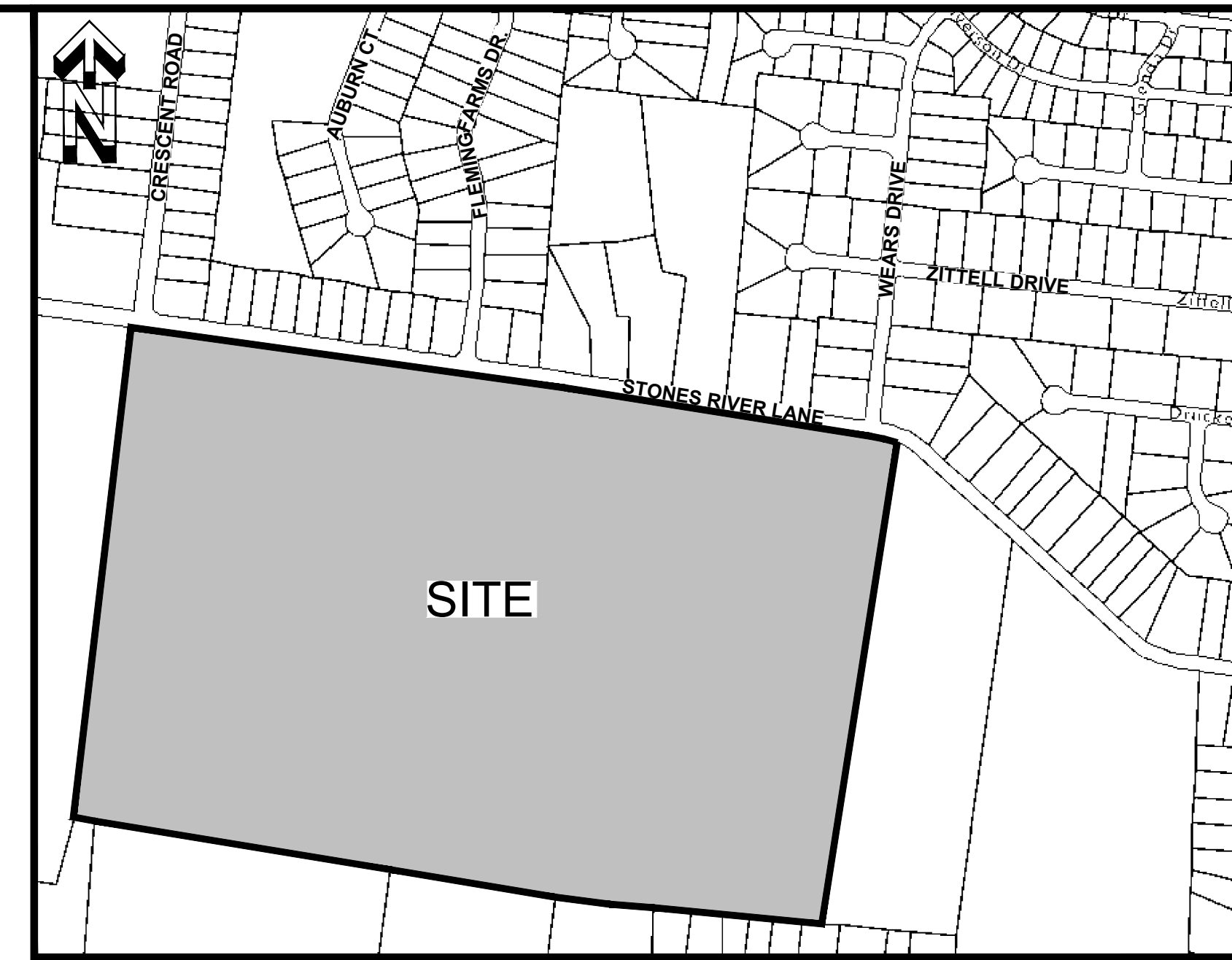
Christopher Blake Sexton, RLS
Tennessee License Number: 2400

Date

Line #	Length	Direction
L1	152.25	S84° 47' 15"E
L2	48.67	S39° 46' 53"E
L3	98.15	S06° 51' 34"W
L4	117.01	N48° 03' 08"W
L5	113.96	S35° 09' 43"W
L6	33.95	N57° 51' 50"W
L7	74.96	N06° 57' 09"E
L8	55.82	N36° 00' 40"E
L9	52.48	N24° 08' 52"W
L10	29.53	N06° 57' 09"E
L11	93.31	N06° 51' 34"E
L12	130.10	S39° 46' 53"E
L13	151.88	S14° 36' 36"E
L14	71.65	N67° 20' 53"W
L15	87.49	N13° 27' 47"W
L16	62.24	N48° 03' 08"W
L17	109.61	N80° 05' 06"E
L18	115.25	S05° 48' 01"W
L19	121.93	S54° 48' 26"W
L20	72.37	N38° 24' 25"W

Line #	Length	Direction
L21	119.54	N23° 49' 15"E
L22	56.95	N57° 58' 24"E
L23	88.53	S52° 12' 10"E
L24	38.93	S70° 11' 05"W
L25	56.26	N73° 47' 33"W
L26	35.00	N52° 00' 31"W
L27	34.13	S07° 58' 55"W
L28	116.40	S45° 13' 45"W
L29	26.08	S15° 29' 38"W
L30	65.80	N81° 10' 36"E
L31	89.71	N36° 01' 07"E
L32	121.49	N61° 29' 32"E
L33	67.04	S81° 10' 36"E
L34	72.91	S15° 29' 38"W
L35	88.73	S51° 30' 40"W
L36	32.91	N51° 28' 07"W
L37	59.25	N54° 54' 57"E
L38	81.21	N00° 02' 17"W
L39	142.09	S78° 47' 32"E
L40	74.41	S31° 22' 22"W

Line #	Length	Direction
L41	59.33	S70° 08' 28"W
L42	91.90	N39° 19' 01"W
L43	42.37	N18° 25' 04"E
L44	184.67	S70° 30' 47"E
L45	189.44	S33° 52' 07"E
L46	296.27	N73° 23' 17"W
L47	116.59	N07° 27' 18"E
L48	126.43	S59° 13' 03"E
L49	316.11	S09° 32' 25"W
L50	115.82	N88° 31' 12"W
L51	378.17	N09° 03' 39"E



VICINITY MAP
NOT TO SCALE

GPS NOTES:

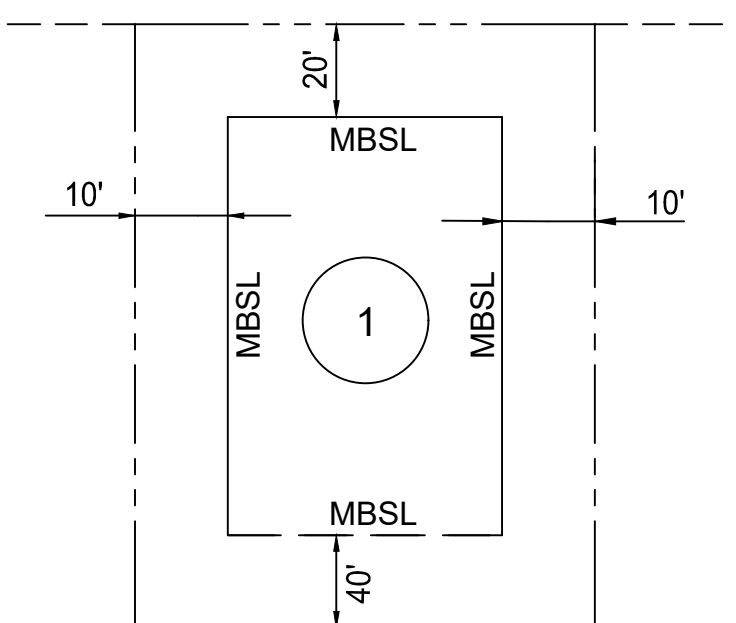
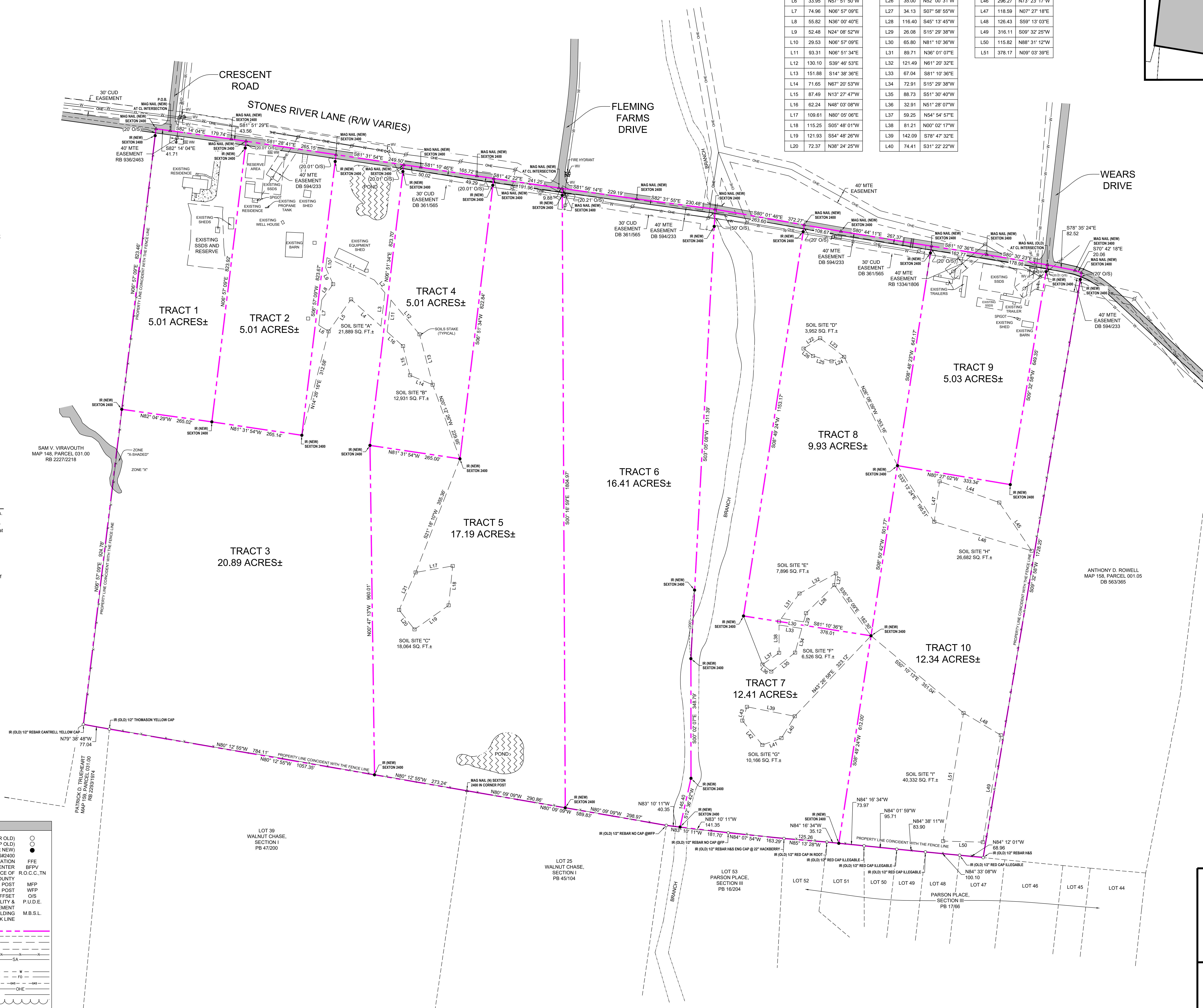
- Class of survey: IV
- Type of GPS field procedure: RTK
- Dates of survey: 20 March 2026
- Datum/Epoch: NAD83 (2011), Epoch 2010
- Published/Fixed-control use: TDOF CORRS
Station TN-3A
N: 553312.452
E: 1860677.585
Z: 650.32
- Soid model: Geoid 18
- Combined grid factor(s): 0.99992186
- Units: US Survey Feet



Utility Disclaimer

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 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 (IR OLD)
LIGHT POLE	IRON PIPE OLD (IP OLD)
EXISTING MANHOLE	1/2" REBAR SET (IR NEW)
UTILITY POLE	CAPPED SEXTON RLS#2400
FIRE HYDRANT	FINISHED FLOOR ELEVATION
VALVE	BACKFLOW PREVENTER
GAS METER	REGISTER'S OFFICE OF R.O.C.C.TN
CATCH BASIN	BEDFORD COUNTY
WATER METER	METAL FENCE POST
CLEAN OUT	WOOD FENCE POST
HANDICAP PARKING	OFFSET
PULL BOX	PUBLIC UTILITY & P.U.D.E.
SIGN	DRAINAGE EASEMENT
WIRE	MINIMUM BUILDING SETBACK LINE
MAG NAIL	M.B.S.L.
CONCRETE MONUMENT	
SUBJECT PROPERTY LINE	
RIGHT-OF-WAY/ADJOINER	
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	



Minimum Building Setback
Detail for RM Zoning
(Medium Density Residential District)
NOT TO SCALE

General Notes

- Date field survey completed: 07/22/2026
- Property surveyed contains 109.23± acres total in 10 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 R12 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 "X-Shadowed" (0.2% annual chance flood hazard) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47149C0381, Dated May 09, 2023.
- Property has access to public utilities.
- Subject property and surrounding properties are zoned RM. 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:
LAWRENCE M. ROWELL
REVOCABLE LIVING TRUST
TAX MAP 148, PARCEL 030.00
11TH CIVIL DISTRICT OF RUTHERFORD COUNTY, TN
RECORD BOOK 42, PAGE 214, R.O.R.C., TN
483 STONES RIVER LANE
MURFREESBORO, TENNESSEE 37128
CHRISTOPHER BLAKE SEXTON, PLS
5125 BRIDGEMORE BLVD.
MURFREESBORO, TN 37129
931-261-8875
blakesexton@comcast.net