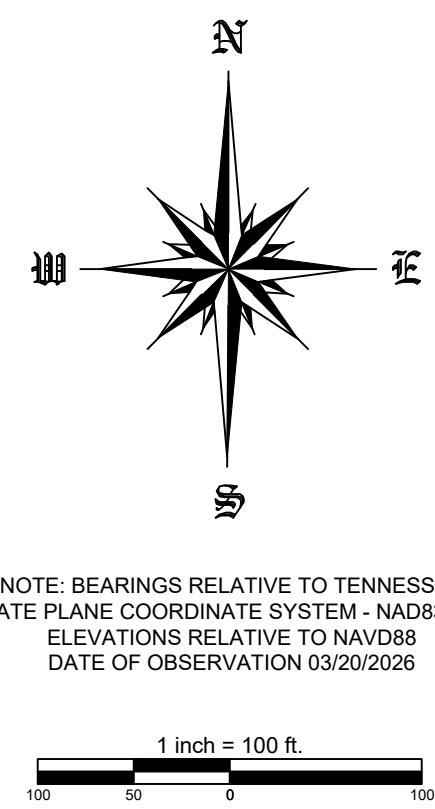




NOTE: BEARINGS RELATIVE TO TENNESSEE  
STATE PLANE COORDINATE SYSTEM - NAD83(2011)  
ELEVATIONS RELATIVE TO NAVD83  
DATE OF OBSERVATION 03/20/2026

Signed by:  
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:  
509F4C57426D4E0  
7/19/2026

Christopher Blake Sexton, RLS  
Tennessee License Number: 2400

Date

| Soils Line Table |        |               |
|------------------|--------|---------------|
| Line #           | Length | Direction     |
| L1               | 152.25 | S64° 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° 00' 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° 38' 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 |

| Soils Line Table |        |               |
|------------------|--------|---------------|
| 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"W |
| 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 |

| Soils Line Table |        |               |
|------------------|--------|---------------|
| Line #           | Length | Direction     |
| L41              | 59.33  | S70° 08' 28"W |
| L42              | 91.90  | N39° 19' 01"W |
| L43              | 42.37  | N18° 34' 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 |

**GPS NOTES:**

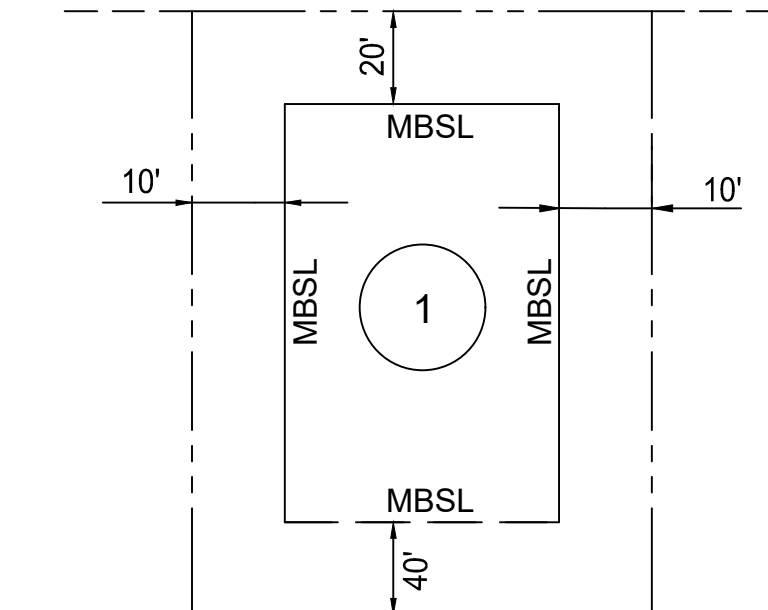
- (1) Class of survey: IV
- (2) Type of GPS field procedure: RTK
- (3) Dates of survey: 20 March 2026
- (4) Datum/Epoch: NAD83 (2011), Epoch 2010
- (5) Published/Fixed-control use: TDOT CORRS  
Station TN-3A  
N 553312.452  
E 1860677.585  
Z 650.32
- (6) Geoid model: Geoid 18
- (7) Combined grid factor(s):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



**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 (IP OLD)           |
| LIGHT POLE              | IRON PIPE OLD (IP OLD)          |
| EXISTING MANHOLE        | 1/2" REBAR SET (IR NEW)         |
| UTILITY POLE            | CAPPED SEXTON RLS#2400          |
| FIRE HYDRANT            | REGISTERED OFFICE OF R.O.C.C.TN |
| VALVE                   | FINISHED FLOOR ELEVATION        |
| CATCH BASIN             | BACKFLOW PREVENTER              |
| WATER METER             | MFP                             |
| CLEAN OUT               | WOOD FENCE POST                 |
| HANDICAP PARKING        | OFFSET                          |
| PULL BOX                | PUBLIC UTILITY & P.U.D.E.       |
| SIGN                    | DRAINAGE EASEMENT               |
| QUI 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**

1. Date field survey completed: 07/22/2026
2. Property surveyed contains 109.23± acres total in 10 tracts.
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 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.
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) 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. 47149C0381J, Dated May 09, 2023.
9. Property has access to public utilities.
10. Subject property and surrounding properties are zoned RM. See detail for setback information.
11. 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.
12. 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**