Docusign Envelope ID: 21A9FD82-039C-8DA9-80B7-E955B9AE1CAA

N

W E

S

NOTE: BEARINGS RELATIVE TO TENNESSEE
STATE PLANE COORDINATE SYSTEM - NAD83/2011
ELEVATIONS RELATIVE TO NAVD88
DATE OF OBSERVATION 10/01/2026

1 inch = 100 ft.
100 50 0 100

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 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 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.

GPS NOTES:
(1) Class of survey: IV
(2) Type of GPS field procedure: RTK
(3) Dates of survey: 01 October 2026
(4) Datum/Epoch: NAD83 (2011), Epoch 2010
(5) Published/Fixed-control use: TDOT CORS Station TN-25
N: 376342.50
E: 1912117.99
Z: 1086.83
(6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.99993390
(8) Units: US Survey Feet

Signed by: 509F4C57426D4E0...
10/01/2026

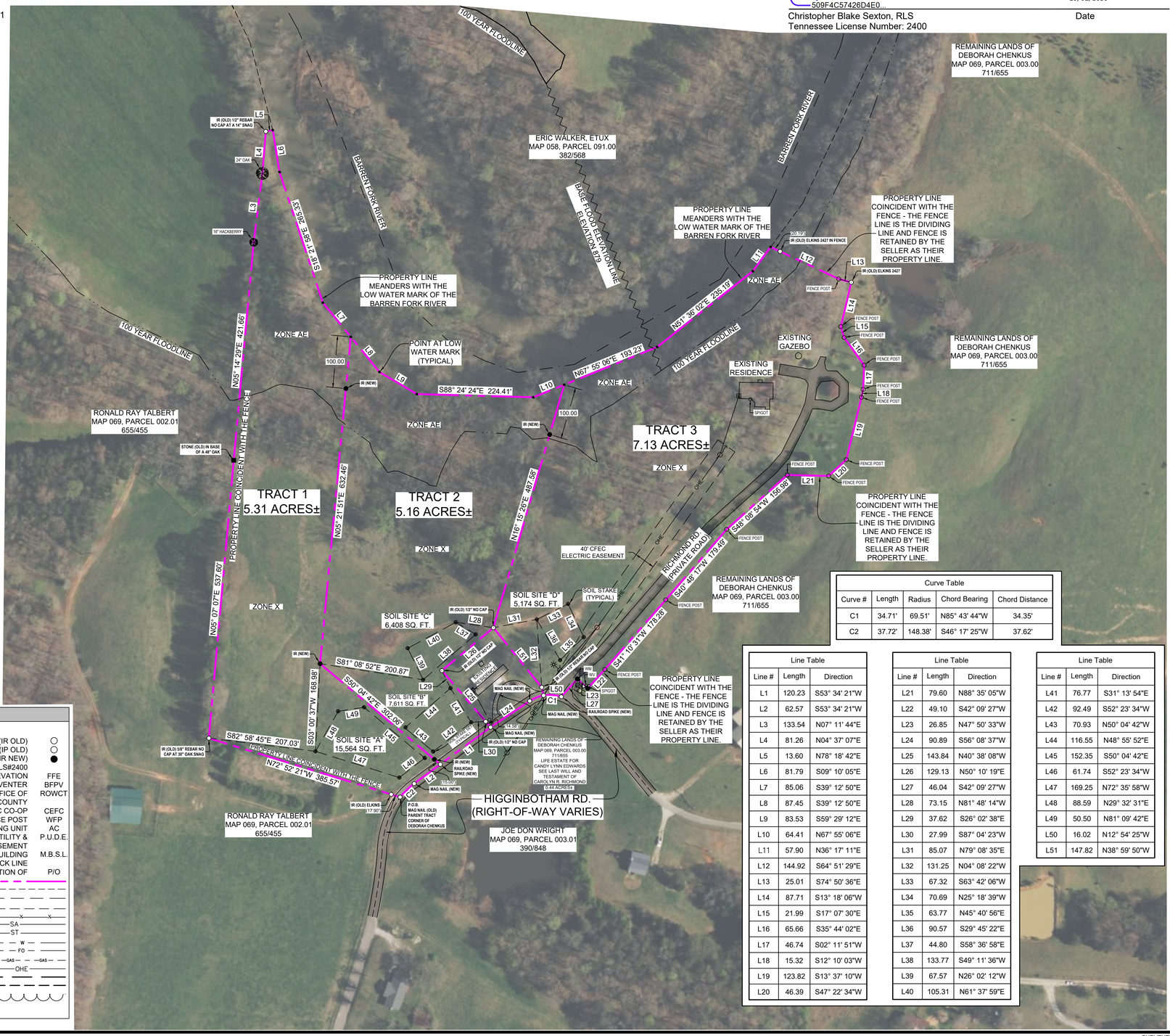
CHRISTOPHER BLAKE SEXTON REGISTERED LAND SURVEYOR TENNESSEE NO. 2400

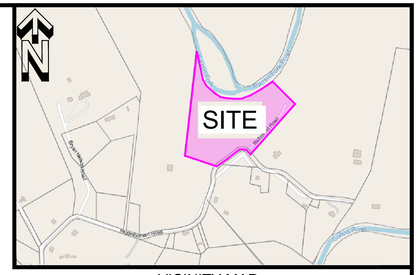
SURVEYOR'S CERTIFICATE:

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 01 October 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: 509F4C57426D4E0... 10/01/2026

Christopher Blake Sexton, RLS — Date
Tennessee License Number: 2400





VICINITY MAP
NOT TO SCALE

General Notes

1. Date field survey completed: 10/01/2026.
2. Property contains 17.60± acres total.
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 R12i Dual Frequency Receivers), conventional total station observations (Topcon ES-103), robotic total station observations (Topcon DS-203i), 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 "AE" (Areas determined to be inside the 100-Year Floodplain) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47177C0153D & 47177C0161D, Dated September 26, 2008.
9. Property has access to public utilities.
10. All distances shown hereon are total distances unless otherwise noted. All distances are in terms of the U. S. Survey Foot.

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	FFE
VALVE	⋈	BACKFLOW PREVENTER	BFPV
GAS METER	GM	REGISTER'S OFFICE OF	ROWCT
CATCH BASIN		WARREN COUNTY	
WATER METER	WM	CANEY FORK ELECTRIC CO-OP	CEFC
CLEAN OUT	CO	WOOD FENCE POST	WFP
HANDICAP PARKING	♿	AIR CONDITIONING UNIT	AC
PULL BOX	□	PUBLIC UTILITY &	P.U.D.E.
SIGN		DRAINAGE EASEMENT	
GUY WIRE	☽	MINIMUM BUILDING	M.B.S.L.
MAG NAIL	△	SETBACK LINE	
UTILITY VAULT		PORTION OF	P/O
SUBJECT PROPERTY LINE			
RIGHT-OF-WAY/ADJOINER			
EXISTING EASEMENT			
M.B.S.L. - SETBACK LINE			
FENCE LINE	-x-x-x-x-x-x-		
SEWER LINE	——SA——SA——SA——		
STORM LINE	——ST——ST——ST——		
WATER LINE	——W——W——W——		
FIBER OPTIC LINE	——FO——FO——FO——		
GAS LINE	——GAS——GAS——GAS——		
OVERHEAD ELECTRIC	——OHE——OHE——OHE——		
MAJOR CONTOUR	——610——		
MINOR CONTOUR	——611——		
TREE LINE			

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	34.71'	69.51'	N85° 43' 44"W	34.35'
C2	37.72'	148.38'	S46° 17' 25"W	37.62'

Line Table		
Line #	Length	Direction
L1	120.23	S53° 34' 21"W
L2	62.57	S53° 34' 21"W
L3	133.54	N07° 11' 44"E
L4	81.26	N04° 37' 07"E
L5	13.60	N78° 18' 42"E
L6	81.79	S09° 10' 05"E
L7	85.06	S39° 12' 50"E
L8	87.45	S39° 12' 50"E
L9	83.53	S59° 29' 12"E
L10	64.41	N67° 55' 06"E
L11	57.90	N36° 17' 11"E
L12	144.92	S64° 51' 29"E
L13	25.01	S74° 50' 36"E
L14	87.71	S13° 18' 06"W
L15	21.99	S17° 07' 30"E
L16	65.66	S35° 44' 02"E
L17	46.74	S02° 11' 51"W
L18	15.32	S12° 10' 03"W
L19	123.82	S13° 37' 10"W
L20	46.39	S47° 22' 34"W

Line Table		
Line #	Length	Direction
L21	79.60	N88° 35' 05"W
L22	49.10	S42° 09' 27"W
L23	26.85	N47° 50' 33"W
L24	90.89	S56° 08' 37"W
L25	143.84	N40° 38' 08"W
L26	129.13	N50° 10' 19"E
L27	46.04	S42° 09' 27"W
L28	73.15	N81° 48' 14"W
L29	37.62	S26° 02' 38"E
L30	27.99	S87° 04' 23"W
L31	85.07	N79° 08' 35"E
L32	131.25	N04° 08' 22"W
L33	67.32	S63° 42' 06"W
L34	70.69	N25° 18' 39"W
L35	63.77	N45° 40' 56"E
L36	90.57	S29° 45' 22"E
L37	44.80	S58° 36' 58"E
L38	133.77	S49° 11' 36"W
L39	67.57	N26° 02' 12"W
L40	105.31	N61° 37' 59"E

Line Table		
Line #	Length	Direction
L41	76.77	S31° 13' 54"E
L42	92.49	S52° 23' 34"W
L43	70.93	N50° 04' 42"W
L44	116.55	N48° 55' 52"E
L45	152.35	S50° 04' 42"E
L46	61.74	S52° 23' 34"W
L47	169.25	N72° 35' 58"W
L48	88.59	N29° 32' 31"E
L49	50.50	N81° 09' 42"E
L50	16.02	N12° 54' 25"W
L51	147.82	N38° 59' 50"W

BOUNDARY & DIVISION SURVEY FOR:

DEBORAH CHENKUS

TAX MAP 069, PARCEL 003.00
1ST CIVIL DISTRICT OF WARREN COUNTY
RECORD BOOK 711, PAGE 655, R.O.W.C.T.

145 RICHMOND ROAD
MCMINNVILLE, TN 37110

CHRISTOPHER BLAKE SEXTON, PLS
5125 BRIDGEMORE BLVD.
MURFREESBORO, TN 37129
931-261-8875
blakesexton@comcast.net

SHEET 1 OF 1

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SURVEYED BY CHRISTOPHER BLAKE SEXTON, PLS, JOHN WESLEY SEXTON, CREW CHIEF & JEFF HOUSE, CREW CHIEF File No.: 2026-113