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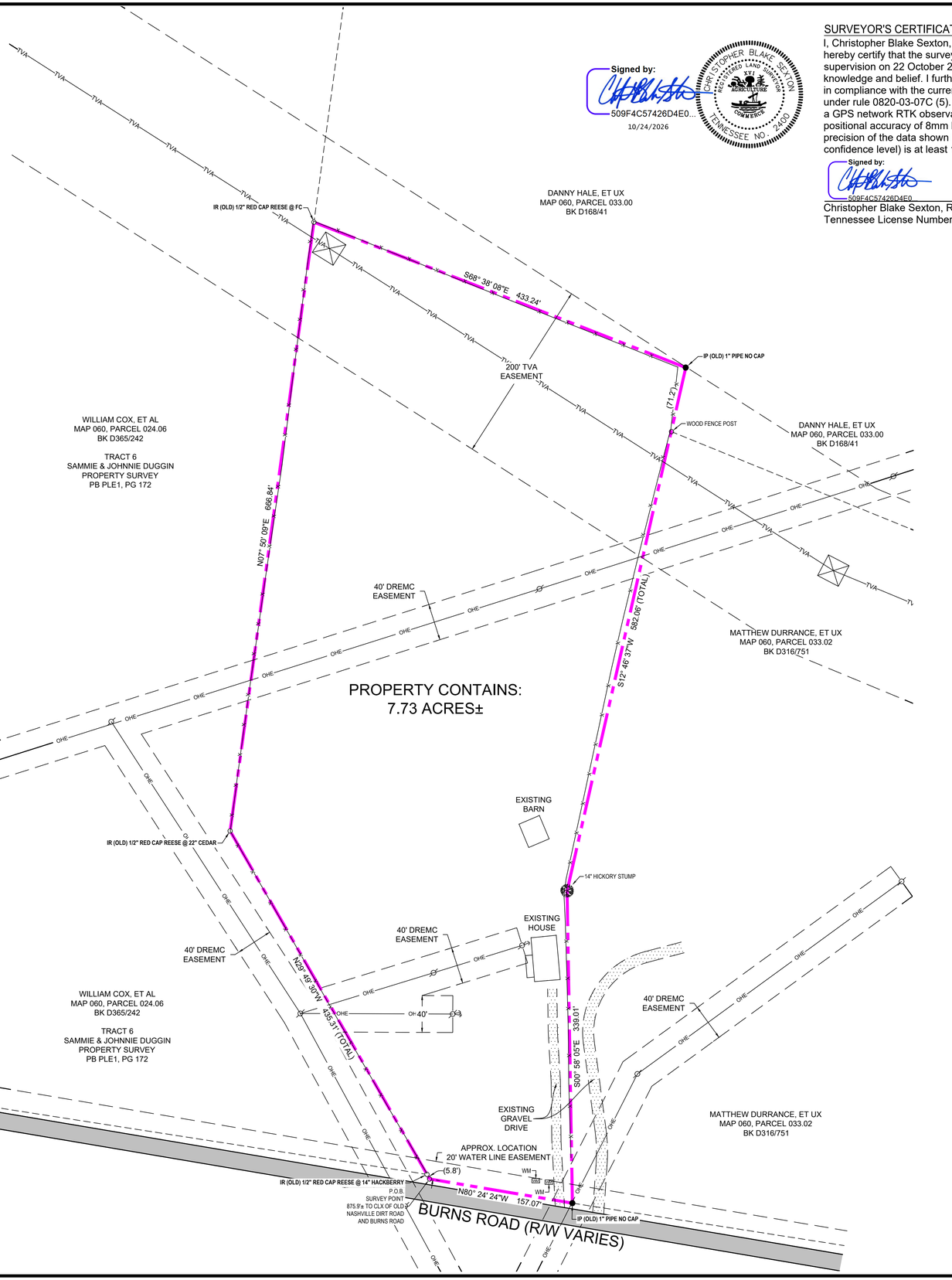


NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011

DATE OF OBSERVATION 10/22/2026

1 inch = 60 ft.

60 30 0 60



General Notes

1. Date field survey completed: 10/22/2026.
2. Property contains 7.73 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 determined from GPS and total station data, record data and 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) on the most recent Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map No. 47003C0190E, Dated August 02, 2007.
9. Property has access to public utilities.

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.

Signed by:
509F4C57426D4E0...
10/24/2026

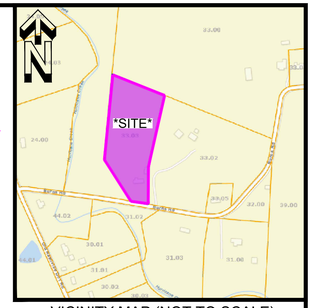
CHRISTOPHER BLAKE SEXTON REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 2400

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 22 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...
10/24/2026

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



VICINITY MAP (NOT TO SCALE)

LEGEND

- LIGHT POLE
- EXISTING MANHOLE
- POWER POLE
- FIRE HYDRANT
- VALVE
- GAS METER
- CATCH BASIN
- WATER METER
- CLEAN OUT
- HANDICAPPED PARKING
- JUNCTION BOX
- PULL BOX
- POLE SIGN
- 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)

ROBCT	REGISTER'S OFFICE OF BEDFORD COUNTY, TENNESSEE
PCL	PARCEL
RB	RECORD BOOK
DB	DEED BOOK
PB	PLAT BOOK (CABINET)
POB	POINT OF BEGINNING
CLX	CENTERLINE INTERSECTION OF ROADS
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
CONC	CONCRETE
(T)	TOTAL
O/S	OFFSET
MAG	MAG NAIL

- 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

GPS NOTES:

(1) Class of survey: IV
(2) Type of GPS field procedure: RTK
(3) Dates of survey: 22 October 2026
(4) Datum/Epoch: NAD83 (2011), Epoch 2010
(5) Published/Fixed-control use: TDOT CORS Station TN-34
N: 398623.637
E: 1756318.505
Z: 847.13
(6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.99997357
(8) Units: US Survey Feet

BOUNDARY SURVEY FOR:

ALCORN PROPERTIES, LLC

TAX MAP 060, PARCEL 033.03
BOOK D406, PAGE 614, R.O.B.C.T.

6TH CIVIL DISTRICT
BEDFORD COUNTY, TN
536 BURNS ROAD, SHELBYVILLE, TN 37160

CHRISTOPHER BLAKE SEXTON, PLS
5125 BRIDGEMORE BLVD.
MURFREESBORO, TN 37129
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SURVEYED BY CHRISTOPHER BLAKE SEXTON, PLS, JOHN WESLEY SEXTON, CREW CHIEF & JEFF HOUSE, CREW CHIEF File No.: 2026-122