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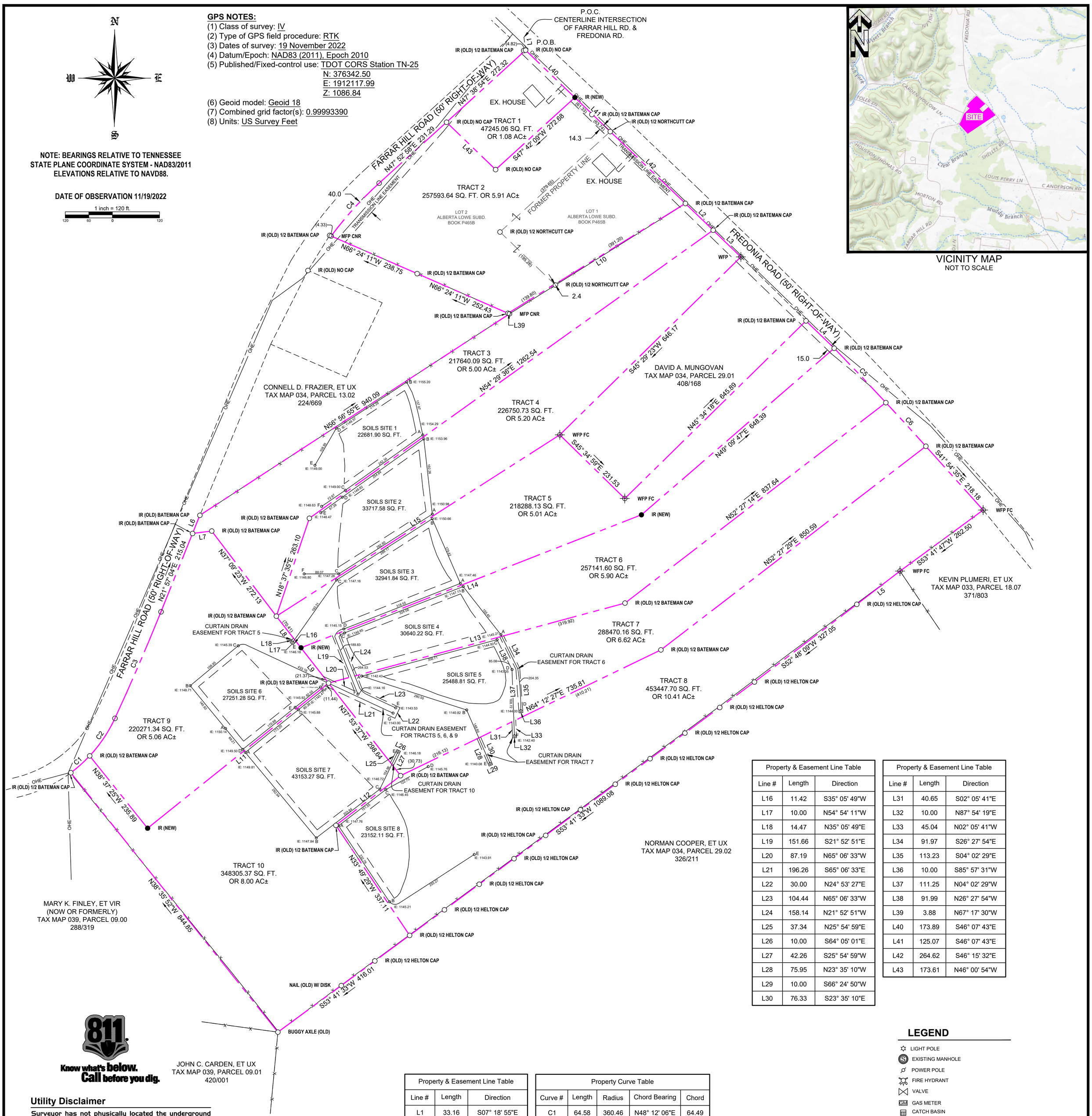
GPS NOTES:
(1) Class of survey: IV
(2) Type of GPS field procedure: RTK
(3) Dates of survey: 19 November 2022
(4) Datum/Epoch: NAD83 (2011), Epoch 2010
(5) Published/Fixed-control use: TDOT CORS Station TN-25
N: 376342.50
E: 1912117.99
Z: 1086.84
(6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.99993390
(8) Units: US Survey Feet

NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011 ELEVATIONS RELATIVE TO NAVD88.

DATE OF OBSERVATION 11/19/2022

1 inch = 120 ft.



Property & Easement Line Table		
Line #	Length	Direction
L16	11.42	S35° 05' 49"W
L17	10.00	N54° 54' 11"W
L18	14.47	N35° 05' 49"E
L19	151.66	S21° 52' 51"E
L20	87.19	N65° 06' 33"W
L21	196.26	S65° 06' 33"E
L22	30.00	N24° 53' 27"E
L23	104.44	N65° 06' 33"W
L24	158.14	N21° 52' 51"W
L25	37.34	N25° 54' 59"E
L26	10.00	S64° 05' 01"E
L27	42.26	S25° 54' 59"W
L28	75.95	N23° 35' 10"W
L29	10.00	S66° 24' 50"W
L30	76.33	S23° 35' 10"E

Property & Easement Line Table		
Line #	Length	Direction
L31	40.65	S02° 05' 41"E
L32	10.00	N87° 54' 19"E
L33	45.04	N02° 05' 41"W
L34	91.97	S26° 27' 54"E
L35	113.23	S04° 02' 29"E
L36	10.00	S85° 57' 31"W
L37	111.25	N04° 02' 29"W
L38	91.99	N26° 27' 54"W
L39	3.88	N67° 17' 30"W
L40	173.89	S46° 07' 43"E
L41	125.07	S46° 07' 43"E
L42	264.62	S46° 15' 32"E
L43	173.61	N46° 00' 54"W

Property & Easement Line Table		
Line #	Length	Direction
L1	33.16	S07° 18' 55"E
L2	98.18	S46° 02' 34"E
L3	97.90	S46° 02' 54"E
L4	99.97	S45° 50' 10"E
L5	138.80	S52° 26' 20"W
L6	49.88	N21° 57' 04"E
L7	49.33	S82° 41' 16"W
L8	102.00	N37° 58' 20"W
L9	113.93	N37° 58' 21"W
L10	531.00	S58° 13' 08"W
L11	590.51	S51° 15' 38"W
L12	207.65	N52° 28' 47"E
L13	781.52	N74° 53' 55"E
L14	930.28	S68° 39' 37"W
L15	856.55	N57° 23' 07"E

Property Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	64.58	360.46	N48° 12' 06"E	64.49
C2	115.29	360.46	N33° 54' 22"E	114.80
C3	295.62	5956.43	N23° 22' 23"E	295.59
C4	181.97	913.75	N42° 10' 40"E	181.67
C5	190.96	8314.50	S43° 36' 24"E	190.95
C6	150.75	8314.50	S42° 25' 45"E	150.75

LEGEND

- LIGHT POLE
- EXISTING MANHOLE
- POWER POLE
- FIRE HYDRANT
- VALVE
- GM GAS METER
- CATCH BASIN
- WM WATER METER
- CLEAN OUT
- HANDICAPPED PARKING
- JUNCTION BOX
- PULL BOX
- POLE SIGN
- GUY WIRE
- CONCRETE MONUMENT FOUND
- 1/2" REBAR OLD NO CAP (IR OLD)
- 1/2" REBAR OLD WITH CAP AS DENOTED (IR OLD W/CAP)
- 1/2" REBAR SET CAPPED SEXTON 2400 (IR NEW)
- WFP WOOD FENCE POST
- MFP METAL FENCE POST
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- SUBJECT PROPERTY LINE
- RIGHT OF WAY/ ADJOINER
- EXISTING EASEMENT EDGE
- M.B.S.L. - SETBACK LINE
- FENCE LINE
- SA EXISTING SEWER LINE
- ST EXISTING STORM LINE
- W EXISTING WATER LINE
- T EXISTING OVERHEAD TELEPHONE LINE
- GAS EXISTING GAS LINE
- OHE EXISTING OVERHEAD ELECTRIC
- CENTERLINE OF ROAD OR DRIVE
- ROCK WALL

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.

General Notes

1. Date field survey completed: 11/26/2022.
2. Property contains 58.19 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, 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. 47031C0100C, Dated August 04, 2008.
9. Property has access to public utilities.
10. Buildings, driveways, and overhead utilities shown hereon were taken from a combination of actual field locations and aerial imagery.
11. It is the responsibility of contractor or owner to verify outfall location of curtain drain during installation.
12. This survey is a retracement survey of an unrecorded survey by Christopher P. Bateman, RLS 1851.

DocuSigned by:
CHRISTOPHER BLAKE SEXTON
509F4C57426D4E0...
STATE OF TENNESSEE
COMMERCE
11/26/2022
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 26 November 2022, 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.

DocuSigned by:
509F4C57426D4E0...
11/26/2022

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

BOUNDARY & DIVISION SURVEY OF
FREDONIA ROAD PROPERTY GROUP PROPERTY
TAX MAP 034, PARCELS 12.00, 13.00, 13.03 & 29.00
BOOK W426, PAGE 114, BOOK P465B
3RD CIVIL DISTRICT
0, 7227, & 7179 FARRAR HILL ROAD
FREDONIA COMMUNITY, COFFEE COUNTY, TENNESSEE

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

SHEET 1 OF 1
REVISION 2 - 11/26/2022

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SURVEYED BY CHRISTOPHER BLAKE SEXTON, PLS
File No.: 2022-11-19_FREDONIA