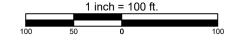


NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011

DATE OF OBSERVATION 07/08/2023





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.

LEGEND

C LIGHT POLE S EXISTING MANHOLE

Ø POWER POLE FIRE HYDRANT

VALVE

GM GAS METER CATCH BASIN

WM WATER METER O CLEAN OUT

& HANDICAPPED PARKING

☐ PULL BOX POLE SIGN

 GUY WIRE MAG NAIL (N) (MAG NEW)

☐ SET STONE OLD

SURVEY POINT ○ IRON ROD OLD AS DENOTED (IR OLD)

1/2" REBAR SET CAPPED SEXTON 2400 (IR NEW)

ROBCT REGISTER'S OFFICE OF BLEDSOE COUNTY, TENNESSEE

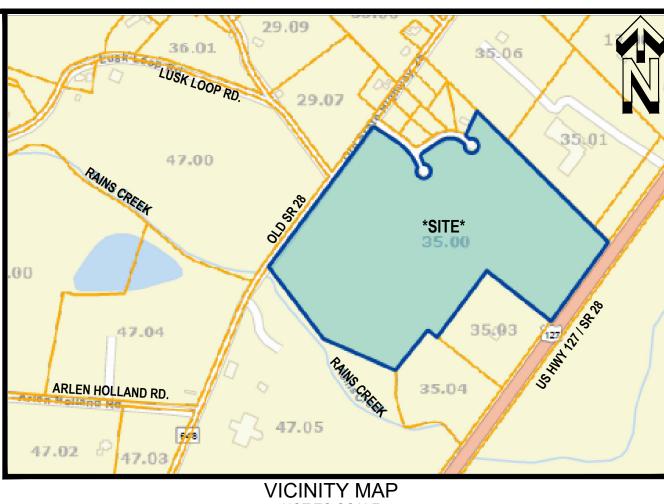
CENTERLINE INTERSECTION POINT OF COMMENCEMENT PLAT BOOK (CABINET) PUBLIC UTILITY EASEMENT POINT OF BEGINNING _ — — — — — RIGHT OF WAY/ ADJOINER —SA———SA——— EXISTING SEWER LINE

OHE———— EXISTING OVERHEAD ELECTRIC

——— UGE———— ——— EXISTING UNDERGROUND ELECTRIC

(1) Class of survey: IV TAX MAP 102, PCL. 35.06 3) Dates of survey: 08 J RB 370/451 4) Datum/Epoch: NAD83 (2011), Epoch 2010 Published/Fixed-control use: TI (6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.9999456
(8) Units: US Survey Feet POC MAG NAIL (N) AT CLX PB P2, PG 311 REFERENCE LINE S26° 26' 29"W-119.27' JOEL B. RAINS & DEANNA H. RAINS TAX MAP 102, PCL. 35.01 RB 370/448 5.01 ACRES± SOILS SITE "E" IR (NEW) — 10,375 SQ. FT. IR (NEW) — S67° 55' 25"E 138.77' SOILS SITE "F 18,141 SQ. F SOILS SITE "D" 8,969 SQ. FT. 5.03 ACRES± JOEL B. RAINS & DEANNA H. RAINS TAX MAP 102, PCL. 35.02 RB 370/446 5.02 ACRES± IP (OLD) 1/2 NO CAP 9,064 SQ. FT. 5.02 ACRES± IR (OLD) 5/8 ILLEGIBLÉ 5.03 ACRES±),742 SQ. FT. Line Table IP (OLD) 1/2 VICK Line # | Length 46.22' N67° 28' 22"W IR (OLD) 1/2 NO CAP L9 | 152.69' | N36° 57' 38"E 100.22' S30° 10' 35"E 5.03 ACRES± L11 | 112.76' | S61° 55' 16"W IR (NEW) L12 | 135.72' | S79° 29' 01"E L13 61.21' S42° 52' 41"E L14 | 108.86' | S72° 25' 00"W L15 | 124.88' | N34° 49' 26"W L16 37.87' S40° 25' 45"E IP (OLD) 1/2 VICK 5.09 ACRES± MOUNTAIN TOP VETERINARY SERVICES, LLC TAX MAP 102, PCL. 35.03 L17 | 127.77' | S35° 05' 40"E 68.21' WD 196/210 L18 | 93.86' | S73° 15' 14"W L19 | 92.82' | N42° 26' 12"W IR (OLD) 1/2 NO CAP L20 | 101.14' | N51° 24' 46"E L21 | 107.83' | S45° 00' 02"E L22 83.69' S61° 52' 30"W L23 99.34' N68° 03' 40"W Line# Length L24 | 119.26' | N48° 47' 01"E 58.76' N35° 59' 59"E L25 79.75' N31° 57' 25"E 24.77' S24° 46' 03"E L26 | 161.52' | S51° 10' 26"E 40.00' N65° 13' 57"E L27 70.76' S55° 29' 14"W REAL STONE VENEERS OF TENNESSEE, LLC LIAM E. LEGG & ELIZABETH K. LEGG TAX MAP 102, PCL. 47.05 N24° 46' 03"W L28 | 132.18' | N56° 06' 57"W TAX MAP 102, PCL. 35.04 RB 298/637 WD 197/680 N56° 18' 32"E L29 | 88.88' | N69° 41' 28"W 40.00' N45° 09' 23"E L30 80.93' N26° 35' 20"W 30.66' S55° 47' 17"E L31 | 40.26' | N26° 14' 45"E Curve Table

RAINS CREEK



NOT TO SCALE

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 08 July 2023, 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 Carlson BRX7 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:

7/26/2023

Christopher Blake Sexton, RLS Tennessee License Number: 2400

509F4C57426D4E0.

General Notes

Date field survey completed: 07/08/2023.

2. Property contains 35.23 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.
- 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

4. This survey was made using the latest recorded deeds and

- 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, aerial photography, 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. 47007C0335C, Dated November 26th, 2010.
- 9. Property has access to public utilities.

BOUNDARY AND DIVISION SURVEY OF THE

M. J. KELLY PROPERTY

TAX MAP 102, PARCELS 035.00 RECORD BOOK 357, PAGE 835, R.O.B.C.T.

6TH CIVIL DISTRICT

0 US HIGHWAY 127

LUSK COMMUNITY, BLEDSOE COUNTY, TENNESSEE CHRISTOPHER BLAKE SEXTON, PLS **5125 BRIDGEMORE BLVD. MURFREESBORO**, TN 37129

SHEET 1 OF 1

931-261-8875 blakesexton@comcast.net

Curve # | Length | Radius | Chord Bearing | Chord Length

N14° 41' 14"E

139.56'

12.10'

26.57'

139.63'

| 141.05' | 280.00' | S39° 11' 54"E |

12.10' | 320.00' | N25° 51' 04"W

151.27' | 110.00' | S84° 17' 41"E

C5 | 26.92' | 150.00' | N50° 03' 07"W |

29.06' 20.00'