



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

DATE OF OBSERVATION 07/08/2023

1 inch = 100 ft.

GPS NOTES: (1) Class of survey: IV (2) Type of GPS field procedure: RTK (3) Dates of survey: 08 July 2023 (4) Datum/Epoch: NAD83 (2011), Epoch 2010 (5) Published/Fixed-control use: TDOT CORS Station TN-22 N: 385397.47 E: 2153881.11 Z: 776.27 (6) Geoid model: Geoid 18 (7) Combined grid factor(s): 0.99994561 (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 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: LIGHT POLE, EXISTING MANHOLE, POWER POLE, FIRE HYDRANT, VALVE, GAS METER, CATCH BASIN, WATER METER, 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: PCL PARCEL, RB RECORD BOOK, WD WARRANTY DEED, PB PLAY BOOK (CABINET), POB POINT OF BEGINNING, INT INTERSECTION, RW RIGHT-OF-WAY, CLX CENTERLINE INTERSECTION, WFP WOOD FENCE POST, POC POINT OF COMMENCEMENT, PCL PARCEL, PUE PUBLIC UTILITY EASEMENT, FN FENCE, (T) TOTAL, (OS) OFFSET, 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 UNDERGROUND TELEPHONE, EXISTING GAS LINE, EXISTING OVERHEAD ELECTRIC, EXISTING UNDERGROUND ELECTRIC, ROCK WALL



Line Table and Curve Table data. Line Table lists 18 lines with length and direction. Curve Table lists 5 curves with length, radius, chord bearing, and chord length.



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: Christopher Blake Sexton, RLS Tennessee License Number: 2400 Date: 7/26/2023



- General Notes: 1. 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. 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, 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 931-261-8875 blakesexton@comcast.net