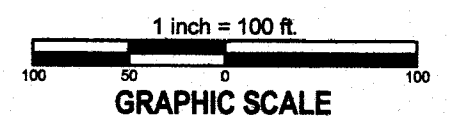


NOTE: BEARINGS RELATIVE TO TENNESSEE STATE PLANE COORDINATE SYSTEM - NAD83/2011

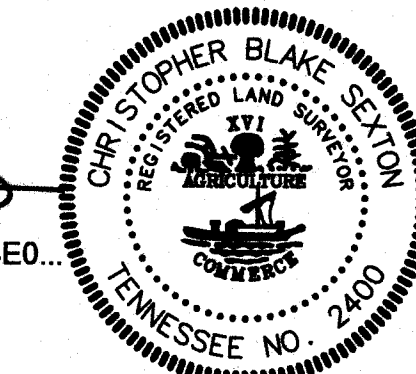
DATE OF OBSERVATION 09/24/2022



GPS NOTES:

- (1) Class of survey: IV
(2) Type of GPS field procedure: RTK
(3) Dates of survey: 24 September 2022, 20 May 2023
(4) Datum/Epoch: NAD83 (2011), Epoch 2010
(5) Published/Fixed-control use: TDOT CORS Station TN-28
(6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.99990845
(8) Units: US Survey Feet

DocuSigned by: Christopher Blake Sexton



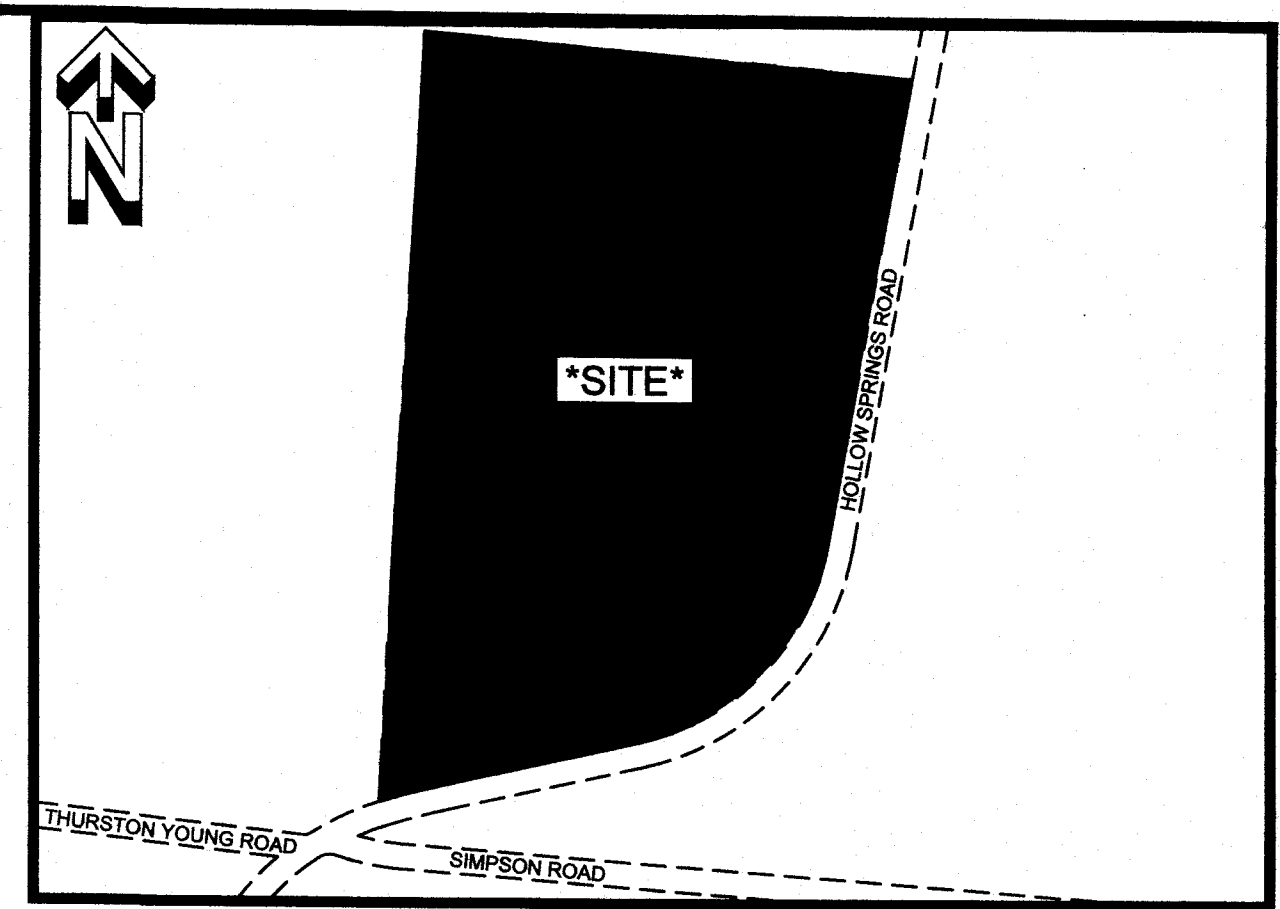
SURVEYOR'S CERTIFICATE:

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 24 September 2022 and 20 May 2023, and the same is true and correct to the best of my knowledge and belief...

DocuSigned by: Christopher Blake Sexton

6/19/2023

Christopher Blake Sexton, RLS Tennessee License Number: 2400



VICINITY MAP NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all roads, utility lines, and easements as shown to the public or private use noted...

Record Book 238, Page 681

6-22-23 Date Signed

George-Fulmer Investments, GP (Authorized Representative)

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct Category IV survey, and the ratio of precision is 1:10,000, or greater, performed in accordance to current Tennessee Standards of Practice for Land Surveyors...

6/19/2023 Date Signed

Christopher Blake Sexton, RLS 2400

CERTIFICATION OF EXISTING WATER LINES

I hereby certify that the existing water lines shown hereon are in place and are operated and maintained by the Woodbury Water Department and will adequately serve the property herein subdivided.

6-22-23 Date Signed

Woodbury Water Department Official

CERTIFICATION OF EXISTING STATE OR COUNTY ROAD

I hereby certify that the road shown on this plat has the status of an accepted city or county maintained public road regardless of current condition.

6-19-2023 Date Signed

Cannon County Road Superintendent

CERTIFICATE OF APPROVAL OF ELECTRICAL POWER SERVICE

Middle Tennessee Electric Membership Corporation (MTE) will provide electric service to the subject property according to the normal operating practices of MTE as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTE...

6/21/23 Date Signed

Middle Tennessee Electric

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Subdivision Regulations of the Cannon County Regional Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Cannon County Regional Planning Commission...

Date Signed

Secretary, Cannon County Planning Commission

GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

Approval is hereby granted for lots 1-11 defined as Hollow Springs Estates, Cannon County, Tennessee as being suitable for subsurface sewage disposal (SSD) with the listed restrictions or attached restrictions.

- 1. Lots 1-11 are approved for use with utility water only.
2. The size, number of square feet, design, and location of the proposed dwelling may further affect the number of bedrooms for which a permit may be issued.
3. Lots 1-3, 5-11 are approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 3 bedrooms.
4. Lot 4 is approved for installation and duplication of conventional subsurface sewage disposal systems to serve an estimated house size of 4 bedrooms.
5. Lots 1-3, 5, 8-10 will require the installation of an Interceptor Drain.
6. Shading on some lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc. or use which would conflict with the REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL in Tennessee.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and a SSD system permit issued by the Division of Ground Water Protection.

Approval is based on soil conditions suitable for installation of Subsurface Sewage Disposal Systems and does not constitute approval of building sites.

6/22/23 Date Signed

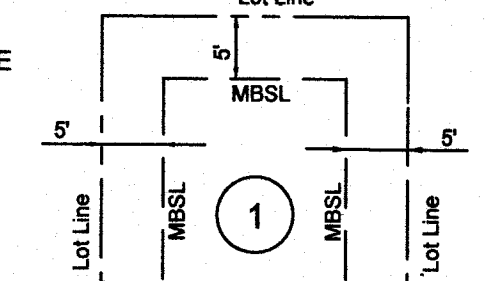
Environmental Specialist, Division of Ground Water Protection

Table with 4 columns: LOT, MINIMUM CULVERT SIZE CHART, LOT, MINIMUM CULVERT SIZE CHART. Rows include LOT 1-11 and their corresponding culvert sizes (e.g., 15" CMP).

- General Notes: 1. The purpose of this plat is to create five (11) buildable lots of record. 2. Date field survey completed: 09/24/2022. 3. Property contains 18.18 acres ± total. 4. 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...

- General Notes: 9. 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. 47015C0200D, Dated December 03, 2010. 10. Property has access to public utilities. 11. No soils to be used for septic within any water line easement or within 10 feet of a water main, water meter, or fire hydrant.

Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing. Rows include C1 and C2.



Minimum Building Setback Detail for R1 Zoning NOT TO SCALE

Line Table with columns: Line #, Length, Direction. Rows include L1, L2, L3.

Soils Area Table with columns: Soils Site, Square Feet, Acres. Rows include A through S.

Lot Area Table with columns: Lot, Square Feet, Acres. Rows include Lot 1 through Lot 11.

SOILS LEGEND

- 60 MPI (diagonal hatching)
75 MPI (cross-hatching)

Utility Disclaimer

Surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appearances 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...

OWNER INFORMATION: GEORGE-FULMER INVESTMENTS, GP (BUD GEORGE & JOSH FULMER) 702 PRINCE EDWARD COURT MURFREESBORO, TN 37130
SURVEYOR INFORMATION: CHRISTOPHER BLAKE SEXTON, PLS 5125 BRIDGEMORE BOULEVARD MURFREESBORO, TN 37129

FINAL PLAT OF HOLLOW SPRINGS ESTATES TAX MAP 071, PARCEL 93.00 RECORD BOOK 238, PAGE 681, R.O.C.C.T. 13TH CIVIL DISTRICT 3608 HOLLOW SPRINGS ROAD BRADYVILLE, CANNON COUNTY, TENNESSEE CHRISTOPHER BLAKE SEXTON, PLS 5125 BRIDGEMORE BLVD. MURFREESBORO, TN 37129 931-261-8875 blakesexton@comcast.net

Hollow Springs Rd Deed Restrictions:

No Mobile homes or Modular homes. All homes will be site built.

No commercial uses of any kind.

No commercial swine or poultry.

Minimum two car garage.

Homes shall have brick to grade.

Homes shall be 1,400 sq ft minimum.