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N
W E
S

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

DATE OF OBSERVATION 01/20/2024

1 inch = 80 ft.

DocuSigned by:
509F4C57426D4E0...
3/15/2024

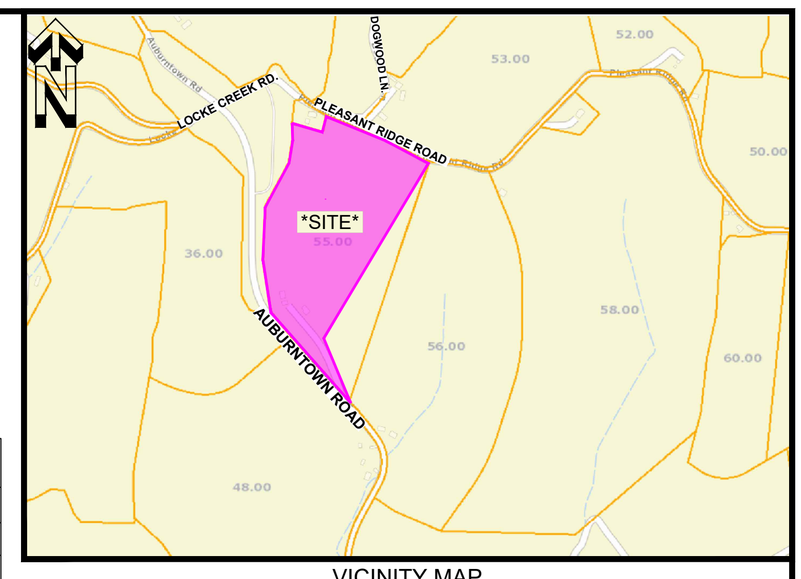
CHRISTOPHER BLAKE SEXTON
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2400

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 20 January 2024, 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:
509F4C57426D4E0...
3/15/2024

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



VICINITY MAP
NOT TO SCALE

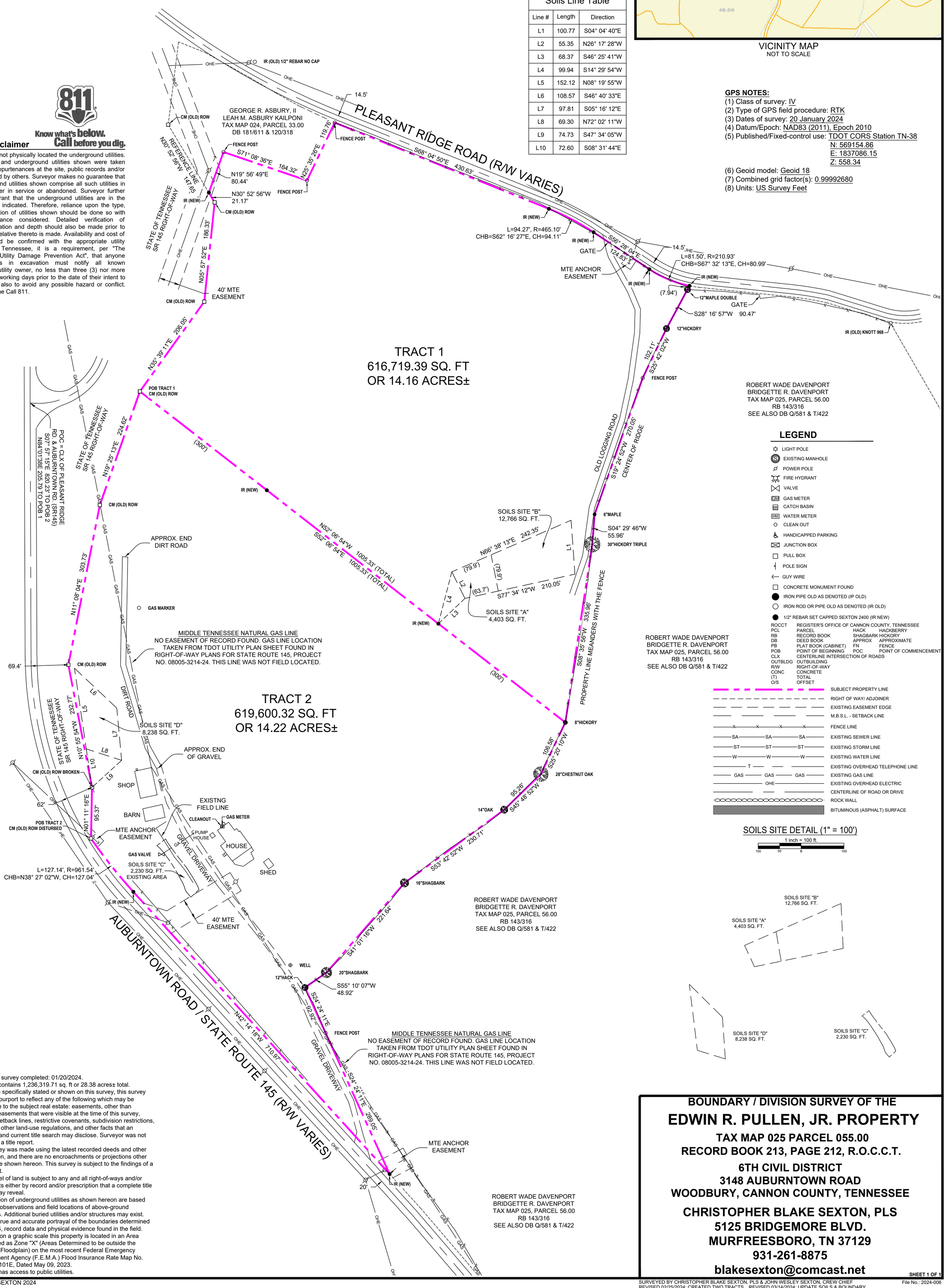
Soils Line Table		
Line #	Length	Direction
L1	100.77	S04° 04' 40"E
L2	55.35	N26° 17' 28"W
L3	68.37	S46° 25' 41"W
L4	99.94	S14° 29' 54"W
L5	152.12	N08° 19' 55"W
L6	108.57	S46° 40' 33"E
L7	97.81	S05° 16' 12"E
L8	69.30	N72° 02' 11"W
L9	74.73	S47° 34' 05"W
L10	72.60	S08° 31' 44"E

GPS NOTES:
(1) Class of survey: IV
(2) Type of GPS field procedure: RTK
(3) Dates of survey: 20 January 2024
(4) Datum/Epoch: NAD83 (2011), Epoch 2010
(5) Published/Fixed-control use: TDOT CORS Station TN-38
N: 569154.86
E: 1837086.15
Z: 558.34
(6) Geoid model: Geoid 18
(7) Combined grid factor(s): 0.99992680
(8) Units: US Survey Feet

811 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: 01/20/2024.
2. Property contains 1,236,319.71 sq. ft or 28.38 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. 47015C0101E, Dated May 09, 2023.
9. Property has access to public utilities.

BOUNDARY / DIVISION SURVEY OF THE

EDWIN R. PULLEN, JR. PROPERTY

TAX MAP 025 PARCEL 055.00
RECORD BOOK 213, PAGE 212, R.O.C.C.T.
6TH CIVIL DISTRICT
3148 AUBURNTOWN ROAD
WOODBURY, CANNON COUNTY, TENNESSEE

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

SHEET 1 OF 1

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SURVEYED BY CHRISTOPHER BLAKE SEXTON, PLS & JOHN WESLEY SEXTON, CREW CHIEF
REVISED 02/25/2024: CREATED TWO TRACTS REVISED 03/14/2024: UPDATE SOILS & BOUNDARY

File No.: 2024-006