

SURVEYING SERVICES, INC.

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Revised April 25, 2016

CERTIFICATE OF SURVEY - 14.20 ACRES

John Baker
456 McClellan Road
3rd Civil District, Madison County, Tennessee

This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property. No attempt was made to review, disclose title problems, or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional. All title questions should be referred to an attorney.

Reasonable and ordinary procedures and survey standards were employed in researching the public records pertinent to the property. Research was limited to properly indexed public records found in the Madison County Courthouse. Private records were not examined unless otherwise noted in this report or on the plat. As a consequence, important information may not have been revealed that could affect the location of the boundaries and title to the property.

Easements may exist on the property and not be revealed by the limited research or survey of the property. Once created by deed, reservation, or use, may burden the property regardless of further mention in recent records. Easements may arise by implication. Obvious and visible evidence of easement have been taken into account, along with the disclosure of easements in the most recent records examined for boundary information.

Rights or title may align with occupation lines rather than the record boundaries when the occupation lines differ from the record boundaries. An attorney should be consulted to obtain an opinion on the probability of title conforming to the occupation line rather than the record boundary. We have made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current abstract or title search may disclose.

The following described property lying in the 3rd Civil District of Madison County, Tennessee and being a portion of the property as shown on Tax Map 32 Parcel 16.02 in the Assessor's Office of Madison County, Tennessee, and described in Deed Book 718 Page 561 and Deed Book 718 Page 563 in the Register's Office of Madison County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin found in the north margin of McClellan Road, being 30 feet from centerline, at Russell Reviere's southwest corner as described in Deed Book 639 Page 410 and Deed Book 625 Page 231 in the Register's Office of Madison County, Tennessee, being the southeast corner of the John Baker property as described in Deed Book 718 Page 563 of which is included in the herein described; runs thence with the north margin of said McClellan Road, north 85 degrees 32 minutes 55 seconds west 691.47 feet to an iron pin set at the intersection of

the east margin of John Smith Road (25 feet from the centerline) and being the southwest corner of the John Baker property as described in Deed Book 718 Page 561 of which a portion of is included in the property being described; runs thence with the east margin of John Smith Road, north 04 degrees 24 minutes 29 seconds east 867.43 feet to a half inch rebar set with identification cap stamped Surveying Services, being typical of all iron pins set herein; runs thence generally following a fence along new lines through the Baker property, south 85 degrees 31 minutes 46 seconds east 144.99 feet to a fence post; thence south 74 degrees 57 minutes 57 seconds east 153.50 feet to a fence post; thence leaving said fence, south 86 degrees 10 minutes 55 seconds east 524.85 feet to a ditch and being in Russell Reviere's west line as described aforesaid (an iron pin being set on line at 88.1 feet west of said true corner); runs thence with Russell Reviere's west line and generally with a fence, an iron pin being set on line at 16.8 feet), south 19 degrees 17 minutes 06 seconds west 502.21 feet; thence south 04 degrees 27 minutes 05 seconds west 359.52 feet to the point of beginning containing **14.20 acres** of land as surveyed on April 14, 2016 by Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee 38305 (731-664-0807). DWG No. 2002-096-4-16

This property being subject to a 30 feet by 30 feet BellSouth easement as described in Deed Book 602 Page 555. Said beginning of said easement being, as measured along the east margin of the John Smith Road, 290 feet from the intersection of the north margin of McClellan Road and the east margin of John Smith Road. (Deed Book 602 Page 555 describes the beginning point to be 320 feet from said intersection. The existing structure and easement corners were found as described above at 290 feet.)

This property also being subject to a 10 feet JEA Sewer Line Easement as described in Deed Book 653 Page 815 and being located along the northern portion of said property (see Plat).

This property being subject to a 28 feet ingress/egress easement, as of this survey, along the north line and more particularly described as follows: Beginning at an iron pin set at the northwest corner of the above described property, in the east margin of the John Smith Road (25 feet from the centerline), runs thence with the north line of the above described tract and generally following a fence along new lines through the Baker property, south 85 degrees 31 minutes 46 seconds east 144.99 feet to a fence post; thence south 74 degrees 57 minutes 57 seconds east 153.50 feet to a fence post; thence leaving said fence, south 86 degrees 10 minutes 55 seconds east 88.75 feet to the northeast corner of the easement being described; runs thence with the east line of said easement, south 40 degrees 12 minutes 17 seconds west 34.78 feet to the southeast corner of said easement; runs thence 28 feet south of and parallel with the north line of said easement, north 86 degrees 10 minutes 55 seconds west 70.87 feet; thence continuing, generally with a fence, north 74 degrees 57 minutes 57 seconds west 153.66 feet; thence north 85 degrees 31 minutes 46 seconds west 142.37 feet to the east margin of John Smith Road; runs thence with the said east margin, north 4 degrees 24 minutes 29 seconds east 28.00 feet to the point of beginning.

