



GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: 7 August 2025
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOT CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99989496

| State Plane Coordinates | |
|-------------------------|----------------------|
| Northing | Easting |
| GPS Base Point | 716497.06 2297213.28 |

VIRGIL LEE COOPER &
SUSAN M. COOPER
Map 114 Parcel 8.00
Book WD V-5 Page 75

RANDALL PENTICUFF PROPERTY

OFF PIERCE ROAD
4TH CIVIL DISTRICT
FENTRESS COUNTY, TENNESSEE
DATE: 7 AUGUST 2025
TOTAL ACRES 15.96
DEED REF: BOOK 197 PAGE 695
TAX MAP 114 PARCEL 8.02

| LEGEND | |
|-----------------------------|-----------------------------------|
| ⊕ | GPS Base Point |
| ○ | Tree |
| ⊕ | Pipe (found) |
| ○ | Power Pole |
| ○ | 1/2" Pipe (set) |
| ⊕ | Rebar (found) |
| ⊗ | Water Meter |
| — OHP — | Overhead Power |
| P.O.B. - Point of Beginning | |
| | 16' Roadway Easement (see note A) |

JONATHAN WYATT &
SIERRA WYATT
Map 122 Parcel 5.21
Book 383 Page 976

BERNARD J. MODLINSKI &
KATHLEEN HAYENS
Map 114 Parcel 7.00
Book 95 Page 751

WILLIAM H. HALL &
VICTOR L. KUKULINSKI
Map 114 Parcel 8.03
Book 306 Page 455

SAMMY LONG
Map 122 Parcel 5.17
Book 375 Page 392

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLN

File: 25-364c1

Note: The point of beginning is a 1/2" pipe (found) being the southwestern corner of this parcel located S 57°01'07" E 40.81 feet from a power pole and furthermore being located N 12°29'18" W 364.99 feet from a GPS Base Point.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.



Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 381-372-1286

Note A: Included with the property, as shown hereon, is a 16-foot-wide perpetual right and easement along the existing gravel road as noted in Book 197 Page 695 and described in in Book J-5 Pages 569 & 572 as recorded in the Register's Office Fentress County, Tennessee.