

MICHAEL A. LYNN
Map 81 Parcel 15.00
Book W-3 Page 14
Book S-4 Page 654

MARY N. DAVIS &
JAMES M. DAVIS
Map 81 Parcel 13.00
Book 57 Page 1824

SANDRA E. GILES
Map 81 Parcel 12.00
Book 54 Page 1352
Book K-3 Page 493

MICHAEL BURTON
Map 81 Parcel 16.02
Book 56 Page 983

Lot #4
1.76 Ac ±

Lot #3
3.65 Ac ±

Lot #1
2.16 Ac ±

Lot #2
2.04 Ac ±

Note: The point of beginning for Tracts #1 & 2 is a 1/2" pipe (est) located in the western right-of-way of Dodson Branch Highway (State Highway 135) as well as being located N 68°32'15" W 3.74 feet from a power pole and furthermore being located S 10°28'55" W 57.91 feet from a GPS Base Point.

Note: The point of beginning for Tracts #3 & 4 is a 1/2" pipe (est) located in the northern right-of-way of Maynard Hollow Road as well as being located S 76°25'26" E 251.07 feet from a water meter and furthermore being located N 83°31'12" W 647.31 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.

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: DCH File: 25-340c1

GPS CERTIFICATION:

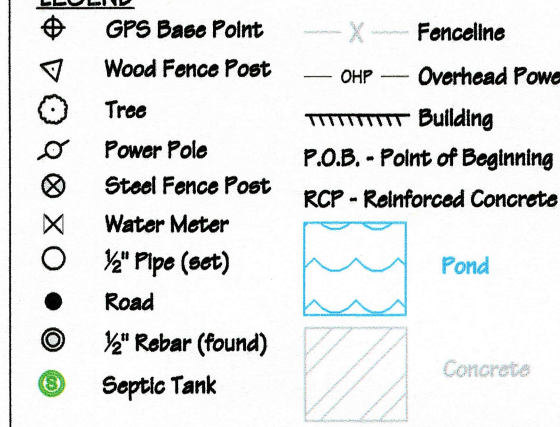
I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:
(a) Type of Survey: Real Time Kinematic
(b) Positional Accuracy: 0.05 feet
(c) Date of survey: 16 July 2025
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDOF CORS Network
(f) Geoid Model: Geoid18
(g) Combined grid factor(s): 0.99999496

State Plane Coordinates	
Northings	Eastings
GPS Base Point	707060.66 210918.46

LINE	BEARING	DISTANCE
L1	N 59°07'40" E	5.28'
L2	S 31°00'09" W	27.81'
L3	N 65°33'10" W	6.50'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	464.89'	153.66'	S 28°13'38" W	133.30'
C2	1773.85'	67.71'	S 57°17'39" W	67.70'
C3	1773.85'	160.99'	S 33°56'06" W	160.88'
C4	254.45'	80.80'	S 16°04'14" W	80.50'
C5	15.00'	31.38'	S 67°15'52" W	26.26'
C6	365.45'	46.00'	N 45°02'53" W	44.97'
C7	365.45'	46.00'	N 57°47'26" W	44.98'
C8	250.83'	129.90'	N 51°46'29" W	122.14'
C9	2060.80'	28.87'	N 68°57'16" W	28.87'
C10	2060.80'	122.92'	N 68°05'51" W	122.90'

LEGEND



Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

JAMES W. & BETTY J. LYNN PROPERTY
DODSON BRANCH HIGHWAY (ST. HWY. 135)
MAYNARD HOLLOW ROAD
10TH CIVIL DISTRICT
JACKSON COUNTY, TENNESSEE
DATE: 16 JULY 2025
TOTAL ACRES 9.61
DEED REF: BOOK 84 PAGE 1024
TAX MAP 81 PARCEL 16.03