



60 0 60
Scale: 1" = 60'

Note: The point of beginning is a concrete monument being the southwestern corner of this described parcel located in the southern right-of-way of Choate King Road as well as being located S 56°12'37" E 168.75 feet from a water meter and furthermore being located S 23°00'10" W 94.12 feet from a GPS Base Point.

DELLA CARGILE
Map 53-I Group B Parcel 11.00
Book 219 Page 1059

JOHN V. CARGILE &
DELLA F. CARGILE
Map 53-I Group B Parcel 13.01
Book Z-7 Page 763

LEGEND	
GPS Base Point	
Concrete Monument	
Power Pole	
Wood Fence Post	
Steel Fence Post	
Water Meter	
— OHP — Overhead Power	
P.O.B. - Point of Beginning	
 4' Right-of-Way Easement (See Note A)	

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:

- Type of Survey: Real Time Kinematic
- Positional Accuracy: 0.05 feet
- Date of survey: 13 January 2026
- Datum/Epoch: NAD83(2011) Epoch 2010.00
- Published/Fixed-control used: TDOT CORS Network
- Geoid Model: Geoid18
- Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	768576.23	2276215.89

LINE	BEARING	DISTANCE
L1	N 21°02'56" E	39.07

Note A: This property as shown hereon is subject to a 4' right-of-way easement as referenced in Book 150 Page 768 and noted in Book 228 Page 669 as recorded in the Register's Office for Fentress County, Tennessee.

BRANDON RANKIN
2.13 Acre Lot, Naoma R. Rankin Survey
Map 53-I Group B Parcel 3.02
Book 351 Page 313
Plat Book WD E-8 Page 343-345

BRANDON A. RANKIN
Map 53-I Group B Parcel 3.01
Book 351 Page 408

KEVIN WAYNE BEATY
Map 53-I Group B Parcel 3.00
Book 345 Page 111



1.77 Ac ±

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.

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.

Drawn by: KCS

File: 26-05c1

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

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

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

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).

Christopher M. Vick, RLS #2164

VICK SURVEYING, LLC

2772 Hidden Cove Road, Cookeville, TN 931-372-1286

DONALD CHOATE PROPERTY
CHOATE KING ROAD
1ST CIVIL DISTRICT
FENTRESS COUNTY, TENNESSEE
DATE 13 JANUARY 2026
TOTAL ACRES: 1.77
DEED REF: BOOK 150 PAGE 768
TAX MAP 53-I GROUP B PARCEL 12.00