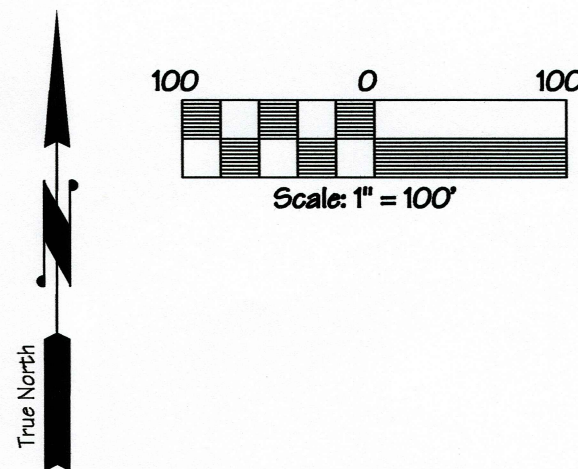




Note: The point of beginning is a 1/2" pipe (set) being the northeastern corner of this parcel located in the western right-of-way of Punchon Creek Lane as well as being located S 52°03'03" E 2.37 feet from the end of a 12" RCP and furthermore being located S 70°40'12" W 387.63 feet from a water meter.

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.

BUFFTEX HOLDINGS, LLC
Tract #11, Lenard Ledbetter Property
Map 74 Parcel 9.01
RB 342 Page 931
Plat Cab C Page 42-B

DANNY W. HILL &
NANCY HILL
Map 74 Parcel 6.03
RB 184 Page 544

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: KCS File: 26-312c1

LEGEND

Tree

Set Stone

1/2" Pipe (set)

1" Pipe (found)

Road

Fence line

Building

P.O.B. - Point of Beginning

RCP - Reinforced Concrete Pipe

Note A: The dirt trail, as shown hereon, may be subject to the rights of others if any such rights exist.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	474.46'	54.22'	S 55°42'18" W	54.19'

LINE	BEARING	DISTANCE
L1	S 52°25'52" W	22.38'
L2	S 60°07'04" W	61.95'
L3	S 64°40'43" W	70.41'
L4	S 65°29'09" W	46.47'
L5	N 83°20'24" W	15.00'
L6	S 68°59'18" W	41.05'
L7	N 59°45'34" W	55.16'
L8	N 33°50'31" E	96.14'

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: 17 July 2026
(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

MATTHEW LEE LEDBETTER &
KATHERINE RUTH LEDBETTER
Map 74 Parcel 10.02
RB 259 Page 666
(RB 207 Page 679)

REED HOOVER
Tract #7, Lenard Ledbetter Property
Map 74 Parcel 9.09
RB 346 Page 591
Plat Cab C Page 42-B

20.37 Ac ±



DENTON BOSWELL ET AL PROPERTY

PUNCHEON CREEK LANE
10TH CIVIL DISTRICT
OVERTON COUNTY, TENNESSEE

DATE: 17 JULY 2026
TOTAL ACRES 20.37
DEED REF: RB 261 PAGE 456
RB 255 PAGE 59
BOOK 288 PAGE 568
TAX MAP 74 PARCEL 10.00

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 37212-1286