

Note A: The property, as drawn hereon, is subject to utility easements as noted in Book DB 36 Page 463, Book DB 36 Page 467, Book DB 36 Page 562, Book DB 37 Page 161 and Book DB 37 Page 270 as recorded in the Register's Office for Pickett County, Tennessee.

Note B: The property, as drawn hereon, is subject to easements for subsurface septic systems as noted in Book 150 Page 888 and Book 155 Page 968 as recorded in the Register's Office for Pickett County, Tennessee.

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: 20 June 2024
 (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): 0.99999486

State Plane Coordinates		
GPS Base Point	Northing	Easting
	807205.22	2200964.82

High Intensity Soil Map

County: Pickett
 Location: 100 Bohart Lane, Lots 1-3, 7.66 acres, Map 34, Parcel 20.07
 Date: October 18, 2024

Soils & Environmental Services
 319 Central Ave.
 Crossville, TN 38555
 Phone: (931) 484-8554
 E-mail: scs@soilsandenvironment.com

Soil Map Notes: Colors:
 Red over Green: 30 - 60 m.p.l.
 Red over Yellow: 75 m.p.l.
 Red: +75 m.p.l.
 Rating: 30-25 m.p.l. suitable for 10000
 Minimum 25' setback from 2' dot drain
 Soils Rated +75 m.p.l. can not be perched unless otherwise noted.

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• W. I. D. With Interceptor Drain
 • 6-12" Below S.S.D. Lines *

10/16/24

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.

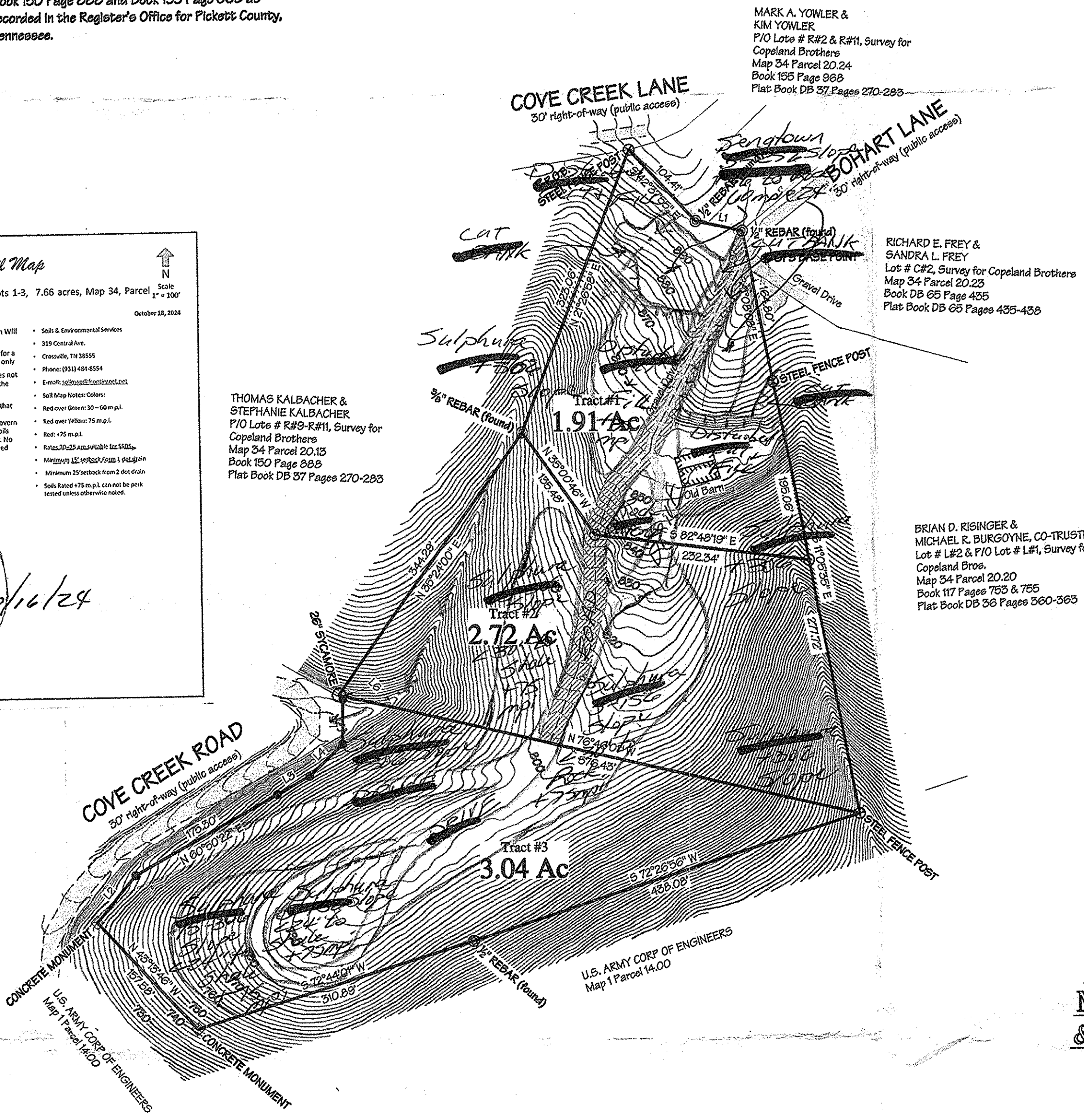
The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of 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: SLH File: 24-232c1

LINE	BEARING	DISTANCE
L1	S 77°48'24" E	51.19'
L2	N 40°07'38" E	64.84'
L3	N 60°54'11" E	59.53'
L4	N 45°53'21" E	49.40'
L5	N 00°53'58" E	48.24'
L6	N 42°24'55" W	6.34'



THOMAS KALBACHER & STEPHANIE KALBACHER
 P/O Lots # R#9-R#11, Survey for Copeland Brothers
 Map 34 Parcel 20.13
 Book 150 Page 888
 Plat Book DB 37 Pages 270-283

MARK A. YOWLER & KIM YOWLER
 P/O Lots # R#2 & R#11, Survey for Copeland Brothers
 Map 34 Parcel 20.24
 Book 155 Page 968
 Plat Book DB 37 Pages 270-283

RICHARD E. FREY & SANDRA L. FREY
 Lot # C#2, Survey for Copeland Brothers
 Map 34 Parcel 20.23
 Book DB 65 Page 435
 Plat Book DB 65 Pages 435-438

BRIAN D. RISINGER & MICHAEL R. BURGOWNE, CO-TRUSTEES
 Lot # L#2 & P/O Lot # L#1, Survey for Copeland Bros.
 Map 34 Parcel 20.20
 Book 117 Pages 753 & 755
 Plat Book DB 36 Pages 360-363

U.S. ARMY CORP OF ENGINEERS
 Map 1 Parcel 14.00

Note: The contours as shown hereon were derived from LIDAR data courtesy of the State of Tennessee Department of Finance and Administration STS-GIS Services and has not been field verified by Vick Surveying, LLC.

LEGEND

- ⊕ GPS BASE POINT
- TREE
- ⊠ CONCRETE MONUMENT
- ⊙ POWER POLE
- ⊗ STEEL FENCE POST
- 1/2" PIPE (est)
- ⊙ REBAR (found)
- ROAD
- OHP — OVERHEAD POWER

TOPOGRAPHIC OVERLAY OF THE MARK BOHART, MICHAEL BOHART, & FATE JAMES BOHART PROPERTY

100 BOHART LANE
 4TH CIVIL DISTRICT
 PICKETT COUNTY, TENNESSEE
 DATE 20 JUNE 2024
 TOTAL ACRES 7.66

LOTS C4-C7, P/O C3 & P/O R8-R11
 SURVEY FOR COPELAND BROTHERS
 PLAT BOOK DB 36 PAGES 467-470
 PLAT BOOK DB 36 PAGES 463-466
 PLAT BOOK DB 37 PAGES 161-166
 PLAT BOOK DB 37 PAGES 158-160
 PLAT BOOK DB 37 PAGES 252-254
 PLAT BOOK DB 37 PAGES 270-283

DEED REF: BOOK 189 PAGE 28
 (BOOK DB 44 PAGE 148)
 (BOOK DB 41 PAGE 175)
 (BOOK DB 38 PAGE 234)
 (BOOK DB 37 PAGES 158 & 161 & 252)
 (BOOK DB 36 PAGES 463 & 467 & 562)
 TAX MAP 34 PARCEL 20.07

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