



Note A: The property, as shown hereon, is subject to a 20' Utility Easement as noted in Book 176 Page 672 as recorded in the Register's Office for Pickett County, Tennessee.

Note B: Included with the property, as shown hereon, is a 16' Ingress/Egress Easement as noted in Book 176 Page 671 as recorded in the Register's Office for Pickett County, Tennessee.

Note: The point of beginning is a 1/2" Rebar (found) being the northwestern corner of this parcel located in the southern right-of-way of Obey River Shores Road as well as being located N 32°50'55" W 65.73 feet from a water meter and furthermore being located N 31°05'13" W 256.48 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. blufflines, 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: 26-395c1

KENNETH S. WALKER, II
P/O 162.022 Acre Tract, Darren
S. McCarthy, Patricia A. Wende,
and Kevin M. McCarthy Property
Map 52 Parcel 3.00
Book 184 Page 887
Plat Book 2 Page 76

KENNETH S. WALKER, II
P/O 162.022 Acre Tract, Darren
S. McCarthy, Patricia A. Wende,
and Kevin M. McCarthy Property
Map 52 Parcel 3.00
Book 184 Page 887
Plat Book 2 Page 76

U.S. Army Corps of Engineers
Map 1 Parcel 14.00

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

MATTHEW SHORT
Map 52 Parcel 4.02
Book 162 Page 787
Book DB 67 Page 139

MATTHEW SHORT
Map 52 Parcel 4.14
Book 162 Page 783
Book DB 69 Page 49

CHARLES K. ASH, TRUSTEE
Map 52 Parcel 10.00
Book 187 Parcel 734

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: 12 August 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

State Plane Coordinates		
GPS Base Point	Northing	Easting
	794553.26	2222674.49
LINE	BEARING	DISTANCE
L1	S 08°26'19" W	28.62'

LEGEND

- ⊕ GPS Base Point
- ⊗ 5/8" Iron Rod
- ⊠ Concrete Monument
- ⊞ Electric Meter
- ⊞ Cable Box
- ⊞ Water Meter
- ⊞ Telephone Box
- 1/2" Pipe (found)
- ⊗ Fire Hydrant
- ⊗ Water Valve
- ⊗ 1/2" Rebar (found)
- Fenceline
- W — Water Line
- E — Underground Electric
- ⊞ Building
- P.O.B. - Point of Beginning



THEODORE HOWARD &
AMBER GOLDMAN PROPERTY
OBEY RIVER SHORES ROAD
1ST CIVIL DISTRICT
PICKETT COUNTY, TENNESSEE
DATE: 12 AUGUST 2026
TOTAL ACRES 30.82
DEED REF: BOOK 176 PAGE 671
TAX MAP 52 PARCEL 3.01
PLAT BOOK 2 PAGE 76