



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: SLN File: 25-102c1

Mount Della Road
(public access)

Note: The point of beginning is a 1/2" pipe (set) being the southwestern corner of this parcel located in the eastern right-of-way of Park Road as well as being located N 42°35'29" W 101.73 feet from a power pole and furthermore being located S 06°14'04" W 100.37 feet from a GPS Base Point.

ERNEST EDWARD BEARD &
WANDA MARIE BEARD
Tracts #3 & 4, Wheeler Property
Map 49 Parcel 42.09
Book WD 8 Page 73
Plat Book 2 Page 10

Tract #5
0.91 Ac ±

JONATHAN R. ISLEMAN &
GOLIE S. ISLEMAN
Map 49 Parcel 42.15
Book WD 5 Page 648

Christopher M. Vick, RLS #2164

VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286

State Plane Coordinates	
Northing	Easting
GPS Base Point	496676.50 2169178.72

LINE	BEARING	DISTANCE
L1	S 21°15'13" W	18.95'
L2	N 04°33'16" E	42.78'
L3	N 21°18'41" E	31.19'

GPS CERTIFICATION:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	258.83'	75.70'	N 12°55'59" E	75.43'

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: 08 April 2025
(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

LEGEND

- ⊕ GPS Base Point
○ Tree
⊗ 1" Pipe (found)
⊗ Water Valve
⊗ 1.5" Pipe (found)
○ Utility Pole
⊗ Water Meter
□ Electric Meter
○ 1/2" Pipe (set)
● Road
⊗ 1/2" Rebar (found)
⊗ Steel Fence Post
— X — Fenceline
— OHP — Overhead Power
— T — Telephone Line
▤ Building
P.O.B. - Point of Beginning

WILLIAM K. SIMMONS ET AL PROPERTY

PARK ROAD
TRACT 5, WHEELER PROPERTY
3RD CIVIL DISTRICT
VAN BUREN COUNTY, TENNESSEE
DATE 08 APRIL 2025
TOTAL ACRES: 0.91
DEED REF: RB 190 PAGE 794
RB 124 PAGE 313
BOOK 27-C PAGE 211
PLAT BOOK 2 PAGE 10
TAX MAP 49 PARCEL 42.03

