



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	869.16'	374.31'	371.43'	S 76°04'00" W
C2	210.28'	121.94'	120.23'	S 31°47'26" E
C3	997.14'	183.19'	182.94'	S 06°24'57" E
C4	869.16'	197.32'	196.90'	N 85°05'31" W

LINE	BEARING	DISTANCE
L1	N 07°16'59" W	49.03'
L2	N 02°26'29" W	58.62'
L3	N 03°52'56" E	39.92'
L4	N 07°03'36" E	21.24'
L5	N 33°29'55" W	28.80'
L6	N 08°59'57" E	36.10'
L7	N 02°24'50" W	38.27'
L8	N 04°36'42" W	39.24'
L9	N 21°57'21" W	17.71'
L10	N 10°55'41" E	65.79'
L11	S 89°41'49" E	70.34'
L12	S 71°11'06" E	61.69'
L13	S 52°11'56" E	32.90'
L14	S 51°22'33" E	44.81'
L15	S 48°24'08" E	45.28'
L16	S 15°10'45" E	44.23'
L17	S 11°40'43" E	34.00'
L18	N 88°53'23" W	97.55'
L19	S 14°37'59" W	94.60'
L20	N 63°25'31" W	15.18'
L21	N 63°25'31" W	56.09'
L22	N 66°32'51" W	54.70'
L23	N 70°12'33" W	70.84'
L24	N 75°00'44" W	63.16'
L25	S 66°29'20" E	33.41'
L26	S 73°01'04" E	33.32'
L27	S 89°11'45" E	54.40'
L28	S 63°28'35" E	47.73'
L29	S 67°24'46" E	34.43'
L30	S 50°16'23" E	33.07'
L31	S 14°32'38" E	45.20'
L32	S 75°26'23" E	49.25'
L33	S 58°21'22" E	38.87'
L34	S 69°41'54" E	76.13'
L35	S 58°28'07" E	59.10'
L36	S 44°54'46" E	18.11'
L37	S 70°16'22" E	46.15'
L38	S 71°57'17" E	25.50'
L39	N 88°21'35" E	58.92'
L40	S 58°49'03" E	24.65'
L41	S 30°46'25" E	26.06'
L42	S 54°22'40" E	22.19'
L43	S 84°11'36" E	19.85'
L44	S 68°38'36" E	28.00'
L45	N 87°46'50" E	33.40'
L46	S 36°41'23" E	39.37'
L47	S 78°33'46" E	78.37'
L48	S 57°26'11" E	20.20'
L49	S 42°06'41" E	33.76'
L50	S 67°39'51" E	47.10'
L51	S 36°46'41" E	40.78'
L52	S 56°49'39" E	41.83'
L53	N 02°12'52" W	14.70'

LEGEND	
⊕	GPS BASE POINT
▽	POINT IN DRAIN
▽	ELECTRIC METER
○	TREE
○	POWER POLE
×	WATER VALVE
○	1/2" PIPE (est)
□	TELEPHONE BOX
⊗	WOOD FENCE POST
⊗	STEEL FENCE POST
●	ROAD
⊙	REBAR (found)
—	FENCELINE
—	OVERHEAD POWER
HDPE	HIGH DENSITY POLYETHYLENE
CMP	CORRUGATED METAL PIPE

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: 6 June 2024
(d) Datum/Epoch: NAD83(2011) Epoch 2010.00
(e) Published/Fixed-control used: TDO CORRS Network
(f) Geoid Model: G2010
(g) Computed grid factor(s): 0.99999496

State Plane Coordinates	
Northing	Easting
GPS Base Point: 758349.55	2128225.31

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: 24-205c1

Note: The point of beginning for Tracts #1 & 2 is a 1/2" pipe (est) in the southern boundary of this parcel located in the northern right-of-way of Hilham Highway as well as being located N 65°44'56" W 734.61 feet from a utility pole and furthermore being located S 24°59'49" W 1041.15 feet from a GPS Base Point.

Note: The point of beginning for Tracts #3 & 4 is a 1/2" pipe (est) in the eastern boundary of this parcel located in the western right-of-way of Jerry Bilbrey Lane as well as being located N 03°01'48" W 395.04 feet from a power pole and furthermore being located S 27°54'26" E 1021.32 feet from a GPS Base Point.

Note: The point of beginning for Tract #5 is a 1/2" pipe (est) being the northeastern corner of this parcel located in the western right-of-way of Jerry Bilbrey Lane as well as being located N 52°50'12" W 240.72 feet from a power pole and furthermore being located S 72°12'09" E 191.03 feet from a GPS Base Point.

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

TOBY HAMMOCK SURVEY
HILHAM HIGHWAY (STATE HIGHWAY 85)
JERRY BILBREY LANE
3RD CIVIL DISTRICT
OVERTON COUNTY, TENNESSEE
DATE 6 JUNE 2024
TOTAL ACRES 33.74
DEED REF: RB 241 PAGE 333
TAX MAP 33 P/O PARCEL 11.04