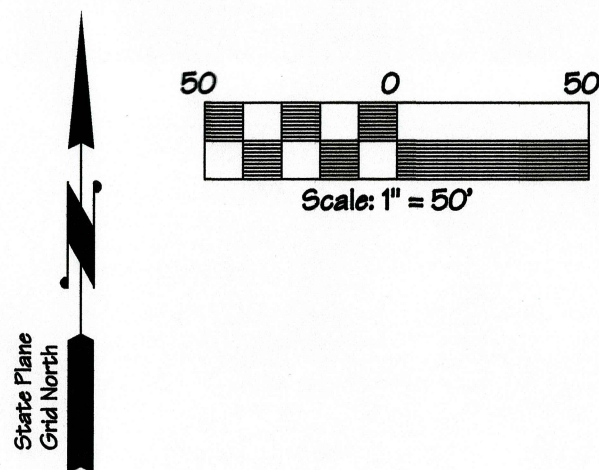




**SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION**

According to the FEMA FIRM #47133C0140B,

Dated: 5/18/2009

Check One:

☐ : No areas of the subject property depicted on this plat are in a SFHA

☐ : All of the subject property depicted on this plat is in a SFHA

☒ : Shaded area(s) of the subject property depicted on this plat are in a SFHA

Note: The floodplain as shown was derived from the FEMA FIRM as listed hereon in the SFHA certificate and has not been field verified by Vick Surveying LLC.

Note A: The carport belonging to the adjoining property owner referenced as Map 47 Parcel 44.04, as shown hereon, encroaches onto the subject property a maximum depth of 0.5'.

**GPS CERTIFICATION:**

I, William C. Willhite, 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: 4 September 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 |                      |
|-------------------------|----------------------|
| Northing                | Easting              |
| GPS Base Point          | 751566.80 2197135.64 |

Note: The point of beginning is a 1/2" rebar (found) being the southeastern corner of this parcel located in the northern right-of-way of Jamestown Highway (State Highway 52) as well as being located S 81°09'00" E 102.75 feet from a water meter and furthermore being located S 03°21'25" E 498.29 feet from a GPS Base Point.

Note: Under Tennessee State law, a permit is required before construction of a driveway on any State Highway right-of-way, including the modification, revision, or change in use of any existing driveway facilities. Property owners must obtain a permit from the Tennessee Department of Transportation (TDOT) before commencing any driveway construction or modifications.

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: DCH

File: 26-400c1



William C. Willhite, RLS #3346  
VICK SURVEYING, LLC  
2772 Hidden Cove Road, Cookeville, TN 38506

**JERRY A. NEWBERRY PROPERTY**

LOT 1, JERRY NEWBERRY DIVISION  
1969 JAMESTOWN HIGHWAY (ST. HWY. 52)  
11TH CIVIL DISTRICT  
OVERTON COUNTY, TENNESSEE

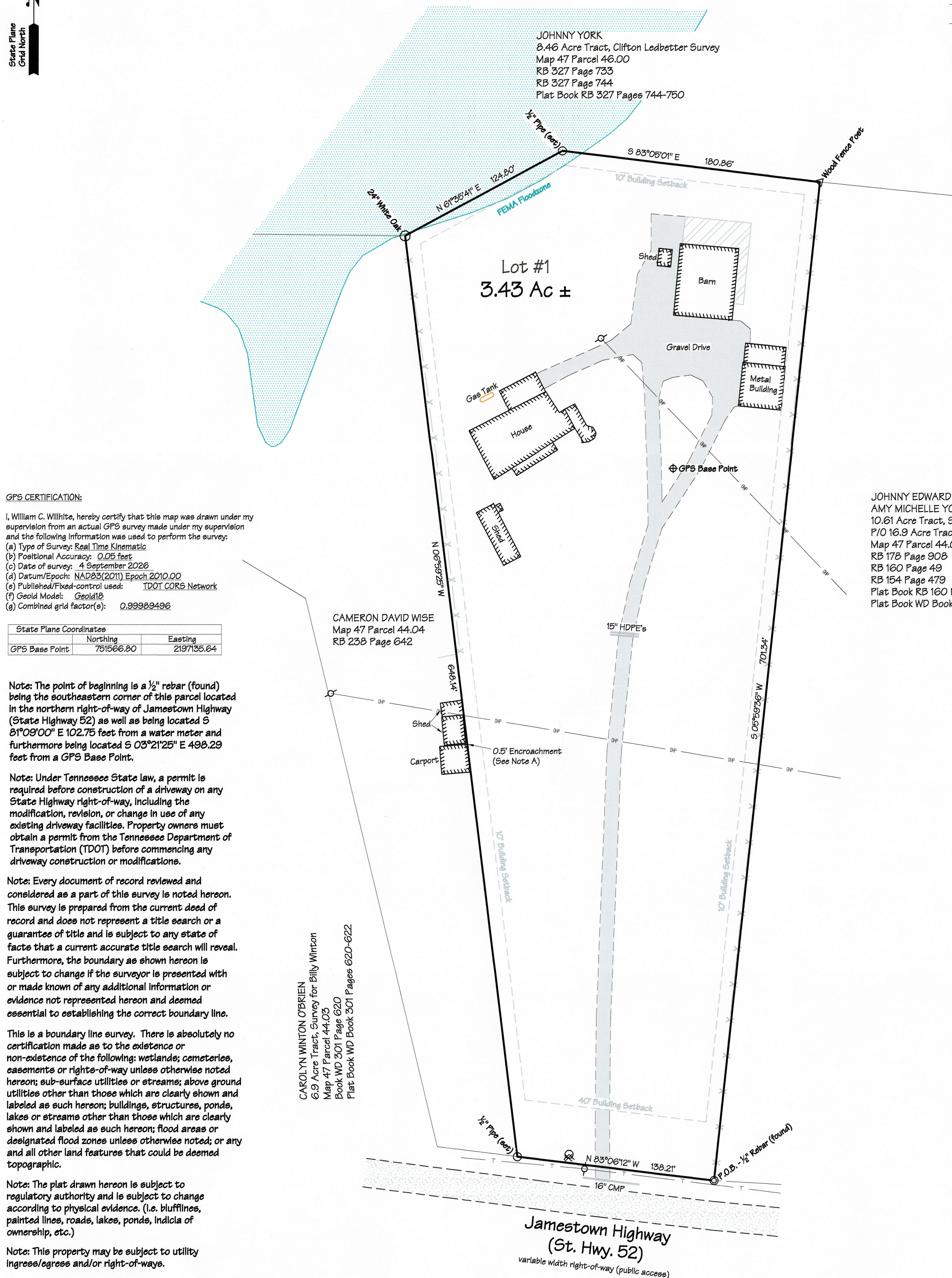
DATE: 4 SEPTEMBER 2026

TOTAL ACRES 3.43

DEED REF: RB 6 PAGE 536

TAX MAP 47 PARCEL 44.00

PLAT CAB B PAGE 176-D



JOHNNY EDWARD YORK &  
AMY MICHELLE YORK  
10.61 Acre Tract, Survey for Johnny and Amy York  
P/O 16.9 Acre Tract, Billy Winton Survey  
Map 47 Parcel 44.05  
RB 178 Page 908  
RB 160 Page 49  
RB 154 Page 479  
Plat Book RB 160 Pages 49-51  
Plat Book WD Book 301 Pages 620-622

Setbacks:  
Per Plat Cab D Page 176-D

Front - 40'  
Side - 10'  
Rear - 10'

| LEGEND   |                           |
|----------|---------------------------|
| ⊕        | GPS Base Point            |
| ▽        | Wood Fence Post           |
| ⊗        | Power Pole                |
| ⊗        | Water Meter               |
| ○        | 1/2" Pipe (set)           |
| ⊗        | Water Valve               |
| ⊗        | 1/2" Rebar (found)        |
| — X —    | Fence Line                |
| — OHP —  | Overhead Power            |
| — T —    | Telephone Line            |
| — — —    | Setback Line              |
| ▤        | Building                  |
| P.O.B. - | Point of Beginning        |
| CMP -    | Corrugated Metal Pipe     |
| HDPE -   | High Density Polyethylene |
| ▨        | Concrete                  |
| ▤        | FEMA Floodzone            |