

Note: The point of beginning is a 3/4" rebar (found) being the southwestern corner of this parcel located in the eastern right-of-way of Breeding Avenue as well as being located S 11°17'22" W 99.70 feet from a water meter and furthermore being located S 22°04'24" W 125.15 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.

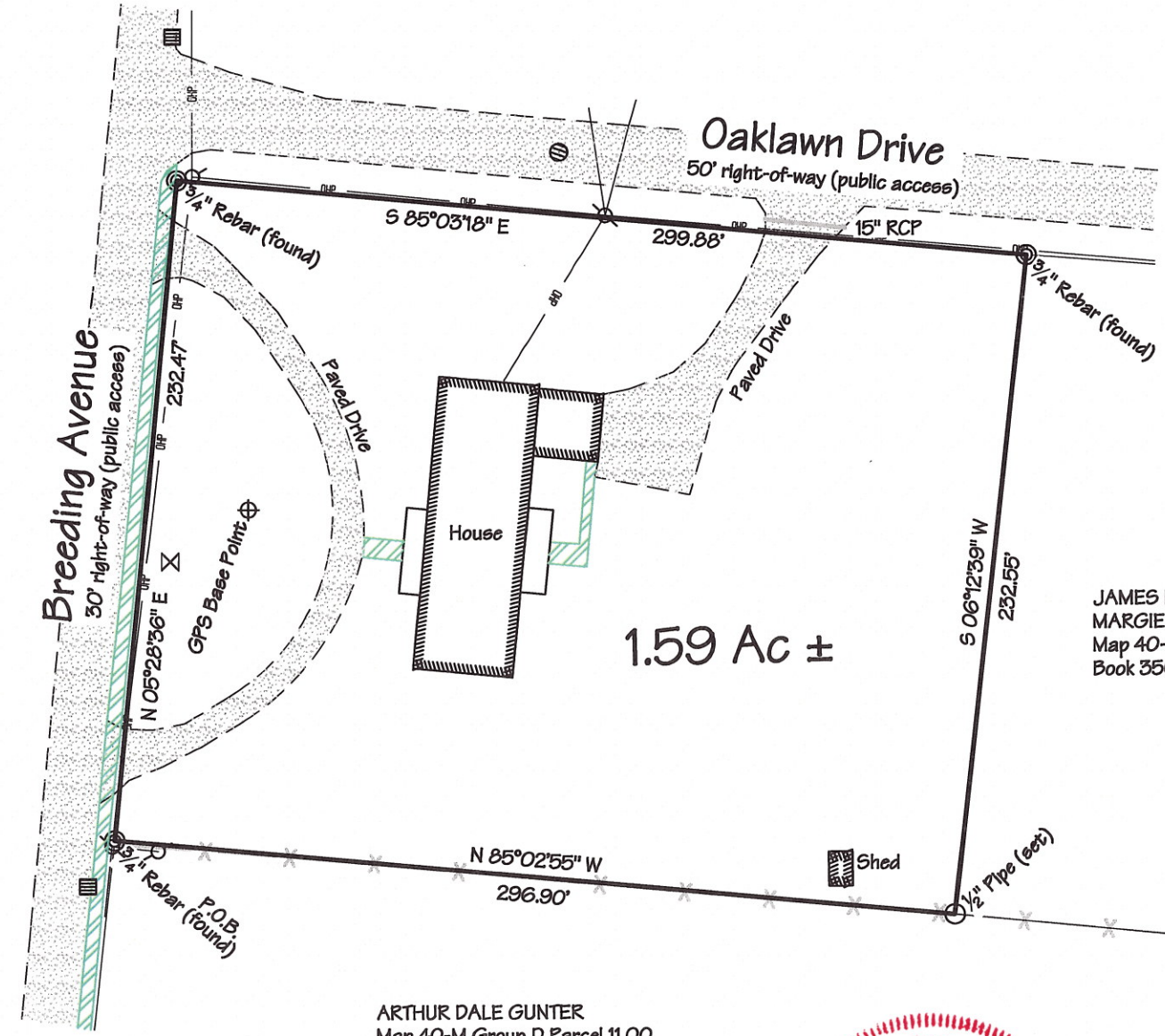
The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of 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: WHG File: 25-11c1

Note: The property, as drawn hereon, is subject to private restrictions as noted in Record Book 843 Page 366 and described in Book 93 Page 318 as recorded in the Register's Office for Putnam County, Tennessee.



ARTHUR DALE GUNTER  
Map 40-M Group D Parcel 11.00  
RB 1044 Page 27  
(Book 62 Page 519)



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

**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: 17 January 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

State Plane Coordinates		
	Northing	Easting
GPS Base Point	669678.08	2120285.07

**LEGEND**

- ⊕ GPS Base Point
- 1/2" Pipe (set)
- ⊙ Rebar (found)
- ⊗ Power Pole
- ⊗ Water Meter
- ▣ Catch Basin
- ⊙ Manhole
- RCP - Reinforced Concrete Pipe
- P.O.B. - Point of Beginning
- X — Fenceline
- OHP — Overhead Power
- Sidewalk

JAMES H. COPELAND &  
MARGIE A. COPELAND  
Map 40-M Group D Parcel 9.01  
Book 356 Page 791

**RICKY GENTRY PROPERTY**  
 721 BREEDING AVENUE; OAKLAWN DRIVE  
 1ST CIVIL DISTRICT  
 PUTNAM COUNTY, TENNESSEE  
 DATE 17 JANUARY 2025  
 TOTAL ACRES: 1.59  
 DEED REF: RB 843 PAGE 366  
 TAX MAP 40-M GROUP D PARCEL 10.00