



Note: The point of beginning is a 1/2" pipe (set) being the northeastern corner of this parcel located in the western right-of-way of Woodland Street as well as being located N 11°07'26" E 36.39 feet from a water meter and furthermore being located S 76°28'24" E 174.51 feet from a GPS Base Point.

**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: 23 September 2024  
 (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	749965.19	2171956.43

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: SLN File: 24-402c1

RONALD H. HYDER &  
 JANIE HYDER  
 Lot #1, Hyder and Maynard Division  
 Map 45-0 Group H Parcel 10.00  
 RB 311 Page 229  
 Plat Cab C Page 125-D

CHARLES V. MAYNORD &  
 CARMEL L. MAYNORD  
 Lot #2, Hyder and Maynard Division  
 Map 45-0 Group H Parcel 10.01  
 RB 311 Page 524  
 Plat Cab C Page 125-D

CHARLES V. MAYNORD &  
 CARMEL L. MAYNORD  
 Map 45-0 Group H Parcel 13.00  
 Deed Book 260 Page 671

RONALD H. HYDER  
 Lots #5 & 6 and P/O Lot #4, Henson Hills  
 Addition to Livingston, Tenn.  
 Map 45-0 Group H Parcel 11.00  
 Deed Book 260 Page 289  
 Plat Book DB 102 Page 319

**LEGEND**

- ⊕ GPS BASE POINT
- ⊙ MANHOLE
- ⊕ 1/2" PIPE (found)
- ⊙ POWER POLE
- ⊗ WATER METER
- 1/2" PIPE (set)
- X — FENCELINE
- OHP — OVERHEAD POWER
- P.O.B. - POINT OF BEGINNING
- RCP - REINFORCED CONCRETE PIPE
- Concrete



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

**LEONA AVERITT PROPERTY**  
 330 WOODLAND STREET  
 LOTS 2-3 & P/O LOT 4, BLOCK F  
 HENSON HILLS ADDITION TO LIVINGSTON, TENN.  
 6TH CIVIL DISTRICT  
 OVERTON COUNTY, TENNESSEE  
 DATE 23 SEPTEMBER 2024  
 TOTAL ACRES: 0.58  
 DEED REF: BOOK 230 PAGE 690  
 BOOK 103 PAGE 583  
 PLAT BOOK DB 102 PAGE 319  
 TAX MAP 45-O GROUP H PARCEL 12.00