

Note: The point of beginning for Tract #1 is a 1/2" rebar (found) being the southwestern corner of this parcel located in the eastern right-of-way of North York Highway (U.S. Hwy. 127) as well as being located S 01°31'45" E 96.90 feet from the eastern end of a 24" culvert and furthermore being located S 15°33'57" E 2647.04 feet from a GPS Base Point.

Note: The point of beginning for Tracts #2 & 3 is a 1/2" pipe (set) being located in the eastern right-of-way of North York Highway (U.S. Hwy. 127) as well as being located N 12°16'29" W 39.18 feet from a power pole and furthermore being located S 13°54'49" E 1194.29 feet from a GPS Base Point.

Note: The point of beginning for Tracts #4 & 5 is a 1/2" pipe (set) being located in the eastern right-of-way of North York Highway (U.S. Hwy. 127) as well as being located N 20°38'57" W 131.82 feet from a power pole and furthermore being located S 07°29'40" E 756.81 feet from a GPS Base Point.

Note: The point of beginning for Tracts #6 & 7 is a 1/2" pipe (set) being located in the eastern right-of-way of North York Highway (U.S. Hwy. 127) as well as being located N 19°51'27" E 11.20 feet from a power pole and furthermore being located S 14°46'02" W 353.27 feet from a GPS Base Point.

Note: The point of beginning for Tracts #8 & 9 is a 1/2" pipe (set) being located in the western right-of-way of Cooney Lee Road as well as being located S 12°35'16" E 290.90 feet from a power pole and furthermore being located S 80°47'38" E 526.67 feet from a GPS Base Point.

Note: The point of beginning for Tracts #10 & 11 is a 1/2" pipe (set) being located in the western right-of-way of Cooney Lee Road as well as being located S 19°49'47" E 737.26 feet from a power pole and furthermore being located S 55°02'48" E 862.09 feet from a GPS Base Point.

Note: The point of beginning for Tracts #12 & 15 is a 1/2" pipe (set) being located in the western right-of-way of North York Highway (U.S. Hwy. 127) as well as being located N 06°29'21" W 117.06 feet from a power pole and furthermore being located S 15°02'23" E 1646.04 feet from a GPS Base Point.

Note: The point of beginning for Tracts #13 & 14 is a 1/2" pipe (set) being located in the northern right-of-way of Flowers Lane as well as being located N 81°54'56" W 482.44 feet from a power pole and furthermore being located S 00°53'48" W 2452.28 feet from a GPS Base Point.

Note: The point of beginning for Tracts #16 & 17 is a 1/2" pipe (set) being located in the western right-of-way of North York Highway (U.S. Hwy. 127) as well as being located S 05°17'47" W 81.77 feet from a power pole and furthermore being located S 08°12'03" E 964.99 feet from a GPS Base Point.

Note: The point of beginning for Tracts #18 & 19 is a 1/2" pipe (set) being located in the western right-of-way of North York Highway (U.S. Hwy. 127) as well as being located N 50°22'20" W 95.24 feet from a power pole and furthermore being located S 04°42'37" W 558.81 feet from a GPS Base Point.

Note: The point of beginning for Tracts #20 & 21 is a 1/2" rebar (found) being located in the western right-of-way of North York Highway (U.S. Hwy. 127) as well as being located N 58°14'54" W 111.91 feet from a power pole and furthermore being located S 82°28'35" W 307.58 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.)

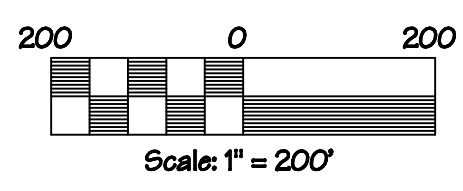
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

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: SLN File: 26-66c1 Tracts



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: 19 February 2026  
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
 (e) Published/Real-time control used: TDOT CORS Network  
 (f) Geoid Model: Geoid18  
 (g) Combined grid factor(s): 0.99989496

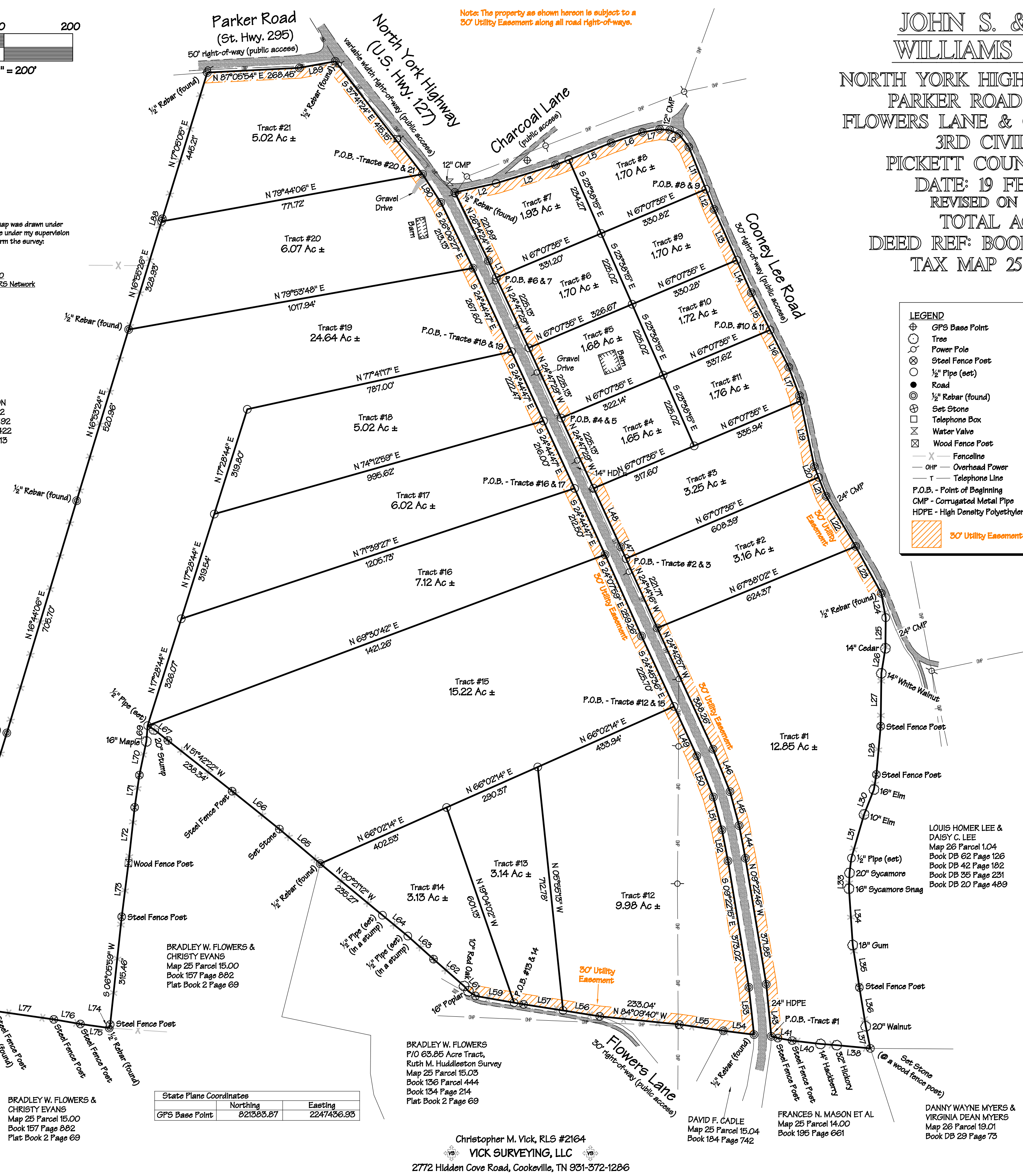
CARL HUDDLESTON  
 Map 25 Parcel 11.02  
 Book DB 34 Page 192  
 Book DB 73 Page 422  
 Book DB 74 Page 113

CARL HUDDLESTON  
 Map 25 Parcel 11.02  
 Book DB 54 Page 192  
 Book DB 73 Page 422  
 Book DB 74 Page 113

BRADLEY W. FLOWERS &  
 CHRISTY EVANS  
 Map 25 Parcel 15.00  
 Book 157 Page 882  
 Plat Book 2 Page 69

State Plane Coordinates	
Northing	Easting
821383.87	2247436.93
GPS Base Point	

Note: The property as shown hereon is subject to a 30' Utility Easement along all road right-of-ways.



**JOHN S. & DORIS D. WILLIAMS PROPERTY**  
 NORTH YORK HIGHWAY (U.S. HWY. 127),  
 PARKER ROAD (ST. HWY. 295),  
 FLOWERS LANE & COONEY LEE ROAD  
 3RD CIVIL DISTRICT  
 PICKETT COUNTY, TENNESSEE  
 DATE: 19 FEBRUARY 2026  
 REVISED ON 17 MARCH 2026  
 TOTAL ACRES 118.46  
 DEED REF: BOOK DB 67 PAGE 489  
 TAX MAP 25 PARCEL 1200

**LEGEND**

- ⊙ GPS Base Point
- Tree
- ⊙ Power Pole
- ⊙ Steel Fence Post
- ⊙ 1/2" Pipe (set)
- ⊙ Road
- ⊙ 1/2" Rebar (found)
- ⊙ Set Stone
- ⊙ Telephone Box
- ⊙ Water Valve
- ⊙ Wood Fence Post
- ⊙ Fenceline
- Overhead Power
- Telephone Line
- P.O.B. - Point of Beginning
- CMP - Corrugated Metal Pipe
- HDPE - High Density Polyethylene
- 30' Utility Easement

LINE	BEARING	DISTANCE
L1	N 24°47'29" W	54.02'
L2	N 77°34'44" E	123.32'
L3	N 72°49'39" E	180.87'
L4	N 68°22'22" E	41.68'
L5	N 68°22'22" E	132.48'
L6	N 71°12'11" E	96.13'
L7	N 80°03'42" E	50.53'
L8	S 85°27'43" E	29.92'
L9	S 65°48'50" E	29.04'
L10	S 37°31'24" E	47.31'
L11	S 22°02'07" E	132.44'
L12	S 22°02'07" E	63.11'
L13	S 24°04'07" E	161.93'
L14	S 24°04'07" E	103.86'
L15	S 26°44'00" E	121.44'
L16	S 26°44'00" E	120.97'
L17	S 20°26'29" E	88.62'
L18	S 11°52'56" E	16.06'
L19	S 11°52'56" E	195.31'
L20	S 21°35'44" E	33.28'
L21	S 21°35'44" E	59.18'
L22	S 30°31'18" E	169.52'
L23	S 28°39'33" E	155.72'
L24	S 10°27'10" E	71.99'
L25	S 00°39'32" W	89.14'
L26	S 09°14'00" W	73.72'
L27	S 00°39'46" W	154.23'
L28	S 05°10'32" W	141.04'
L29	S 09°02'36" W	44.20'
L30	S 21°42'13" W	77.96'
L31	S 16°06'31" W	132.43'
L32	S 07°29'56" W	43.25'
L33	S 01°54'17" W	46.07'
L34	S 03°47'56" E	164.30'
L35	S 08°56'15" E	125.29'
L36	S 09°17'34" E	114.63'
L37	S 11°53'09" E	65.64'
L38	N 84°32'51" W	98.84'
L39	N 85°40'22" W	47.17'
L40	N 83°12'44" W	83.04'
L41	N 80°07'40" W	42.11'
L42	N 74°40'28" W	19.67'
L43	N 05°32'34" W	152.33'
L44	N 10°53'13" W	96.86'
L45	N 15°12'26" W	102.21'
L46	N 21°46'06" W	133.11'
L47	N 24°14'16" W	37.23'
L48	N 24°47'29" W	187.89'
L49	S 24°45'36" E	158.63'
L50	S 21°51'59" E	129.00'
L51	S 14°37'06" E	98.82'
L52	S 11°06'18" E	92.00'
L53	S 06°11'59" E	138.35'
L54	N 82°58'32" W	90.20'
L55	N 81°48'56" W	129.13'
L56	N 81°03'18" W	108.01'
L57	N 81°03'18" W	116.27'
L58	N 80°06'37" W	28.04'
L59	N 80°06'37" W	114.19'
L60	N 55°42'53" W	24.51'
L61	N 40°33'17" W	19.62'
L62	N 48°36'22" W	118.48'
L63	N 48°03'44" W	100.65'
L64	N 50°36'18" W	95.50'
L65	N 49°45'07" W	155.83'
L66	N 51°15'26" W	176.07'
L67	N 51°49'08" W	51.63'
L68	S 58°20'34" W	21.45'
L69	S 04°44'06" W	46.02'
L70	S 11°39'24" W	100.24'
L71	S 08°22'34" W	94.89'
L72	S 06°18'49" W	163.09'
L73	S 07°11'37" W	157.56'
L74	S 14°52'37" W	10.58'
L75	N 82°00'22" W	84.64'
L76	N 80°11'16" W	78.72'
L77	N 81°51'24" W	174.30'
L78	N 84°31'48" W	44.48'
L79	N 85°02'03" W	122.82'
L80	N 80°30'54" W	30.06'
L81	N 11°42'35" E	78.40'
L82	N 17°53'36" E	177.22'
L83	N 16°19'17" E	82.75'
L84	N 17°25'21" E	156.08'
L85	N 16°12'16" E	82.02'
L86	N 14°53'17" E	99.85'
L87	N 17°07'32" E	146.83'
L88	N 16°55'26" E	8.00'
L89	N 79°33'14" E	106.08'
L90	S 32°54'59" E	97.97'

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

DAVID F. CADLE  
 Map 25 Parcel 15.04  
 Book 184 Page 742

FRANCES N. MASON ET AL  
 Map 25 Parcel 14.00  
 Book 195 Page 661

DANNY WAYNE MYERS &  
 VIRGINIA DEAN MYERS  
 Map 26 Parcel 19.01  
 Book DB 29 Page 73