

Note: The point of beginning is a PK nail (set) being the southwestern corner of this described parcel located in the western edge of Cliff Edge Road as well as being located S 27°32'18" W 107.67 feet from a water meter and furthermore being located S 39°47'27" W 67.62 feet from a GPS Base Point.

LEGEND			
⊕	GPS Base Point	▽	Point
⊙	PK Nail (set)	○	Underground Propane Tank
⊗	Power Pole	— OHP —	Overhead Power
⊗	Water Meter	▤	Building
□	Telephone Box	P.O.B. -	Point of Beginning
○	1/2" Pipe (set)	▨	30' Easement (See Note A)
⊙	Rebar (found)		

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

State Plane Coordinates		
	Northing	Easting
GPS Base Point	775396.78	2222681.31

LINE	BEARING	DISTANCE
L1	N 72°23'59" W	15.14'

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.)

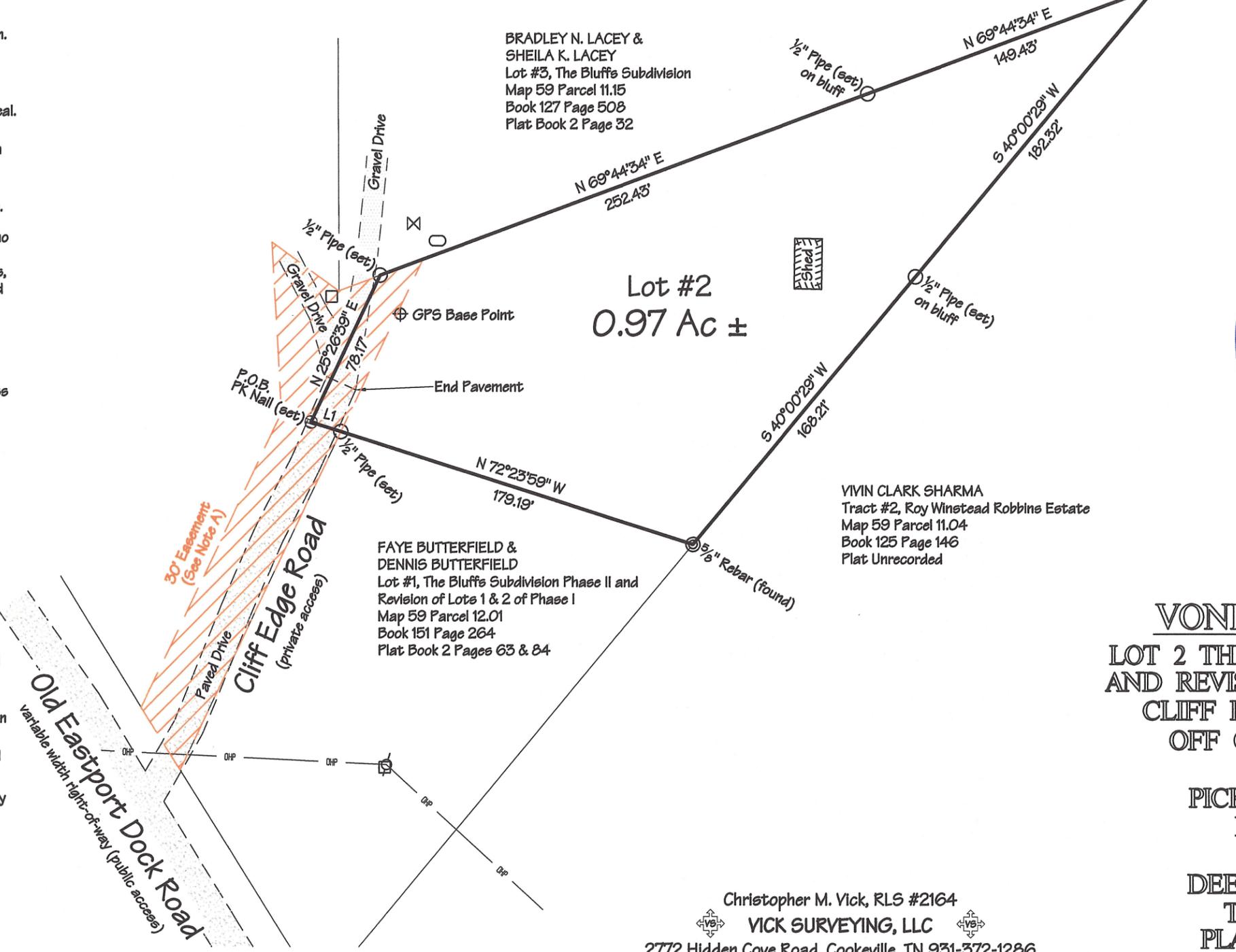
Note: This property may be subject to utility ingress/egress and/or right-of-ways.

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.

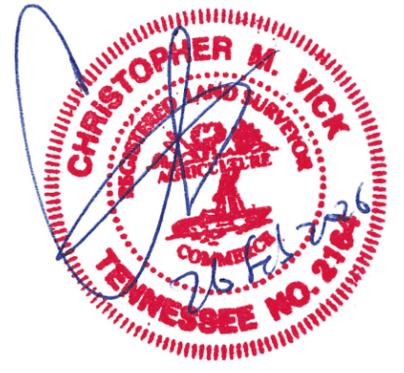
Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: KCS File: 26-42c1



Note A: Included with the property, as shown hereon, is a 30' Easement as shown on Plat Book 2 Pages 63 and 64 as recorded in the Register's Office for Pickett County, Tennessee. The said easement is referenced as "a private road and utility easements" in Book 149 Page 263 as recorded in the Register's Office for Pickett County, Tennessee.

Note B: The property, as shown hereon, is subject to private restrictions as noted in Book DB 56 Page 687 as recorded in the Register's Office for Pickett County, Tennessee.



VONDA NEWBY PROPERTY
LOT 2 THE BLUFFS SUBDIVISION PHASE II
AND REVISION OF LOTS 1 & 2 OF PHASE I
CLIFF EDGE ROAD (PRIVATE ACCESS)
OFF OLD EASTPORT DOCK ROAD
4TH CIVIL DISTRICT
PICKETT COUNTY, TENNESSEE
DATE 4 FEBRUARY 2026
TOTAL ACRES: 0.97
DEED REF: BOOK 149 PAGE 263
TAX MAP 59 PARCEL 12.02
PLAT BOOK 2 PAGES 63 & 84

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