

Note: The point of beginning for Lots #1-3 is a 1/2" pipe (set) being located in the southern right-of-way of Oakley Estates Road as well as being located N 88°16'00" E 69.19 feet from a water meter and furthermore being located N 39°53'32" E 560.03 feet from a GPS Base Point.

Note: The point of beginning for Lots #4 & 5 is a 1/2" pipe (found) being located in the southern right-of-way of Oakley Estates Road as well as being located S 03°20'25" W 66.27 feet from a water meter and furthermore being located N 38°22'07" E 461.00 feet from a GPS Base Point.

Note: The point of beginning for Lots #6 & 7 is a 1/2" pipe (found) being located in the southern right-of-way of Oakley Estates Road as well as being located S 36°24'57" W 251.70 feet from a water meter and furthermore being located N 31°59'40" E 265.35 feet from a GPS Base Point.

Note: The point of beginning for Lots #8 & 9 is a 1/2" pipe (found) being located in the southern right-of-way of Oakley Estates Road as well as being located N 48°21'35" E 262.95 feet from a water meter and furthermore being located N 03°12'19" W 88.12 feet from a GPS Base Point.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	794.42'	247.66'	N 07°06'41" W	246.66'
C2	858.15'	70.01'	N 01°16'34" E	69.99'
C3	1652.80'	123.71'	N 05°45'26" E	123.68'
C4	794.42'	1.21'	N 07°08'35" E	1.21'

Note: The point of beginning for Lots #10-11 & 12 is a 1/2" pipe (found) being located in the southern right-of-way of Oakley Estates Road as well as being located S 39°49'13" W 56.71 feet from a water meter and furthermore being located S 61°16'38" W 271.11 feet from a GPS Base Point.

Note: The point of beginning for Lots #13-15 & 16 is a 1/2" pipe (set) being located in the northern right-of-way of Oakley Estates Road as well as being located N 32°01'38" E 168.35 feet from a water meter and furthermore being located N 63°28'17" W 125.36 feet from a GPS Base Point.

Note: The point of beginning for Lots #17 & 18 is a 1/2" pipe (set) being located in the northern right-of-way of Oakley Estates Road as well as being located N 40°01'47" E 365.33 feet from a water meter and furthermore being located N 09°51'26" E 195.89 feet from a GPS Base Point.

LINE	BEARING	DISTANCE
L1	N 46°57'08" E	64.20'
L2	N 46°47'12" E	99.93'
L3	N 46°48'54" E	99.84'
L4	S 46°45'33" W	100.00'
L5	S 46°45'33" W	100.00'
L6	S 50°34'02" W	99.87'
L7	S 49°00'43" W	99.97'
L8	S 48°30'54" W	99.77'
L9	S 49°08'02" W	99.86'
L10	N 03°56'47" E	19.41'
L11	N 07°54'06" E	52.20'
L12	N 07°11'12" E	22.90'
L13	N 46°50'52" E	99.73'
L14	N 46°33'27" E	99.63'
L15	N 46°37'15" E	99.08'
L16	N 46°56'11" E	99.95'
L17	N 46°56'11" E	99.95'
L18	N 46°42'42" E	99.67'

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: 22 August 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		
GPS Base Point	Northing	Easting
	790624.07	2171562.26

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).

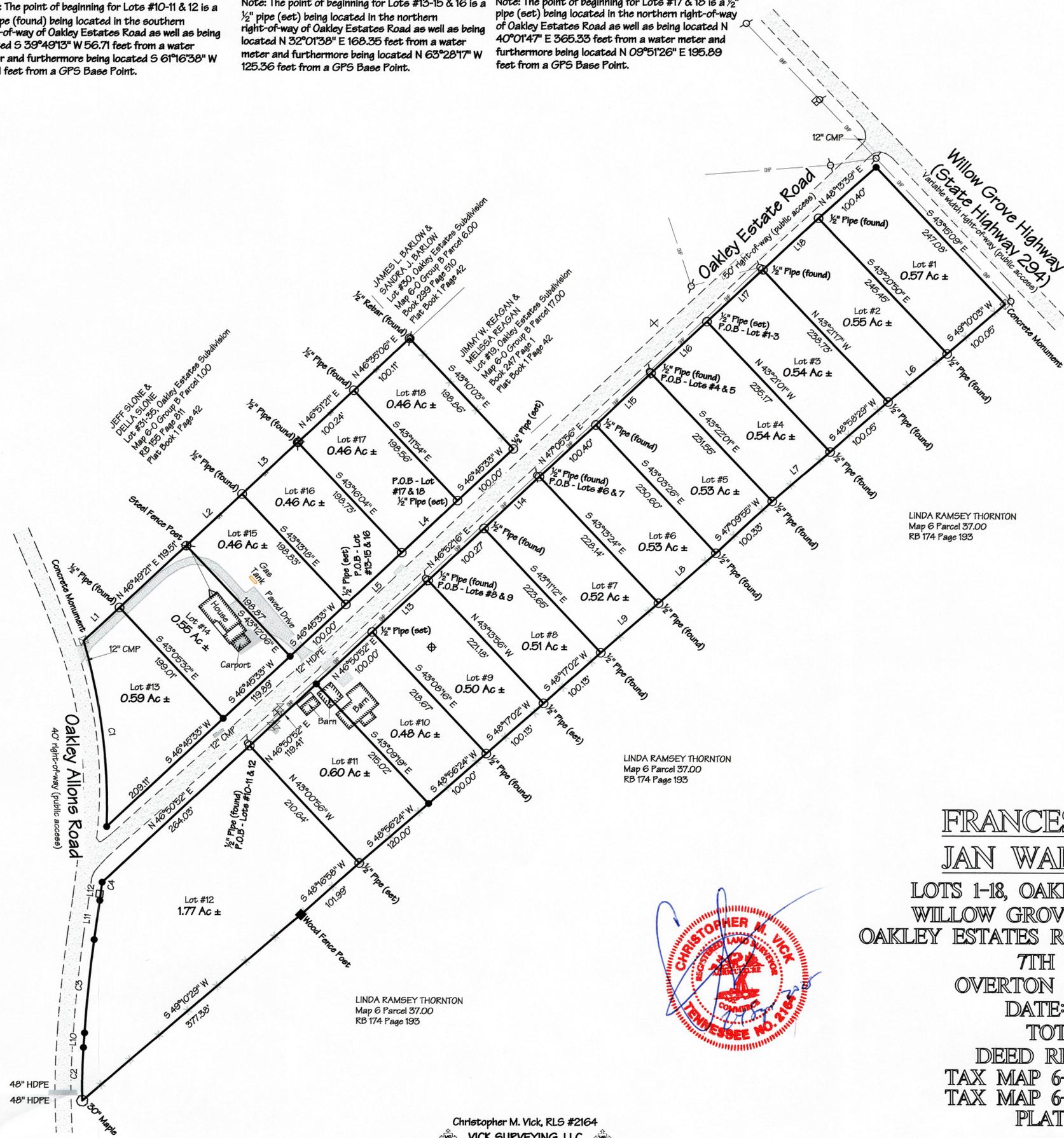
I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

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

Lots #1-18 were previously approved by the Overton County Health Department as shown on Plat Book 1 Page 42, as recorded in the Register's Office for Overton County, Tennessee on 17 October 1972.

Lots #1-18, as shown hereon, have not been evaluated pursuant to the current regulations for a lot evaluation for a subsurface disposal (SSD) system and the recordation of this plat does not guarantee approval by the Tennessee Department of Environment or Conservation for a subsurface disposal system (SSD). It is the responsibility of the property owner or prospective property owners to take the necessary steps to determine whether or not any lot is or is not capable of receiving approval for a subsurface disposal (SSD) system.

Drawn by: KCS File: 25-406c1



**LEGEND**

- ⊕ GPS Base Point
- ⚡ Electric Meter
- ⊗ Concrete Monument
- ⊙ Power Pole
- Wood Fence Post
- ⊗ Steel Fence Post
- ⊗ Water Meter
- Telephone Box
- 1/2" Pipe (set)
- ⊗ Water Valve
- ⊗ Rebar (found)
- Point
- Tree
- - - Fenceline
- - - Overhead Power
- ▭ Building
- CMP - Corrugated Metal Pipe
- HDPE - High Density Polyethylene
- P.O.B. - Point of Beginning

**FRANCES COLEMAN &  
JAN WALKER PROPERTY**

LOTS 1-18, OAKLEY ESTATES SUBDIVISION  
WILLOW GROVE HIGHWAY (ST. HWY 294)  
OAKLEY ESTATES ROAD & OAKLEY ALLONS ROAD  
7TH CIVIL DISTRICT  
OVERTON COUNTY, TENNESSEE  
DATE: 22 AUGUST 2025  
TOTAL ACRES 10.61  
DEED REF: RB 103 PAGE 268  
TAX MAP 6-O GRP B PARCEL 22.00  
TAX MAP 6-O GRP C PARCEL 1.00  
PLAT BOOK 1 PAGE 42



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