

# NEAL CALLUM PROPERTY

121 COZINE LANE  
 1ST CIVIL DISTRICT  
 OVERTON COUNTY, TENNESSEE  
 DATE 1 JUNE 2022  
 TOTAL ACRES: 5.91  
 DEED REF: BOOK 265 PAGE 390  
 TAX MAP 105 PARCEL 5100

### GPS CERTIFICATION:

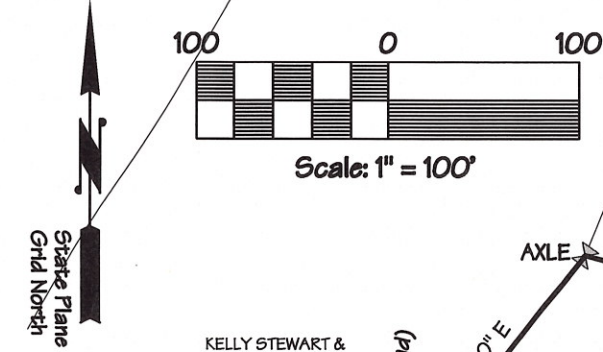
I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of survey: 1 JUNE 2022
- (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

LINE	BEARING	DISTANCE
L1	S 85°56'31" W	43.79'
L2	S 85°56'31" W	20.82'
L3	N 79°49'56" W	41.60'
L4	N 52°21'19" W	58.60'
L5	N 48°19'22" W	40.66'
L6	N 36°12'22" W	82.65'
L7	N 57°36'49" W	97.16'
L8	N 55°39'19" W	77.31'

RICKY DALE ELDRIDGE  
 Map 105 Parcel 50.00  
 RB 57 Page 666

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	139.19'	66.75'	66.11'	N 66°05'37" W	27°28'36"
C2	150.00'	31.72'	31.66'	N 42°15'52" W	12°07'00"
C3	210.57'	78.68'	78.22'	N 46°54'35" W	21°24'27"



KELLY STEWART &  
 SCARLET STEWART  
 Map 105 Parcel 52.00  
 RB 64 Page 37

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; 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.

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.

Drawn by: BJI FILE: 22-211c1

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.

5.91 Ac ±

EDGAR SHAVER &  
 KATHY SHAVER  
 Map 113 Parcel 2.00  
 Book 243 Page 520  
 Book 277 Page 127  
 Book 288 Page 456



### LEGEND

- ⊕ PIPE (found)
- ⊕ POWER POLE
- 1/2" PIPE (set)
- ROAD
- ⊕ AXLE
- ⊙ REBAR (found)
- ⊕ TELEPHONE POLE

Note: The point of beginning a 1/2" rebar (found) being the westernmost corner of this parcel, as well as being located N 80°17'54" W 26.28 feet from a power pole.

JOHNNY RAY GUNTER &  
 CYNTHIA MICHELE GUNTER  
 Map 113 Parcel 25.00  
 RB 50 Page 620

Christopher M. Vick, RLS #2164  
**VICK SURVEYING, LLC**

2772 Hidden Cove Road, Cookeville, TN 931-372-1286