

Note: The point of beginning is a 2" pipe (found) being the southwestern corner of this parcel located in the eastern right-of-way of North York Highway as well as being located S 03°57'40" W 295.37 feet from a water meter and furthermore being located S 10°15'27" W 227.82 feet from a GPS Base Point.

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: 25-182c1

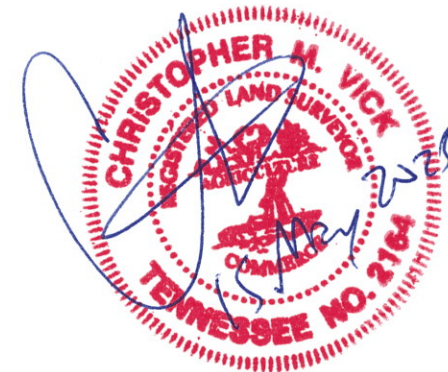
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	846.00'	78.54'	78.52'	N 02°10'17" W
C2	2793.16'	132.80'	132.79'	N 01°51'01" E

LINE	BEARING	DISTANCE
L1	N 02°58'44" W	39.74'
L2	S 06°40'55" W	55.91'
L3	S 25°02'38" W	36.86'
L4	S 42°38'48" W	15.57'
L5	S 31°11'36" W	36.40'
L6	S 73°59'22" W	25.11'

DENNIS S. DAVIS PROPERTY

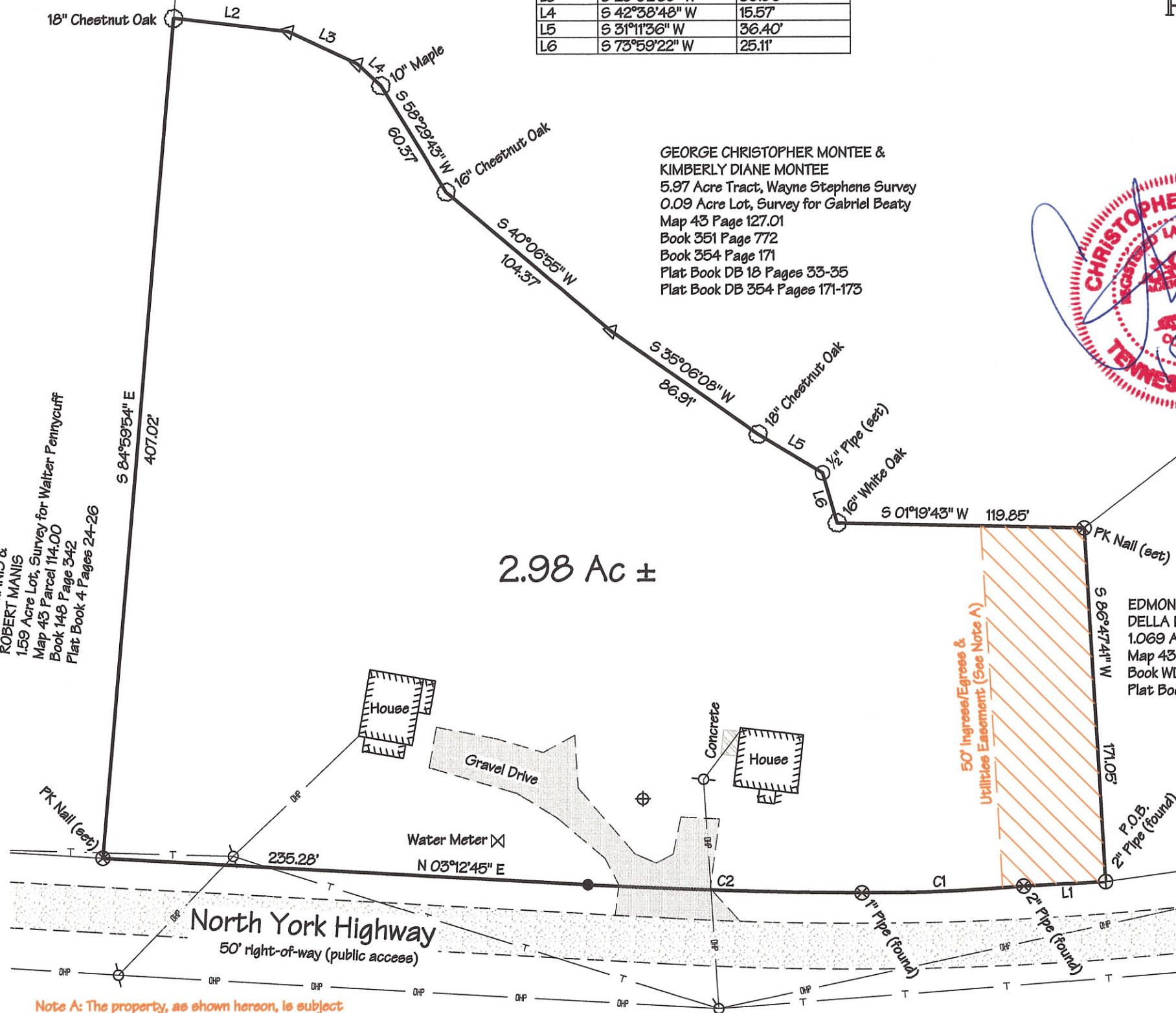
1028 NORTH YORK HIGHWAY
1ST CIVIL DISTRICT
FENTRESS COUNTY, TENNESSEE
DATE 22 APRIL 2025
TOTAL ACRES: 2.98
DEED REF: BOOK 32 PAGE 170
TAX MAP 43 PARCEL 127.00

GEORGE CHRISTOPHER MONTEE &
KIMBERLY DIANE MONTEE
5.97 Acre Tract, Wayne Stephens Survey
0.09 Acre Lot, Survey for Gabriel Beaty
Map 43 Page 127.01
Book 351 Page 772
Book 354 Page 171
Plat Book DB 18 Pages 33-35
Plat Book DB 354 Pages 171-173



LEGEND	
	GPS Base Point
	Point on Bluff
	Tree
	PK Nail (set)
	Utility Pole
	1/2" Pipe (found)
	Water Meter
	Pipe (set)
	Road
	Overhead Power
	Telephone Line
P.O.B. - Point of Beginning	
	Concrete
	50' Easement (see note A)

PATSY MANIS &
ROBERT MANIS
1.59 Acre Lot, Survey for Walter Pennycook
Map 43 Parcel 114.00
Book 148 Page 342
Plat Book 4 Pages 24-26



Note A: The property, as shown hereon, is subject to a 50-foot-wide non-exclusive easement for ingress/egress and utilities as noted in Book 351 Page 772 and Book 18 Page 33 as recorded in the Register's Office for Fentress County, Tennessee.

State Plane Coordinates		
	Northing	Easting
GPS Base Point	775882.93	2280535.89

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

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 April 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