

LEGEND

⊕	GPS BASE POINT	⊙	PROPANE TANK
⊗	POWER POLE	— OHP —	OVERHEAD POWER
⊕	PIPE (found)	P.O.B. -	POINT OF BEGINNING
⊗	WATER METER	RCP -	REINFORCED CONCRETE PIPE
○	½" PIPE (set)	CMP -	CORRUGATED METAL PIPE
●	ROAD	▨	CONCRETE
⊙	REBAR (found)		

Note: The point of beginning is a ½" rebar (found) being the northwestern corner of this parcel located in the southern right-of-way of Mary Ellen Estates Drive as well as being located N 83°37'20" W 54.27 feet from a water meter and furthermore being located N 69°43'28" W 72.35 feet from a GPS Base Point.

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: 18 April 2024
 (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		
	Northing	Easting
GPS Base Point	716951.89	2160504.45

Note: The property as shown hereon is subject to a utility easement to Upper Cumberland Electric Membership Corporation as noted in Record Book 178 Page 369 as recorded in the Register's Office for Overton County, Tennessee.

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; 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.

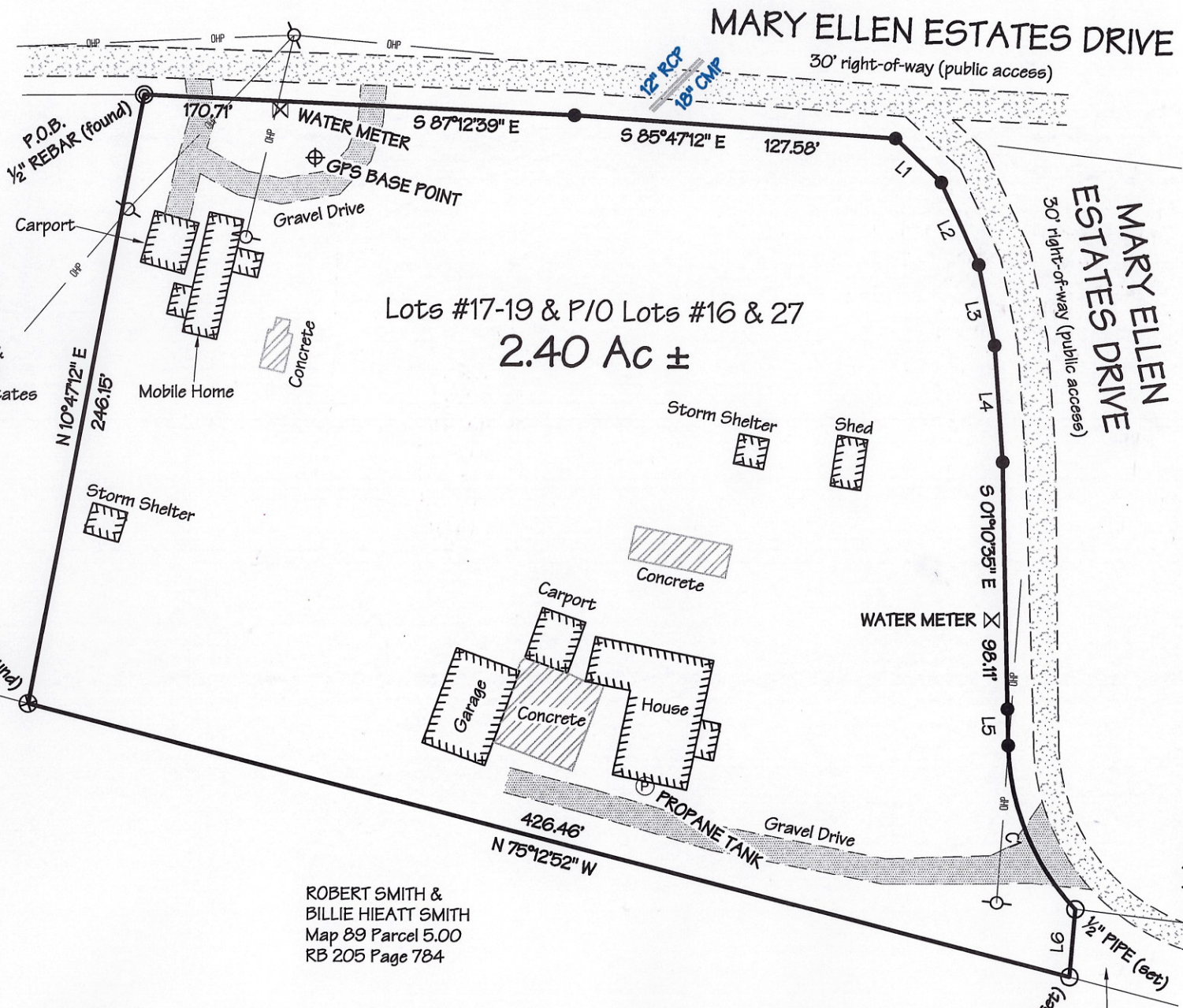
Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLH File: 24-145c1

EARL DAVID STAGGS & GENEVA ANN STAGGS
 Lot #20, Mary Allen Estates
 Map 89-C Group A
 Parcel 2.00
 RB 88 Page 170
 Plat Book 1 Page 45

ROBERT SMITH & BILLIE HEATT SMITH
 Map 89 Parcel 5.00
 RB 205 Page 784

TOM HARGIS & TINA HARGIS
 Map 89-C Group A Parcel 1.04
 RB 139 Page 840



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	97.82'	71.87'	70.26'	S 22°13'55" E

LINE	BEARING	DISTANCE
L1	S 45°53'31" E	25.16'
L2	S 24°04'32" E	35.86'
L3	S 11°00'17" E	32.54'
L4	S 03°47'00" E	46.41'
L5	S 01°11'08" E	14.44'
L6	S 04°57'38" W	26.99'

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

**SCOTT W. & ETHEL K.
 THOMAS PROPERTY**
 110 & 257 MARY ELLEN ESTATES DRIVE
 LOTS 17-19 & P/O 16 & 27
 MARY ALLEN ESTATES
 5TH CIVIL DISTRICT
 OVERTON COUNTY, TENNESSEE
 DATE 18 APRIL 2024
 TOTAL ACRES: 2.40
 DEED REF: RB 178 PAGE 369
 PLAT BOOK 1 PAGE 45
 TAX MAP 89C GROUP A
 PARCELS 3.00 & 4.01

