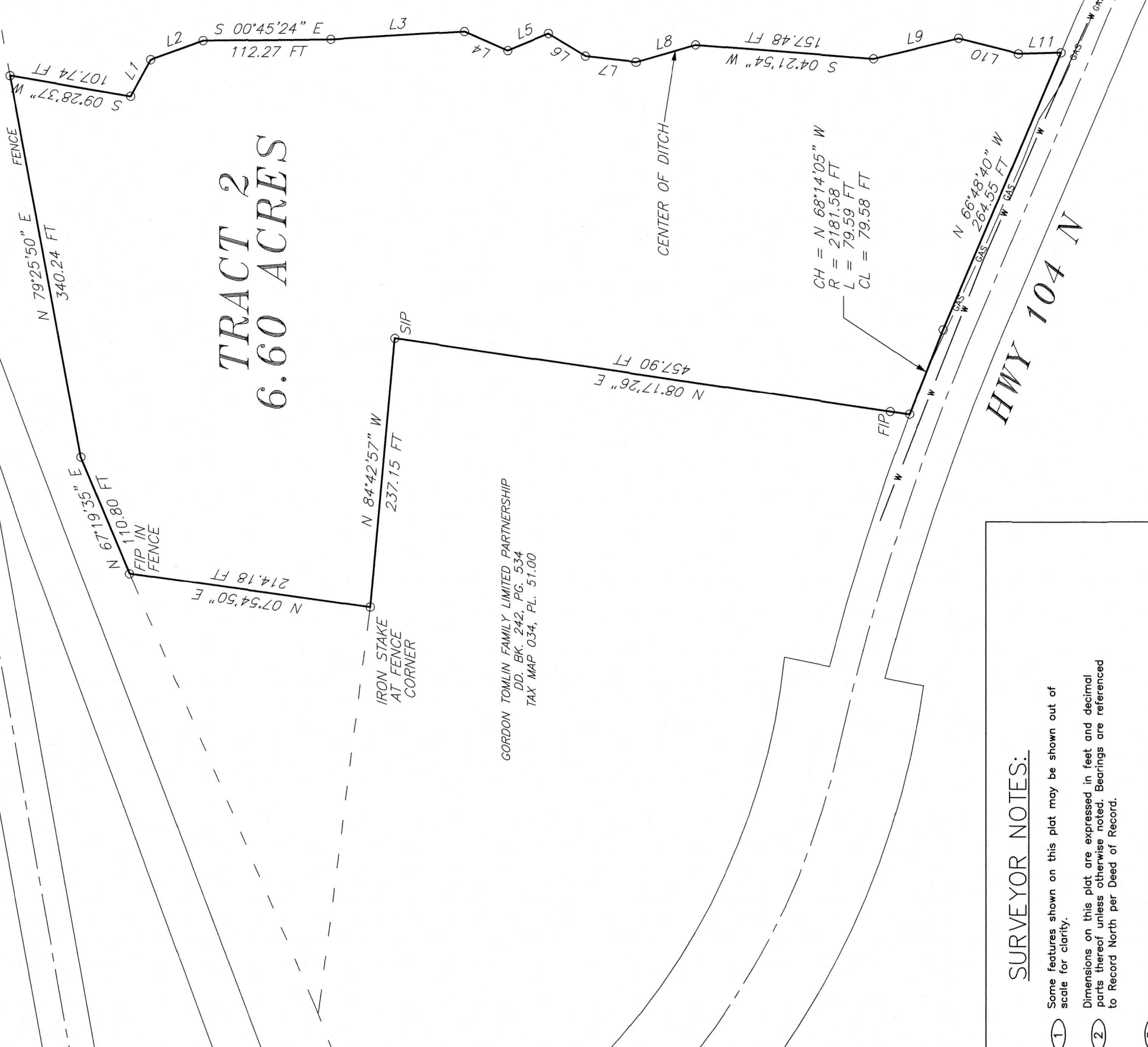


INTERSTATE 40

T.O.D.T. RIGHT OF WAY



NUMBER	DIRECTION	DISTANCE
L1	S 61°05'35" E	36.52 FT
L2	S 19°39'23" E	49.14 FT
L3	S 03°18'42" E	117.94 FT
L4	S 23°29'01" W	41.67 FT
L5	S 22°13'52" E	38.86 FT
L6	S 31°07'47" W	38.27 FT
L7	S 06°23'26" W	44.43 FT
L8	S 16°05'25" E	54.55 FT
L9	S 13°19'07" E	76.81 FT
L10	S 14°08'30" W	54.45 FT
L11	S 01°37'10" E	37.63 FT

REMAINING:  
BRUCE & STACY WHITE  
DD, BK, 266, PG, 514  
TAX MAP 034, PL, 50.00

**CERTIFICATE OF SURVEY:**

TO: BRUCE & STACY WHITE  
2670 BROWN SCHOOL ROAD  
HURON, TN 38345

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11a, 11b, 13, 16, 17, and 18 of TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 20, 2024.

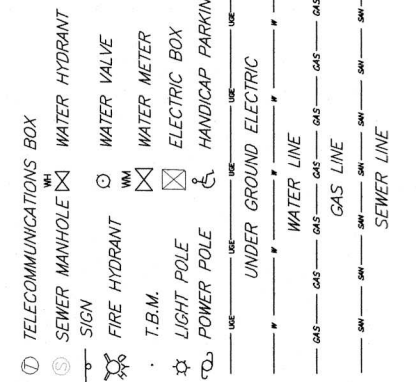
DATE OF PLAT: MAY 28, 2024  
JASON W. BRITT  
REGISTERED LAND SURVEYOR #2904  
STATE OF TENNESSEE

**CERTIFICATE OF ACCURACY:**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000, AS SHOWN HEREON; THAT THIS PLAT AND SURVEY MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS OF THE DATE OF THIS PLAT.

- SURVEYOR NOTES:**
- Some features shown on this plat may be shown out of scale for clarity.
  - Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referenced to Record North per Deed of Record.
  - The property shown hereon contains 6.60 acres.
  - Right-of-way information shown hereon is based on deeds of record and information recovered on site.
  - By graphic plotting, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 4707 C 0020 D, on an effective date of April 16, 2008.
  - At the time of the ALTA Survey there was no evidence of earth moving work, building construction or building additions, improvements situated on the 6.60 acre tract.
  - Said survey correctly shows location of all buildings, structures and other improvements situated on the 6.60 acre tract.
  - At the time of the ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk repairs.
  - Nothing in this ALTA Survey there was no observable evidence of site use as a solid waste dump or sanitary landfill.
  - The subject property has direct access to Highway 104 N as indicated hereon.
  - Nothing in this survey is intended to express an opinion regarding ownership or title.
  - Property is subject to all utilities, right-of-ways, easements, or servitudes over, under, or across subject property, recorded or not recorded.
  - This property is subject to any and all easements, covenants, or restrictions, either written or unwritten.
  - The underground utilities represented hereon are shown in their approximate locations based on observable features which have been field located in conjunction with verification from local utility departments at time of survey.

Beginning on a found iron pin in a fence near the South margin of Interstate 40, said iron pin being the Northeast corner of the Gordon Tomlin Family Limited Partnership property (Dd, Bk, 242, Pg, 534) and a Northwest corner of the tract herein described; thence with the South margin of said Interstate 40 being generally along a wire fence, North 67 deg., 19 min., 35 sec., East 110.80 ft. to a concrete monument; thence North 79 deg., 25 min., 50 sec., East 340.24 ft. to a point in the center of a ditch at the South margin of Interstate 40; thence South 09 deg., 28 min., 37 sec., West 107.74 ft. to a point along the center of a ditch; thence South 09 deg., 28 min., 37 sec., West 107.74 ft. to a point; thence South 61 deg., 05 min., 35 sec., East 36.52 ft. to a point; thence South 19 deg., 39 min., 23 sec., East 49.14 ft. to a point; thence South 00 deg., 45 min., 24 sec., East 112.27 ft. to a point; thence South 03 deg., 18 min., 42 sec., East 117.94 ft. to a point; thence South 23 deg., 29 min., 01 sec., West 41.67 ft. to a point; thence South 22 deg., 13 min., 52 sec., East 38.86 ft. to a point; thence South 31 deg., 07 min., 47 sec., West 38.27 ft. to a point; thence South 06 deg., 23 min., 26 sec., West 44.43 ft. to a point; thence South 16 deg., 05 min., 25 sec., East 54.55 ft. to a point; thence South 04 deg., 21 min., 54 sec., West 157.48 ft. to a point; thence South 13 deg., 19 min., 07 sec., East 76.81 ft. to a point; thence South 14 deg., 08 min., 30 sec., West 54.45 ft. to a point; thence South 01 deg., 37 min., 10 sec., East 37.63 ft. to a point in the center of a ditch near the North margin of Hwy 104 N, said point being the Southeast corner of the tract herein described; thence with the North line of Hwy 104 N, North 84 deg., 40 sec., West 264.55 ft. to a point; thence with a curve to the left having a radius of 658 ft. and an arc length of 79.59 ft. to a point, said point being the Southeast corner of the Tomlin property and the Southwest corner of the tract herein described; thence with the East line of Tomlin, North 08 deg., 17 min., 26 sec., East passing a found iron pin at 16.90 ft. and continuing 441.00 ft. for a total distance of 457.90 ft. to a 1/2" iron pin set with I.D. cap "LDG LLC", said iron pin being a Northeast corner of Tomlin and an interior corner of the tract herein described; thence with the North line of Tomlin, North 84 deg., 42 min., 57 sec., West 237.25 ft. back to the point of beginning containing 6.63 acres as shown hereon; thence with the North line of Tomlin, North 84 deg., 42 min., 57 sec., West 237.25 ft. to a point; thence with the North line of Tomlin, North 84 deg., 42 min., 57 sec., West 237.25 ft. back to the point of beginning containing 6.63 acres as shown hereon. L.D.G. LLC, P.O. Box 304, Lexington, TN 38351. All iron pins are 1/2" I.D. and stamped with identification cap "LDG LLC", May 28, 2024. Bearings relative to Grid North.



**UTILITY NOTES:**  
The location of utilities shown on this plat is based on field observations and information recovered on site. The accuracy of above ground information only. The accuracy of underground utilities is not guaranteed. The location of utilities shown on this plat is not intended to be used for any purpose other than to provide information for the owner's reference. The owner is advised to verify the location of utilities shown on this plat with the appropriate utility company before any excavation or construction work is undertaken. The location of utilities shown on this plat is not intended to be used for any purpose other than to provide information for the owner's reference.

**ZONING INFORMATION:**  
WHERE ARE NO SETBACKS OR RESTRICTIONS ON THIS PROPERTY.

ALTA/ACSM LAND TITLE SURVEY

FOR:  
**BRUCE & STACY WHITE**  
LEXINGTON, TN  
1st Civil District, Henderson County, Lexington, TN

CURRENT OWNERS  
BRUCE & STACY WHITE  
Henderson County Tax Map 034, PL 50.00  
(Portion of Deed Book 266, Page 514)

Deed Book 266, Page 514

Registered Surveyor: Jason W. Britt  
Registered Land Surveyor No. 2904

Survey Prepared by:  
Land Development Group, LLC  
Lexington, TN 38351  
Phone: 731-249-5782  
Fax: 731-249-5783  
Email: britt@landdevgroup.com  
LDG Prof. WHITE

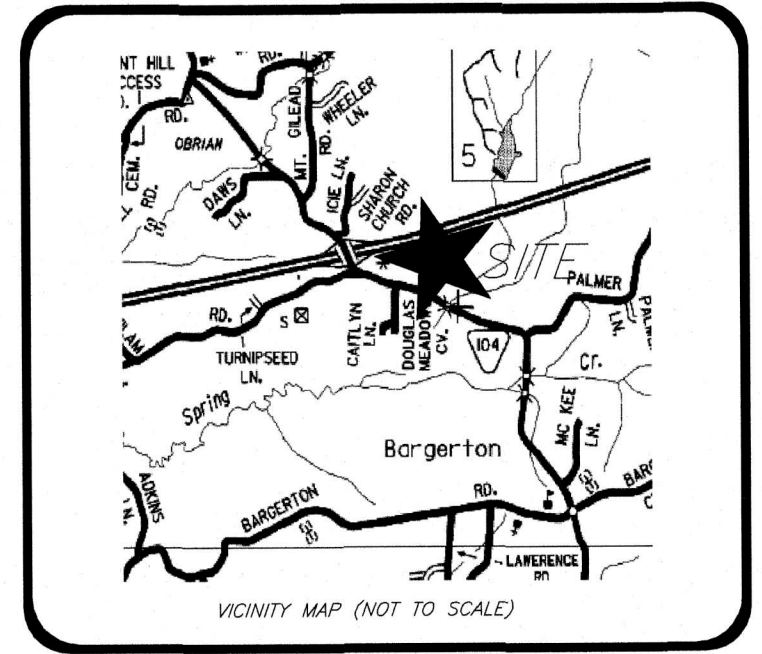
LAND DEVELOPMENT GROUP, LLC.

ENGINEERING • SURVEYING • ENVIRONMENTAL CONSULTING

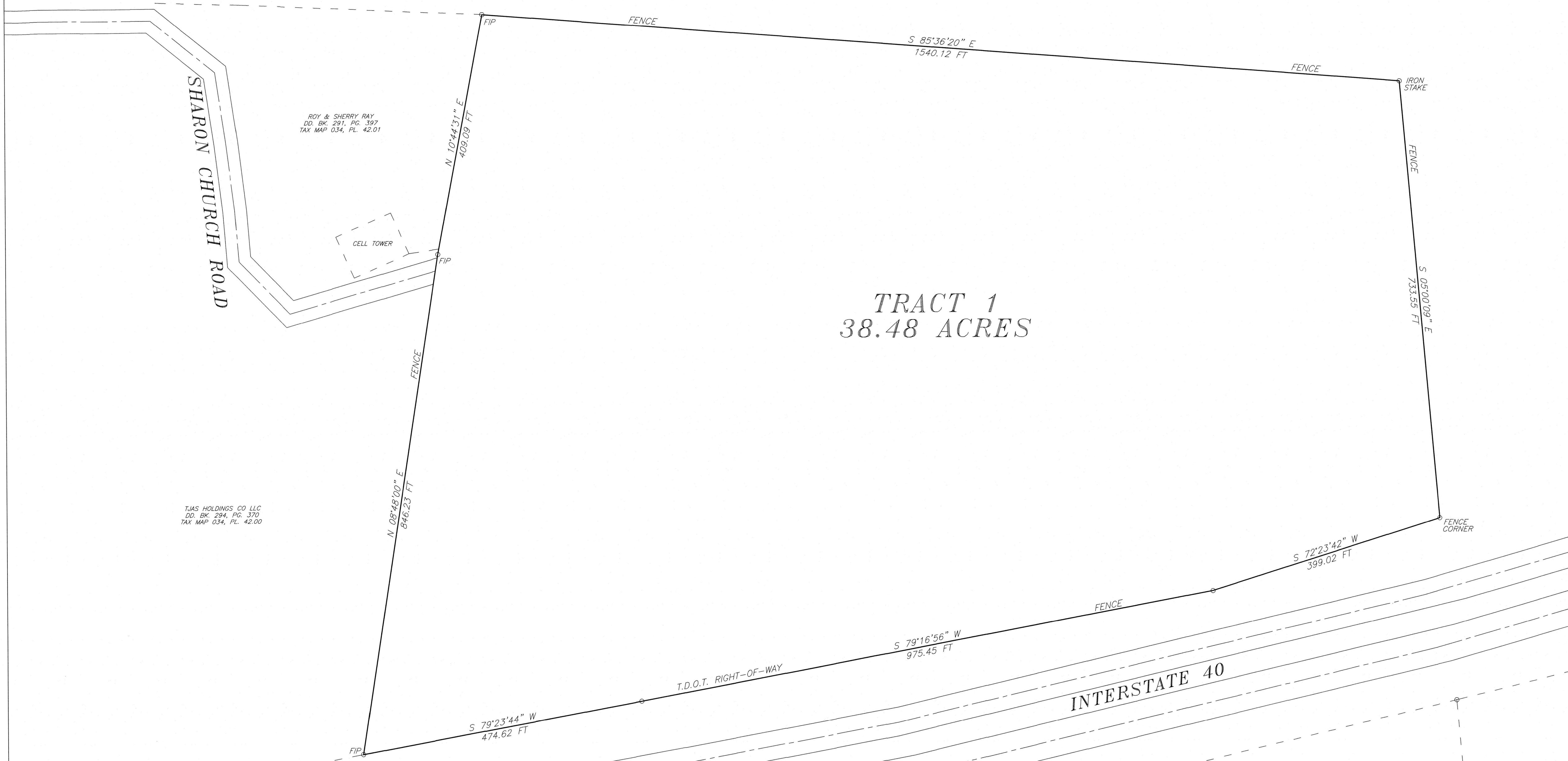
P.O. BOX 304 354 JOY LANE LEXINGTON, TN 38351

VOICE: 731-249-5782 www.landdevgroup.com FAX: 731-249-5783





BILLY & DAVID COFFMAN  
 D.D. BK. 279, PG. 50  
 TAX MAP 034, PL. 45.00



**TRACT 1**  
**38.48 ACRES**

ROY & SHERRY RAY  
 D.D. BK. 291, PG. 397  
 TAX MAP 034, PL. 42.01

TJAS HOLDINGS CO LLC  
 D.D. BK. 294, PG. 330  
 TAX MAP 034, PL. 42.00

- SURVEYOR NOTES:**
- Some features shown on this plat may be shown out of scale for clarity.
  - Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referenced to Record North per Deed of Record.
  - The property shown hereon contains 38.48 acres.
  - Right-of-way information shown hereon is based on deeds of record and monumentation recovered on site.
  - By graphic plotting, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 47077 C 0020 D, which bears an effective date of April 16, 2008, www.fema.gov
  - At the time of the ALTA Survey there was no evidence of earth moving work, building construction or building additions.
  - Solid survey correctly shows location of all buildings, structures and other improvements situated on the 38.48 acre tract.
  - At the time of the ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk repairs.
  - At the time of the ALTA Survey there was no observable evidence of site use as a solid waste dump or sanitary landfill.
  - The subject property has direct access to Sharon Church Road as indicated hereon.
  - Nothing in this survey is intended to express an opinion regarding ownership or title.
  - Property is subject to all utilities, right-of-ways, easements, or servitudes over, under, or across subject property, recorded or not recorded.
  - This property is subject to any and all easements, covenants, or restrictions, either written or unwritten.
  - The underground utilities represented hereon are shown in their approximate locations based on observable features which have been field located in conjunction with verification from local utility departments at time of survey.

**CERTIFICATE OF SURVEY:**

TO: BRUCE & STACY WHITE  
 2670 BROWN SCHOOL ROAD  
 HURON, TN 38345

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY OF WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPSIS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11a, 11b, 13, 16, 17, and 18 of TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 20, 2024.

DATE OF PLAT: MAY 28, 2024  
 JASON W. BRITT  
 REGISTERED LAND SURVEYOR #2804  
 STATE OF TENNESSEE

**CERTIFICATE OF ACCURACY:**

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000, AS SHOWN HEREON; THAT THIS PLAT AND SURVEY MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS OF THE DATE OF THIS PLAT.

BILLY & DAVID COFFMAN  
 D.D. BK. 279, PG. 48  
 TAX MAP 034, PL. 46.00

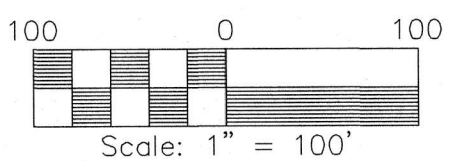
**UTILITY NOTES:**

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the observed evidence. From observed above ground appurtenances only as shown hereon, gas, electric, water lines and/or services is available for the subject tract(s) with the variable width right-of-way of Director's Plan. Before digging in this area, call "One Call" at 1-800-281-1111 for field locations (request for ground marking) of underground utility lines.

**ZONING INFORMATION:**

THERE ARE NO SETBACKS OR RESTRICTIONS ON THIS PROPERTY.

- TELECOMMUNICATIONS BOX
- SEWER MANHOLE
- SIGN
- FIRE HYDRANT
- T.B.M.
- LIGHT POLE
- POWER POLE
- OVERHEAD ELECTRIC
- WATER LINE
- GAS
- GAS LINE
- SEWER LINE
- WATER VALVE
- WATER METER
- ELECTRIC BOX
- HANDICAP PARKING



**LAND DEVELOPMENT GROUP, LLC.**  
 ENGINEERING • SURVEYING • ENVIRONMENTAL CONSULTING  
 DRAWN BY: VOICE: 731-249-5782 www.landdevgroup.com FAX: 731-249-5783

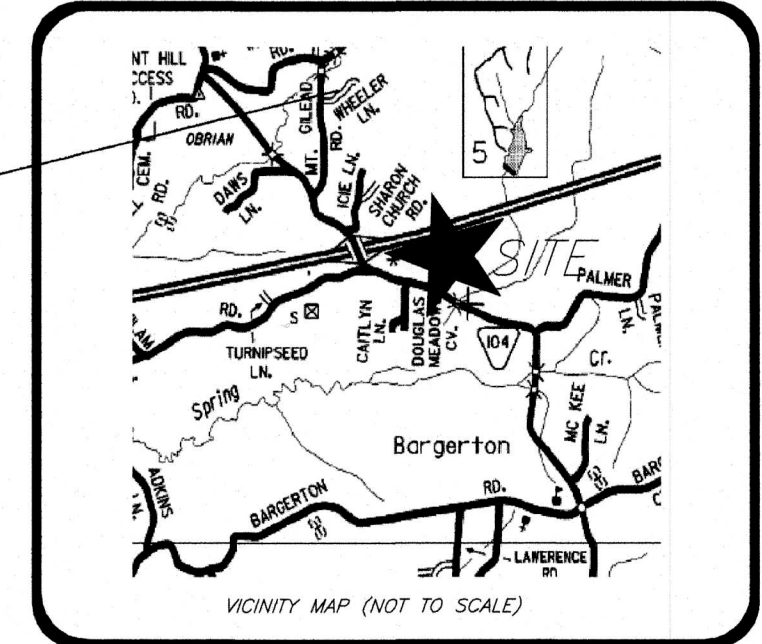
ALTA/ACSM LAND TITLE SURVEY  
 FOR:  
 BRUCE & STACY WHITE  
 LEXINGTON, TN  
 1st Civil District, Henderson County, Lexington, TN

CURRENT OWNERS  
 BRUCE & STACY WHITE  
 Henderson County Tax Map 034, PL. 50.02  
 Deed Book 266, Page 514

Registered Surveyor: Jason W. Britt  
 Registered Land Surveyor No. 2804

Survey Prepared by:  
 Land Development Group, LLC.  
 354 JOY LANE  
 Lexington, TN 38351  
 Phone: 731-249-5782  
 Fax: 731-249-5783  
 Email: jbritt@landdevgroup.com  
 LDG Proj. WHITE





BILLY & DAVID COFFMAN  
D.D. BK. 279, PG. 48  
TAX MAP 034, PL. 46.00

**SURVEYOR NOTES:**

- 1 Some features shown on this plot may be shown out of scale for clarity.
- 2 Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referenced to Record North per Deed of Record.
- 3 The property shown hereon contains 51.94 acres.
- 4 Right-of-way information shown hereon is based on deeds of record and monumentation recovered on site.
- 5 By graphic plotting, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 47077 C 0000 D, which bears an effective date of April 16, 2008. www.fema.gov
- 6 At the time of the ALTA Survey there was no evidence of earth moving work, building construction or building additions.
- 7 Solid survey correctly shows location of all buildings, structures and other improvements situated on the 51.94 acre tract.
- 8 At the time of the ALTA Survey there were no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction or observable evidence of recent street or sidewalk repairs.
- 9 At the time of the ALTA Survey there was no observable evidence of site use as a solid waste dump or sanitary landfill.
- 10 The subject property has direct access to Hwy 104 N as indicated hereon.
- 11 Nothing in this survey is intended to express an opinion regarding ownership or title.
- 12 Property is subject to all utilities, right-of-ways, easements, or servitudes on, over, under, or across subject property, recorded or not recorded.
- 13 This property is subject to any and all easements, covenants, or restrictions, either written or unwritten.
- 14 The underground utilities represented hereon are shown in their approximate locations based on observable features which have been field located in conjunction with verification from local utility departments at time of survey.

**CERTIFICATE OF SURVEY:**

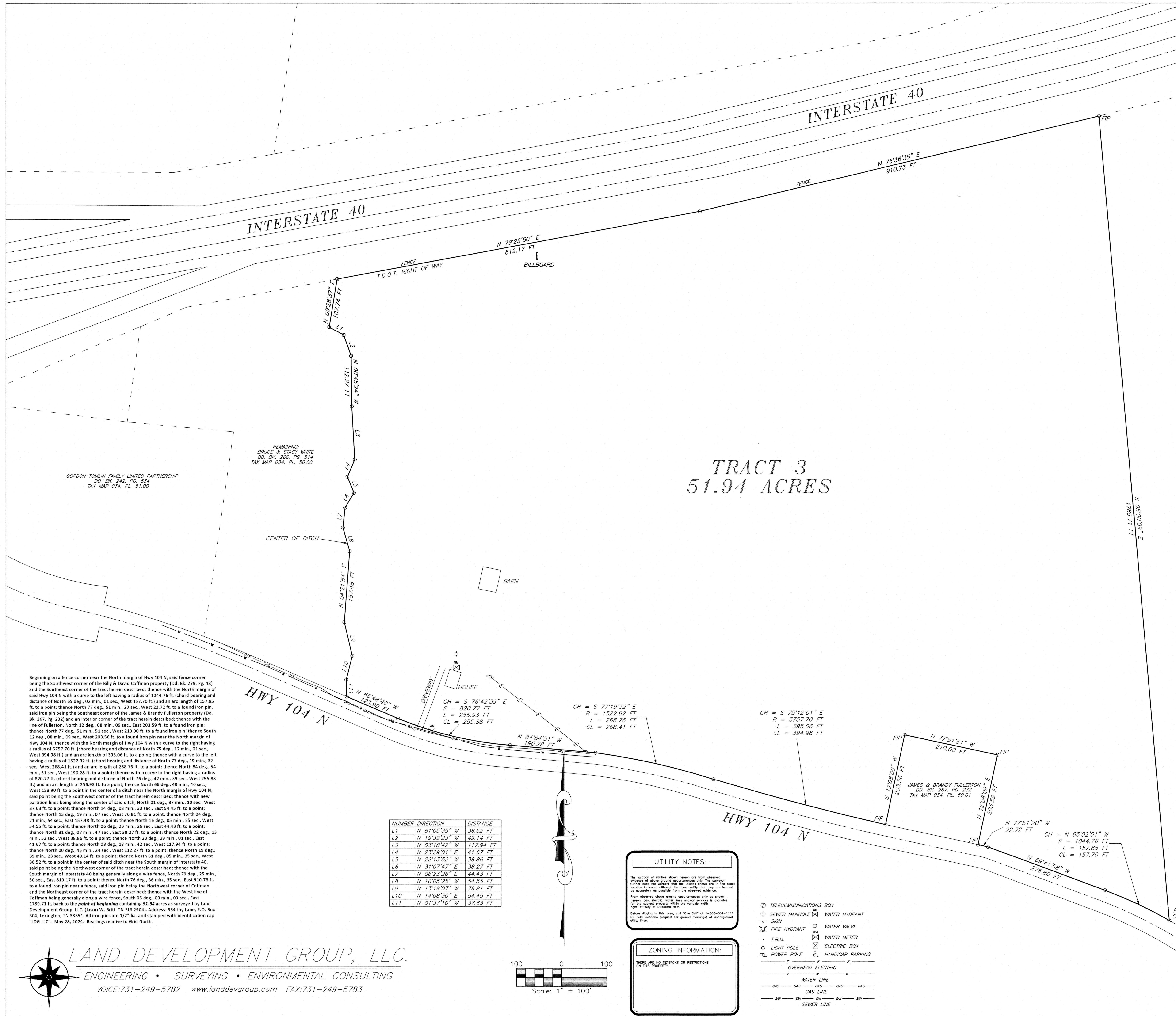
TO: BRUCE & STACY WHITE  
2670 BROWN SCHOOL ROAD  
HURON, TN 38345

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY OF WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11a, 11b, 13, 16, 17, and 18 of TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 20, 2024.

DATE OF PLAT: MAY 28, 2024  
JASON W. BRITT  
REGISTERED LAND SURVEYOR #2904  
STATE OF TENNESSEE

**CERTIFICATE OF ACCURACY:**

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000, AS SHOWN HEREON, THAT THIS PLAT AND SURVEY MEETS OR EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS OF THE DATE OF THIS PLAT.



**TRACT 3**  
**51.94 ACRES**

REMAINING:  
BRUCE & STACY WHITE  
D.D. BK. 266, PG. 514  
TAX MAP 034, PL. 50.00

GORDON TOMLIN FAMILY LIMITED PARTNERSHIP  
D.D. BK. 242, PG. 534  
TAX MAP 034, PL. 51.00

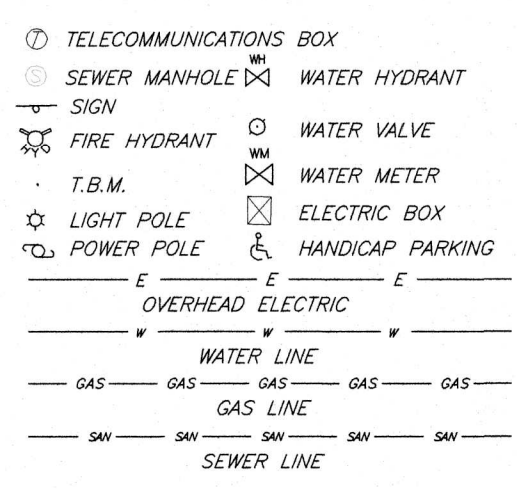
NUMBER	DIRECTION	DISTANCE
L1	N 61°05'35" W	36.52 FT
L2	N 19°39'23" W	49.14 FT
L3	N 03°18'42" W	117.94 FT
L4	N 23°29'01" E	41.67 FT
L5	N 22°13'52" W	38.86 FT
L6	N 31°07'47" E	38.27 FT
L7	N 06°23'26" E	44.43 FT
L8	N 16°05'25" W	54.55 FT
L9	N 13°19'07" W	76.81 FT
L10	N 14°08'30" E	54.45 FT
L11	N 01°37'10" W	37.63 FT

**UTILITY NOTES:**

The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor neither sees nor enters into the utility shown on in the most location indicated although the same earth that they are located in accordance with the observed evidence.  
From observed above ground appurtenances only as shown herein, gas, electric, water lines and/or services is available for the subject property within the variable width right-of-way of the State Hwy.  
Before digging in this area, call "one call" at 1-800-361-1111 for field locations (except for ground markings) of underground utility lines.

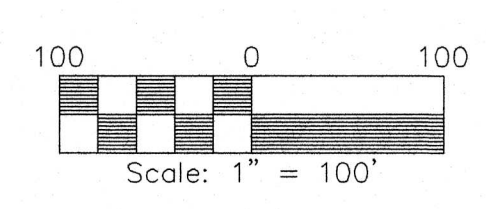
**ZONING INFORMATION:**

THERE ARE NO EASEMENTS OR RESTRICTIONS ON THIS TRACT.



Beginning on a fence corner near the North margin of Hwy 104 N, said fence corner being the Southwest corner of the Billy & David Coffman property (D.D. Bk. 279, Pg. 48) and the Southeast corner of the tract herein described; thence with the North margin of said Hwy 104 N with a curve to the left having a radius of 1044.76 ft. (chord bearing and distance of North 65 deg., 02 min., 01 sec., West 157.70 ft.) and an arc length of 157.85 ft. to a point; thence North 77 deg., 51 min., 20 sec., West 22.72 ft. to a found iron pin, said iron pin being the Southeast corner of the James & Brandy Fullerton property (D.D. Bk. 267, Pg. 232) and an interior corner of the tract herein described; thence with the line of Fullerton, North 12 deg., 08 min., 09 sec., East 203.59 ft. to a found iron pin; thence North 77 deg., 51 min., 20 sec., West 210.00 ft. to a found iron pin; thence South 12 deg., 08 min., 09 sec., West 203.56 ft. to a found iron pin near the North margin of Hwy 104 N; thence with the North margin of Hwy 104 N with a curve to the right having a radius of 757.70 ft. (chord bearing and distance of North 75 deg., 12 min., 01 sec., West 268.41 ft.) and an arc length of 268.76 ft. to a point; thence North 84 deg., 54 min., 51 sec., West 190.28 ft. to a point; thence with a curve to the right having a radius of 820.77 ft. (chord bearing and distance of North 76 deg., 42 min., 39 sec., West 255.88 ft.) and an arc length of 256.93 ft. to a point; thence North 66 deg., 48 min., 40 sec., West 190.28 ft. to a point; thence with a curve to the right having a radius of 820.77 ft. (chord bearing and distance of North 76 deg., 42 min., 39 sec., West 255.88 ft.) and an arc length of 256.93 ft. to a point; thence North 66 deg., 48 min., 40 sec., West 190.28 ft. to a point in the center of a ditch near the North margin of Hwy 104 N, said point being the Southwest corner of the tract herein described; thence with new partition lines being along the center of said ditch, North 01 deg., 37 min., 10 sec., West 37.63 ft. to a point; thence North 14 deg., 08 min., 30 sec., East 54.45 ft. to a point; thence North 13 deg., 19 min., 07 sec., West 76.81 ft. to a point; thence North 04 deg., 21 min., 54 sec., East 157.48 ft. to a point; thence North 16 deg., 05 min., 25 sec., West 54.55 ft. to a point; thence North 06 deg., 23 min., 26 sec., East 44.43 ft. to a point; thence North 31 deg., 07 min., 47 sec., East 38.27 ft. to a point; thence North 22 deg., 13 min., 52 sec., West 38.86 ft. to a point; thence North 23 deg., 29 min., 01 sec., East 41.67 ft. to a point; thence North 03 deg., 18 min., 42 sec., West 117.94 ft. to a point; thence North 00 deg., 45 min., 24 sec., West 112.27 ft. to a point; thence North 19 deg., 39 min., 23 sec., West 49.14 ft. to a point; thence North 61 deg., 05 min., 35 sec., West 36.52 ft. to a point in the center of said ditch near the South margin of Interstate 40, said point being the Northwest corner of the tract herein described; thence with the South margin of Interstate 40 being generally along a wire fence, North 79 deg., 25 min., 50 sec., East 819.17 ft. to a point; thence North 76 deg., 36 min., 35 sec., East 910.73 ft. to a found iron pin near a fence, said iron pin being the Northwest corner of Coffman and the Northeast corner of the tract herein described; thence with the West line of Coffman being generally along a wire fence, South 05 deg., 00 min., 09 sec., East 1789.71 ft. back to the point of beginning containing 51.94 acres as surveyed by Land Development Group, LLC. (Jason W. Britt, TN RLS 2904). Address: 354 Joy Lane, P.O. Box 304, Lexington, TN 38351. All iron pins are 1 1/2" dia. and stamped with identification cap "LDG LLC", May 28, 2024. Bearings relative to Grid North.

**LAND DEVELOPMENT GROUP, LLC.**  
ENGINEERING • SURVEYING • ENVIRONMENTAL CONSULTING  
VOICE: 731-249-5782 www.landdevgroup.com FAX: 731-249-5783



ALTA/ACSM LAND TITLE SURVEY  
FOR:  
**BRUCE & STACY WHITE**  
LEXINGTON, TN  
1st Civil District, Henderson County, Lexington, TN

CURRENT OWNERS  
**BRUCE & STACY WHITE**  
Henderson County Tax Map 034, Pl. 50.00  
Deed Book 266, Pg. 514  
(PORTION OF)

Registered Surveyor: Jason W. Britt  
Registered Land Surveyor No. 2904

Survey Prepared by:  
Land Development Group, LLC.  
354 JOY LANE  
Lexington, TN 38351  
Phone: 731-249-5782  
Fax: 731-249-5783  
Email: brittj@landdevgroup.com  
LDG Proj: WHITE