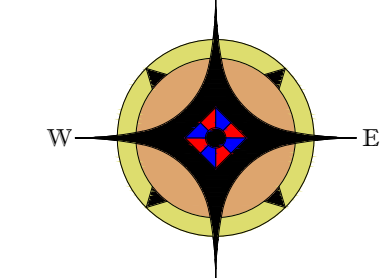
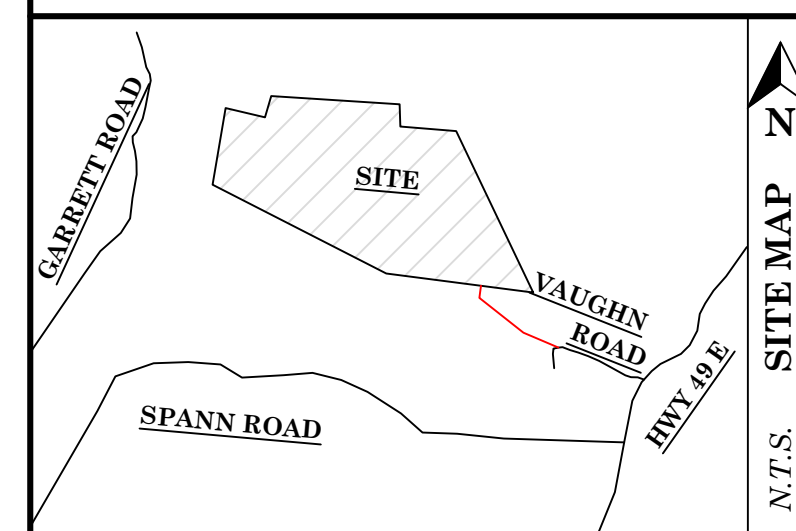


CHAPDELAINÉ & ASSOCIATES LAND SURVEYING



7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com
Randolph L. Chapdelaine
TN R.L.S. #1444



BOUNDARY SURVEY HUBERT RAINES ESTATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER AS SHOWN HEREON. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

RANDOLPH L. CHAPDELAINÉ, R.L.S. # 1444 DATE

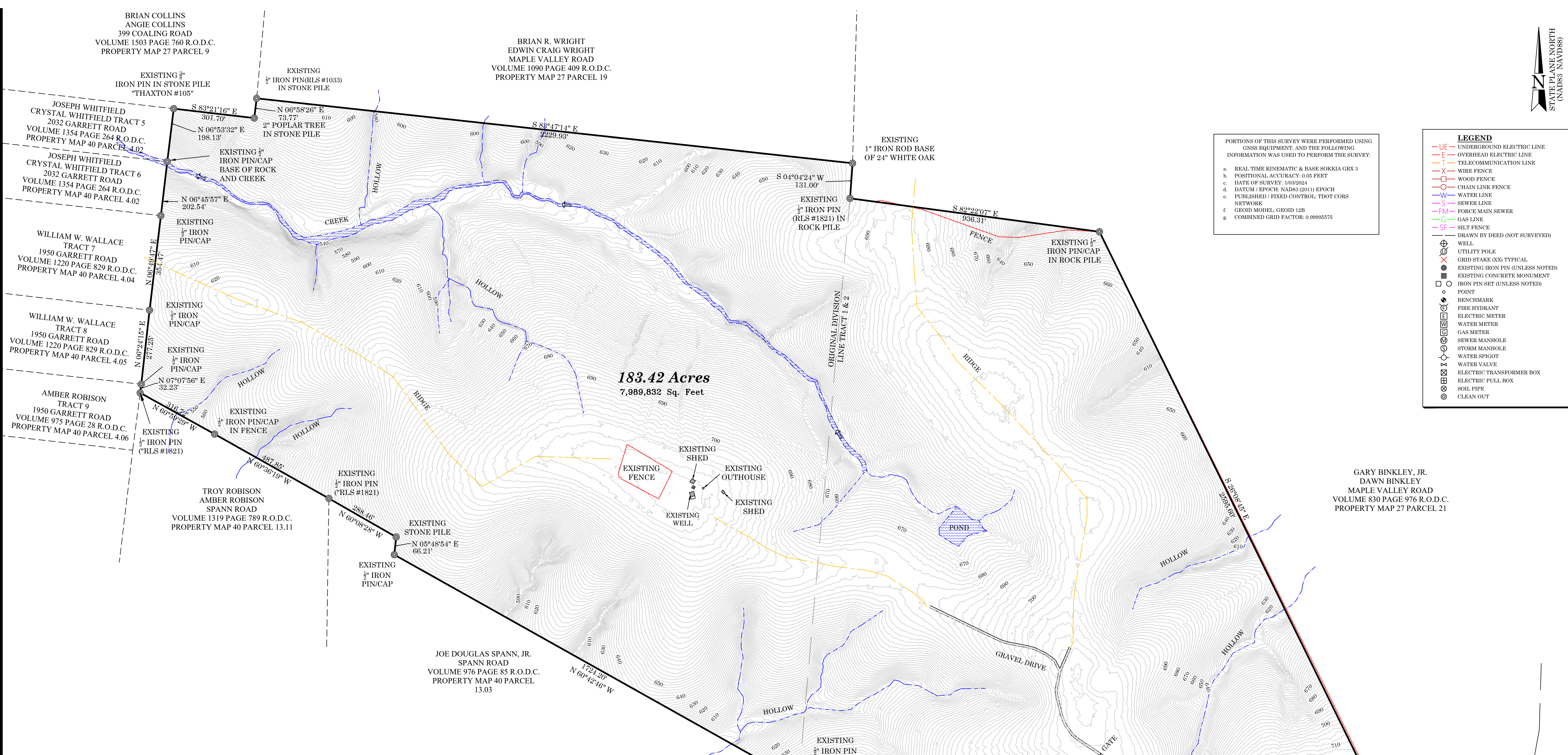
PROPERTY OWNER:
HUBERT RAINES
JOYCE HARPER EXECUTRIX
OFF VAUGHN ROAD
VOLUME V-1190 PAGE 868 R.O.D.C.
7th CIVIL DISTRICT OF DICKSON COUNTY,
TENNESSEE
PROPERTY MAP 40 PARCEL 14

REVISION #	DATE

LEWIS EASEMENT	5/28/2024
----------------	-----------

DATE: JANUARY 09, 2024
DRAWN BY: RLC
JOB #: 7945
SCALE: 1" = 200'

V-1.1



PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- POSITIONAL ACCURACY: 0.05 FEET
- DATE OF SURVEY: 10/20/24
- DATUM / EPOCH: NAD83 (2011) EPOCH NETWORK / FIXED CONTROL TDOT CORS
- GEOID MODEL: GEOID 12B
- COMBINED GRID FACTOR: 0.99999575

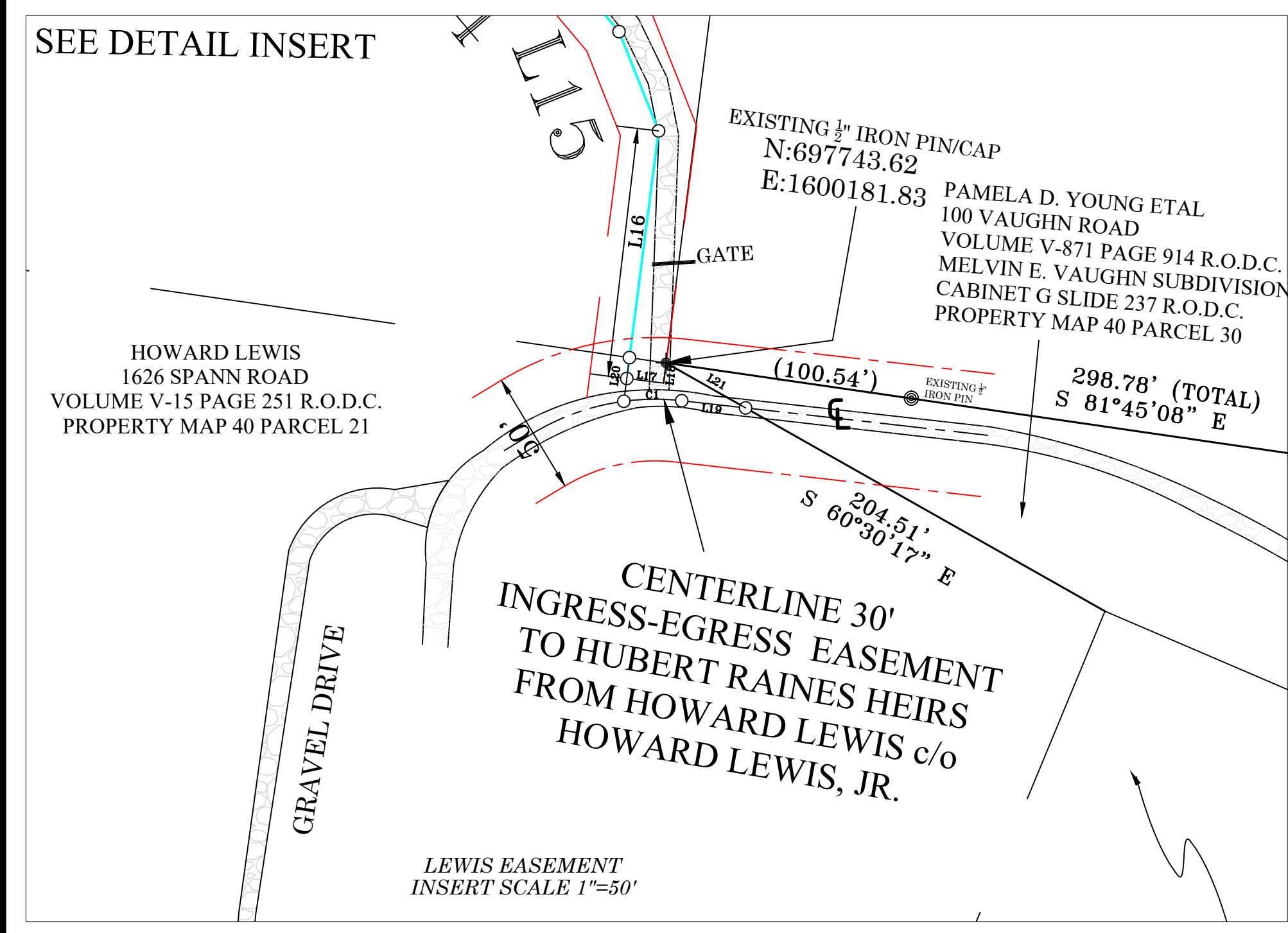
LEGEND

- UE — UNDERGROUND ELECTRIC LINE
- OE — OVERHEAD ELECTRIC LINE
- T — TELECOMMUNICATION LINE
- X — WIRE FENCE
- W — WOOD FENCE
- C — CHAIN LINK FENCE
- W — WATER LINE
- S — SEWER LINE
- FM — FORCE MAIN SEWER
- G — GAS LINE
- SF — SILT FENCE
- — DRAWN BY DEED (NOT SURVEYED)
- WELL
- UTILITY POLE
- GRID STAKE (XX) TYPICAL
- EXISTING IRON PIN (UNLESS NOTED)
- EXISTING CONCRETE MONUMENT
- IRON PIN SET (UNLESS NOTED)
- POINT
- BENCHMARK
- FIRE HYDRANT
- ELECTRIC METER
- WATER METER
- GAS METER
- SEWER MANHOLE
- STORM MANHOLE
- WATER SPOUT
- WATER VALVE
- ELECTRIC TRANSFORMER BOX
- ELECTRIC PULL BOX
- SOIL PIPE
- CLEAN OUT

183.42 Acres
7,989,832 Sq. Feet

LINE	BEARING	DISTANCE
L1	S 44°53'27" E	135.12
L2	S 58°40'05" E	73.93
L3	S 68°08'29" E	48.35
L4	S 63°33'45" E	166.52
L5	S 58°36'14" E	149.09
L6	S 54°24'42" E	160.92
L7	S 65°06'02" E	53.51
L8	S 76°44'30" E	208.38
L9	S 67°27'57" E	103.00
L10	S 58°39'17" E	46.09
L12	S 41°53'55" E	28.95
L13	S 27°17'54" E	95.88
L14	S 40°05'50" E	90.53
L15	S 21°42'14" E	43.34
L16	S 07°18'44" W	101.24
L17	S 82°53'59" E	15.00
L18	S 07°11'46" W	8.26
L19	N 83°33'05" W	26.06
L20	N 07°18'44" E	17.85
L21	S 60°30'45" E	37.06

- ### GENERAL NOTES
- THE PURPOSE OF THIS MAP IS TO COMBINE TWO TRACTS TO PROVIDE A VISUAL DEPICTION OF THE PROPERTY LINES FOR A 183.42 ACRE TRACT.
 - THE SUBJECT PROPERTY LIES IN A "ZONE X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FIRM MAPS 15043-0075D AND 47043-0175D DATED 11/5/2021.
 - ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORRS.
 - UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
 - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
 - THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND TO THOSE UNKNOWN TO THIS SURVEYOR.
 - POTENTIAL WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAN. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE JURISDICTION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS, U.S. ENVIRONMENTAL PROTECTION AGENCY, U.S. FISH AND WILDLIFE SERVICE, TENNESSEE WILDLIFE RESOURCES AGENCY, TENNESSEE DIVISION OF WATER POLLUTION CONTROL, TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
 - TOPOGRAHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.



BRIAN COLLINS
ANGIE COLLINS
399 COALING ROAD
VOLUME 1503 PAGE 760 R.O.D.C.
PROPERTY MAP 27 PARCEL 9

BRIAN R. WRIGHT
EDWIN CRAIG WRIGHT
MAPLE VALLEY ROAD
VOLUME 1090 PAGE 409 R.O.D.C.
PROPERTY MAP 27 PARCEL 19

JOSEPH WHITFIELD
CRYSTAL WHITFIELD TRACT 5
2032 GARRETT ROAD
VOLUME 134 PAGE 264 R.O.D.C.
PROPERTY MAP 40 PARCEL 4.02

JOSEPH WHITFIELD
CRYSTAL WHITFIELD TRACT 6
2032 GARRETT ROAD
VOLUME 134 PAGE 264 R.O.D.C.
PROPERTY MAP 40 PARCEL 4.02

WILLIAM W. WALLACE
TRACT 7
1950 GARRETT ROAD
VOLUME 1220 PAGE 829 R.O.D.C.
PROPERTY MAP 40 PARCEL 4.04

WILLIAM W. WALLACE
TRACT 8
1950 GARRETT ROAD
VOLUME 1220 PAGE 829 R.O.D.C.
PROPERTY MAP 40 PARCEL 4.05

AMBER ROBISON
TRACT 9
1950 GARRETT ROAD
VOLUME 975 PAGE 28 R.O.D.C.
PROPERTY MAP 40 PARCEL 4.06

TROY ROBISON
AMBER ROBISON
SPANN ROAD
VOLUME 1319 PAGE 789 R.O.D.C.
PROPERTY MAP 40 PARCEL 13.11

JOE DOUGLAS SPANN, JR.
SPANN ROAD
VOLUME 976 PAGE 85 R.O.D.C.
PROPERTY MAP 40 PARCEL 13.03

GARY BINKLEY, JR.
DAWN BINKLEY
MAPLE VALLEY ROAD
VOLUME 830 PAGE 976 R.O.D.C.
PROPERTY MAP 27 PARCEL 21

P.O.B.
EXISTING ANGLE IRON
IN FENCE
N:698512.5
E:1599868.74

SEE DETAIL INSERT

HOWARD LEWIS
1626 SPANN ROAD
VOLUME V-15 PAGE 251 R.O.D.C.
PROPERTY MAP 40 PARCEL 21

CENTERLINE 30'
INGRESS-EGRESS EASEMENT
TO HUBERT RAINES HEIRS
FROM HOWARD LEWIS, JR.

LEWIS EASEMENT
INSERT SCALE 1"=50'

EXISTING 1/2" IRON PIN/CAP
N:697743.62
E:1600181.83
PAMELA D. YOUNG ETAL
100 VAUGHN ROAD
VOLUME V-871 PAGE 914 R.O.D.C.
MELVIN E. VAUGHN SUBDIVISION
CABINET G SLIDE 237 R.O.D.C.
PROPERTY MAP 40 PARCEL 30

298.78' (TOTAL)
S 81°45'08" E

ROBERT SMILEY, JR.
SPANN ROAD
VOLUME V-1132 PAGE 384 R.O.D.C.
PROPERTY MAP 40 PARCEL 15

GRANT BOUDREAU
266 HWY #1
VOLUME V-1272 PAGE 924 R.O.D.C.
PROPERTY MAP 40 PARCEL 39