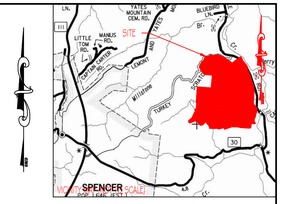
NOTES:

1. THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
3. A PORTION OF THIS PROPERTY IS IN A FLOOD ZONE, TO THE BEST OF MY KNOWLEDGE, ACCORDING TO FIRM MAP #47175C0050C, EFFECTIVE APRIL 19, 2010.
4. THIS PROPERTY IS SUBJECT TO A CONSERVATION EASEMENT RECORDED IN RECORD BOOK:67, PAGE:758, IN VAN BUREN COUNTY, TN.




LEGEND

| | |
|---|---|
| (N) | (NEW) |
| (O) | (OLD) |
| ℄ | CENTERLINE |
| PP | POWER POLE |
| -X- | FENCELINE |
| FC | FENCE CORNER |
| FL | FENCE LINE |
| WP | WOOD POST |
| SP | STEEL POST |
| ● | 1/2" REBAR(N) |

BASE STATION:
N:521,459.78
E:2,139,651.60 △

TURKEY SCRATCH ROAD

S 34°15'39" E 1,199.94'

JERRY BUMBALOUGH
WDB:6 PG:682
MAP:22 PARCEL:7.04

N 52°20'04" E 1010.55'

TVA POWER LINE

THE LES TUBB FAMILY TRUST
RB:83 PARCEL:631
MAP:15 PARCEL:20

BERNICE WALKER
WDB:27T PG:245
MAP:22 PARCEL:7.01

APPROXIMATE LOCATION OF 100 YEAR FLOOD LINE AS SCALED FROM FIRM MAP#47175C0050C EFFECTIVE APRIL 19, 2010.
A MORE DETAILED STUDY WILL BE REQUIRED FOR A MORE ACCURATE LOCATION.

STUART CARROLL
WDB:10 PG:676
MAP:22 PARCEL:5

WITH CENTER OF CREEK

S 38°24'47" E 281.92'

S 58°48'21" E 648.55'

STUART CARROLL
WDB:10 PG:379
MAP:22 PARCEL:6

CANE CREEK CUMMINGSVILLE ROAD / HWY 285

S 18°45'14" W 1489.61'

N 45°17'29" W 618.13'

30" HICKORY

N 85°29'33" W 964.33'

16" WHITE OAK

CARL STEAKLEY, CAROLYN
DEBERRY, & CLAY STEAKLEY
WDB:27T PG:299
MAP:22 PARCEL:14

N 05°30'05" E 1614.84'

S 85°47'09" E 1652.00'

ROCK PILE

6" MAPLE

CARL STEAKLEY, CAROLYN
DEBERRY, & CLAY STEAKLEY
WDB:27T PG:299
MAP:22 PARCEL:14

IGA
1128.820 AC ±

MATCH LINE

SEE SHEET 2

GPS CERTIFICATION:

I, ALLEN MAPLES, JR., 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: POSITIONAL ACCURACY - 0.05 FEET
B: TYPE OF GPS FIELD PROCEDURE - REAL TIME KINEMATIC
C: DATES OF SURVEY - 2/21/2022
D: DATUM/EPOCH - NAD83 (2011) / EPOCH:2010.0000
E: PUBLISHED/FIXED-CONTROL USE - OPUS TN176, TN23, TN27
F: GEOID MODEL - GEOID 2018
G: COMBINED GRID FACTOR(S) - 0.9998736
H: CONVERGENCE ANGLE - 0.0220176"

ALLEN MAPLES JR
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
SUMNER
TENNESSEE NO. 2171


Allen Maples
Land Surveying
38 Mayberry Street
Sparta, TN 38583
Phone: (931) 837-5446


| | |
|---|---|
| CUNNINGHAM PROPERTIES, LLC. | |
| CANE CREEK, CUMMINGSVILLE RD/HIGHWAY 285, TURKEY SCRATCH RD | |
| 6TH CIVIL DISTRICT - SHEET 1 | TOTAL ACRES: 1,132.143 AC ± |
| VAN BUREN COUNTY, TN | SCALE: 1"=300' |
| P/O RB:69 PG:135 | DATE: 2/25/2022 |
| TAX MAP:22 P/O PARCEL:1 | DRAWING: 22-042 D |