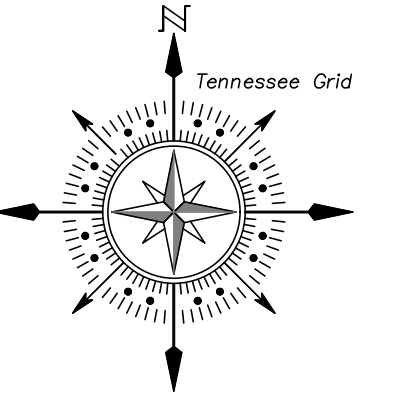


EXEMPT PLAT OF:
TAX ID # 070 019.00
TOTAL AREA = 400.76± ACRES



Line	Bearing	Distance
L1	N20°53'W	25.05
L2	S85°27'W	128.27
L3	S82°55'W	120.31
L4	N66°07'W	105.54
L5	S7°03'W	61.92
L6	N64°37'W	42.72
L7	N55°52'W	142.45
L8	N66°22'W	247.65
L9	N14°16'W	78.00
L10	N36°18'W	60.18
L11	N05°24'W	102.89
L12	N1°11'W	46.50
L13	N24°42'W	91.56
L14	N43°47'W	79.45
L15	N43°47'W	14.11
L16	N71°23'E	134.18
L17	S18°56'E	136.13
L18	S75°03'W	131.55
L19	N20°15'W	127.77

Curve	Radius	Arc Length	Chord Length	Chord Bearing	Delta Angle
C1	6059.81'	337.34'	337.29'	N61°23'W	3°11'22"
C2	628.53'	204.47'	203.57'	N50°29'W	18°36'23"
C3	17628.37'	574.17'	574.14'	N42°05'W	1°51'58"
C4	1749.18'	277.50'	277.21'	N47°26'W	9°05'23"
C5	5515.68'	210.17'	210.16'	N53°04'W	2°11'00"
C6	1305.63'	210.68'	210.45'	N58°47'W	9°14'43"
C7	10702.10'	320.62'	320.61'	N62°33'W	7°42'59"
C8	502.54'	102.43'	102.26'	N55°51'W	11°40'43"
C9	3081.48'	370.06'	369.84'	N46°35'W	6°52'51"
C10	6562.68'	500.21'	500.09'	N40°57'W	4°22'02"
C11	236.99'	111.89'	110.85'	N52°18'W	2°03'00"
C12	588.04'	301.73'	298.43'	N80°31'W	29°23'58"
C13	710.22'	362.45'	358.53'	S70°23'W	29°14'25"

- REFERENCE:
- Deed Book 247, Page 63.
 - Survey by David A. Sells TN RLS 1795, dated 1/28/98, drawing # OV-70-19.00.
 - Record Book 102, Page 490A.
 - Record Book 101, Page 892.
 - There is a Conveyance Easement and Declaration of Restrictive Covenants over the entirety of property platted above.

DEED SURVEY NOTE: All boundary monuments and survey control was performed using GPS receiver (Leica 1200 network rover, dual frequency) was used. L1, L2, L3, GPS survey performed was network adjusted real time kinematics based on TDOF GNSS Network-NAD83 (NAD83/2007). Vertical datum is NAVD83. GROUND. Precision of the GPS was 894.4 CM plus 50 parts per million (based on the direct distance between corners being tested) grid distances are shown having a scale factor of 9999425953.

CONVEYANCE EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS: This plat is exempt from the requirements of the Minimum Subdivision Regulations based on the provisions of T.C.A. §13-3-401 and T.C.A. §13-3-402, because (A) no new street or utility construction is required, and (B) all resultant tracts are over five (5) acres in size. All resultant tracts of this plat do have access to a public road right-of-way by virtue of direct access or an easement represented herein. This plat is also exempt from the provisions of T.C.A. §13-3-402 and T.C.A. §13-4-302, because this plat does not qualify as a Subdivision Plat as represented above and does not require planning approval for recording of this plat. This plat also meets Tennessee standards of practice for land surveying in chapter 0820-03, with the authority of T.C.A. §62-18-106(c), and the boundary of the survey was checked for accuracy.

SURVEY FOR: MILLARD V. OAKLEY 2019 JOINT REVOCABLE TRUST	
EXEMPT PLAT OF TAX ID # 070 019.00	
2ND & 3RD CIVIL DISTRICT, OVERTON COUNTY, TENNESSEE	
	DATE: 06/12/22
	SCALE: 1"=300'
BOUNDARY (SUBDIVISIONS) AS-BUILT	EQUIV: NPL322, IMAGE 108
ADJ. PROP. LINE	EQUIV: ADJ. PROP. LINE
OVERHEAD ELEC	ACCURACY: category II

