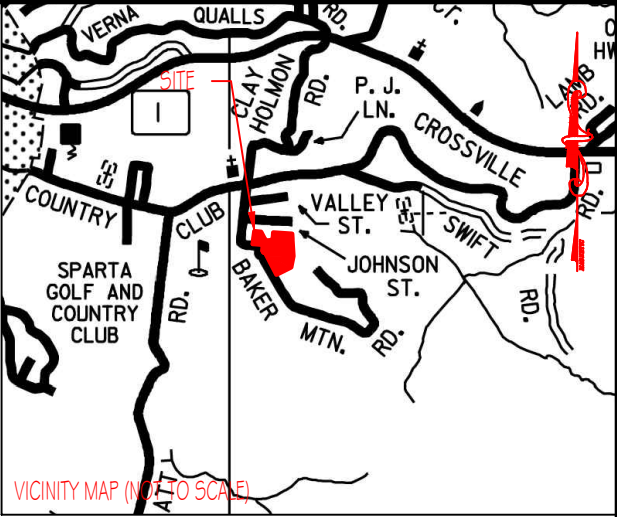


NOTES:

- THIS SURVEY WAS CONDUCTED FROM THE CURRENT DEED OF RECORD AND IS SUBJECT TO ANY INFORMATION WHICH A TITLE SEARCH WOULD REVEAL.
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, AND/OR LEASES WHICH COULD AFFECT THE PROPERTY.
- BEING LOTS 23-25, 28-32, & 38-40 OF BEAR COVE LOTS, RECORDED IN PLAT BOOK: 1, PAGE: 62, LOTS 41-46 OF BEAR COVE LOTS #2, RECORDED IN PLAT BOOK: 1, PAGE: 101, & LOT 32 OF THE COUNTRY MANOR ESTATES SUBDIVISION, RECORDED IN PLAT BOOK: 1, PAGE: 153.
- A PORTION OF TRACT 4 IS SUBJECT TO RESTRICTIONS RECORDED IN MISC. BOOK: 39, PAGE: 779 & TRACTS 1, 2, 3, & P/O 4 IS SUBJECT TO RESTRICTIONS RECORDED IN MISC. BOOK: 28, PAGE: 283.

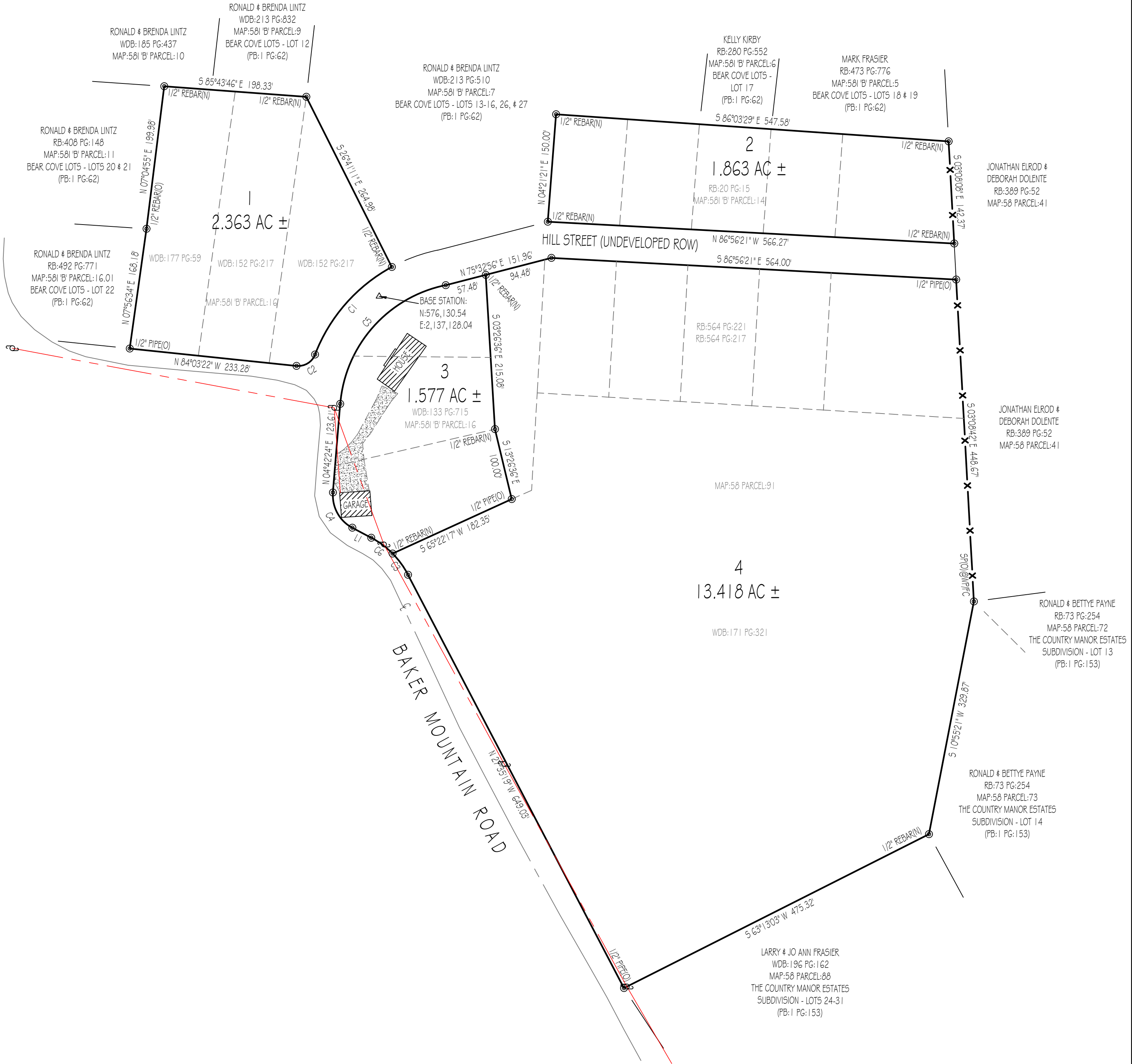
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	234.06'	165.50'	162.08'	S 41°15'21" W	40°30'50"
C2	24.85'	32.51'	30.24'	S 58°28'16" W	74°56'42"
C3	122.53'	36.56'	36.42'	N 36°08'10" W	17°05'42"
C4	50.86'	59.28'	55.98'	N 28°41'00" W	66°46'47"
C5	184.06'	237.02'	220.98'	N 41°35'55" E	73°47'03"
C6	122.53'	37.19'	37.05'	N 53°22'42" W	17°23'22"

LINE	BEARING	DISTANCE
L1	N 62°04'24" W	29.79'



LEGEND

- (N) (NEW)
- (O) (OLD)
- C CENTERLINE
- P POWER POLE
- F FENCELINE
- FC FENCE CORNER
- FL FENCE LINE
- WP WOOD POST
- SP STEEL POST



GPS CERTIFICATION:

I, ALLEN MAPLES, JR., HEREBY CERTIFY THAT THIS PLAT 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 - 03/12/2024
D: DATUM/EPOCH - NAD83 (2011) EPOCH:2010.0000
E: PUBLISHED/FIXED-CONTROL USE - ASSUMED (AS SHOWN ON PLAT)
F: GEOID MODEL - GEOID 2018
G: COMBINED GRID FACTOR(S) - 0.99990652
H: CONVERGENCE ANGLE - 0°20'0"



Allen Maples
Land Surveying

38 Mayberry Street
Sparta, TN 38583
Phone: (931) 837-5446

BOBBY & JOYCE COPE

461 BAKER MOUNTAIN ROAD

1ST CIVIL DISTRICT

WHITE COUNTY, TN

P/L: SEE PLAT

TAX MAP: SEE PLAT

TOTAL ACRES: 19.222 AC ±

SCALE: 1"=100'

DATE: 05/12/2025

DRAWING: 24-090 C