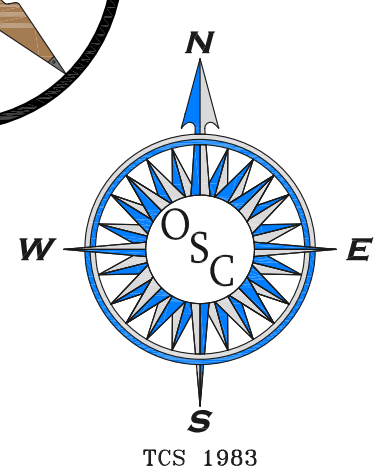


0 HIGHWAY No. 64



REVISION OF
PALMETTO LAKE SUBDIVISION
LOT 3 AND 4
P.B. 12, PG. 7
'REVISED LOT 3'

KENNETH PERKINS
AND WIFE
FAYE PERKINS
BK. 672, PG. 73
'TRACT I'

KENNETH PERKINS
AND WIFE
FAYE PERKINS
BK. 672, PG. 73
'TRACT II'

(RESIDUE)
LAND INVESTMENTS, LLC
INST. NO. 15003997
'PARCEL II'

(PART OF)
LAND INVESTMENTS, LLC
INST. NO. 15003997
'PARCEL I'

RENAISSANCE
DEVELOPMENT
S-CORP, INC.
INST. NO. 22004561

17.45 ACRES

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 212.60' | N46°22'09"W |
| L2 | 75.00' | N74°08'10"W |
| L3 | 99.05' | N01°30'44"E |
| L4 | 197.35' | N23°27'16"W |
| L5 | 220.55' | N27°12'27"W |
| L6 | 50.44' | N18°48'28"W |
| L7 | 141.20' | N28°06'06"W |
| L8 | 87.81' | N25°55'56"W |
| L9 | 89.30' | N26°35'05"W |
| L10 | 126.07' | N18°46'44"W |
| L11 | 55.09' | N35°18'43"W |
| L12 | 79.37' | N58°56'12"W |
| L13 | 78.54' | N13°17'41"W |
| L14 | 58.47' | N54°53'36"W |
| L15 | 34.09' | N18°22'32"E |
| L16 | 20.44' | N22°53'09"W |
| L17 | 21.07' | N69°20'17"W |
| L18 | 67.42' | N74°04'51"W |

DESCRIPTION:

Description of part of the Land Investments, LLC property recorded in Inst. No. 15003997, Parcel I and part of the Land Investments, LLC property recorded in Inst. No. 15003997, Parcel II, being located in the 7th Civil District, Oakland, Fayette County, Tennessee:

Beginning at a found 1/2" rebar with plastic cap (OLLAR) at the westernmost northeast corner of said property recorded in Inst. No. 15003997, Parcel I, said point being in the west line of said property recorded in Inst. No. 15003997, Parcel II and being the southeast corner of Revision of Palmetto Lake Subdivision Lot 3 and 4 recorded in P.B. 12, Pg. 7, Revised Lot 3; thence North 03 degrees 07 minutes 59 seconds East along the west line of said property recorded in Inst. No. 15003997, Parcel II and along the east line of said Revised Lot 3 recorded in P.B. 12, Pg. 7, 132.60 feet to a set 1/2" rebar with plastic cap (OLLAR), said point being the northwest corner of said property recorded in Inst. No. 15003997, Parcel II and the southwest corner of the Kenneth Perkins and wife Faye Perkins property recorded in Bk. 672, Pg. 73, Tract I; thence South 86 degrees 57 minutes 33 seconds East along the north line of said property recorded in Inst. No. 15003997, Parcel II and with said property recorded in Bk. 672, Pg. 73, Tract I and with the Kenneth Perkins and wife Faye Perkins property recorded in Bk. 672, Pg. 73, Tract II, 147.80 feet to a set 1/2" rebar with plastic cap (OLLAR) at the northwest corner of the Renaissance Development S-Corp, Inc. property recorded in Inst. No. 22004561; thence South 11 degrees 06 minutes 04 seconds West along the west line of said property recorded in Inst. No. 22004561, 1488.68 feet to a set 1/2" rebar with plastic cap (OLLAR), said point being on the south side of ditch; thence North 46 degrees 22 minutes 09 seconds West across said property recorded in Inst. No. 15003997, Parcel I, 212.60 feet to a found metal t-post with flagging in the west line of said property recorded in Inst. No. 15003997, Parcel I, said point being the southernmost northeast corner of Hickory Withe Estates, Phase 6 recorded in P.B. 8, Pg. 26, Lot 69; thence along the west line of said property recorded in Inst. No. 15003997, Parcel I and along the east line of said Hickory Withe Estates recorded in P.B. 8, Pg. 26, Lot 69 and along the east line of Hickory Glade Subdivision recorded in P.B. 6, Pg. 89, Lot 10, Lot 9, Lot 8 and Lot 7 and generally with the centerline of an existing ditch the following calls: North 74 degrees 08 minutes 10 seconds West, passing a found metal t-post with flagging at 60.11 feet and continuing on for a total distance of 75.00 feet to a point; North 01 degree 30 minutes 44 seconds East, 99.05 feet to a point; North 23 degrees 27 minutes 16 seconds West, 197.35 feet to a point; North 27 degrees 12 minutes 27 seconds West, 220.55 feet to a point; North 18 degrees 48 minutes 28 seconds West, 50.44 feet to a point; North 28 degrees 06 minutes 06 seconds West, 141.20 feet to a point; North 25 degrees 55 minutes 56 seconds West, 87.81 feet to a point; North 26 degrees 35 minutes 05 seconds West, 89.30 feet to a point; North 18 degrees 46 minutes 44 seconds West, 126.07 feet to a point; North 35 degrees 18 minutes 43 seconds West, 55.09 feet to a point; North 58 degrees 56 minutes 12 seconds West, 79.37 feet to a point; North 13 degrees 17 minutes 41 seconds West, 78.54 feet to a point; North 54 degrees 53 minutes 36 seconds West, passing a found 1/2" rebar with plastic cap (OLLAR) at 47.55 feet and continuing on for a total distance of 58.47 feet to a point; North 18 degrees 22 minutes 32 seconds East, 34.09 feet to a point; North 22 degrees 53 minutes 09 seconds West, 20.44 feet to a point; North 69 degrees 20 minutes 17 seconds West, 21.07 feet to a point; North 74 degrees 04 minutes 51 seconds West, 67.42 feet to a found 1/2" rebar with plastic cap (OLLAR), said point being the northwest corner of said property recorded in Inst. No. 15003997, Parcel I, the northernmost northeast corner of said Hickory Glade Subdivision recorded in P.B. 6, Pg. 89, Lot 7 and in the south line of said Revised Lot 3 recorded in P.B. 12, Pg. 7; thence South 86 degrees 57 minutes 33 seconds East along a north line of said property recorded in Inst. No. 15003997, Parcel I and along the south line of said Revised Lot 3 recorded in P.B. 12, Pg. 7, 984.27 feet to the POINT OF BEGINNING and containing 17.45 acres of land.

All bearings are based on the Tennessee Coordinate System of 1983.

GPS NOTES:

- For boundary and topographic (if applicable) aspects of this survey, RTK GPS positional data was observed on/between the dates of 01-09-2024.
- A Trimble R8s dual frequency receiver was used.
- The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 12B.
- Positional accuracy of the GPS vectors does not exceed: Horizontal 0.05' - Vertical 0.10'.
- Combined Grid Factor: 1.0000087814 centered on Fixed Station 1. Fixed Station 1 is located on a bearing of South 18°01'07" West and a distance of 835.76' from the south corner of the subject property.
- It is the opinion of this surveyor that the precision of the GPS survey meets or exceeds the unadjusted survey minimum accuracy standards for a Category I Survey.

CERTIFICATE:

I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is greater than 1:10,000, and is in compliance with the current Tennessee minimum standards of practice.

OLLAR SURVEYING COMPANY, LLC.



By: Jason Lee Harris
Tennessee Certificate No. 3001

DESCRIPTIVE LOCATION OF PROPERTY:

The property is located 2,000' +/- north of Highway 64, 2,700' +/- south of Donelson Drive, east of Forest Glade Cove and east of Shady Oaks Circle.

NOTES:

- Survey prepared for Land Investments, LLC.
- Bearings are relative to TCS 1983 as defined by TCA 66-6-101,103. Coordinates shown hereon are grid coordinates expressed in U.S. foot.
- This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property.
- No deeds, easements, etc. were provided to Ollar Surveying Company, LLC. We have provided our own research and do not guarantee same as to accuracy or completeness.
- Adjoining property owners' and deed references and street information were provided by Ollar Surveying Company, LLC and are not guaranteed as to accuracy or completeness.
- Adjoining property lines as shown were not surveyed at this time, unless noted by location of property corners. Adjoining property lines derived using deeds as shown.
- There may be visible/non-visible structures located on this property that were abstracted or not visible on the date of the survey and are not shown.
- There may be underground or non-visible utilities, drain and/or sewer lines across this property that are not shown. The proper utility authorities should be contacted for more specific locations and information on underground utilities.
- For the purpose of this survey, interior improvements (if shown) which have dimensions to the exterior boundary line(s) as shown hereon can be definitively relied upon. Non-dimensioned interior improvement locations (if shown) are graphic representations and should not be used for design purposes.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- Governmental jurisdictional areas, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
- If this survey plat is provided in electronic form (AutoCad Drawing file), said copy must be compared to the original survey issued (either sealed hard copy or digitally sealed Adobe PDF) to insure the accuracy of the information and to further insure that no changes, alterations or modifications have been made. No reliance should be made on said AutoCad Drawing file transmitted unless first compared to the original sealed document issued at the time of the survey.
- Ollar Surveying Company, LLC will provide, if requested, printed versions of this survey and will have the original seal of surveyor. Additionally, a digitally sealed Adobe PDF version of this survey will be provided to the party(ies) listed in Note #1 as well as any party(ies) listed in the survey certification.
- This survey has been prepared for the party(ies) listed in Note #1 and/or the party(ies) listed in the survey certification. Said survey, either sealed hard copy or digitally sealed Adobe PDF is the property of Ollar Surveying Company, LLC and those party(ies) listed in Note #1 and/or the party(ies) listed in the survey certification.

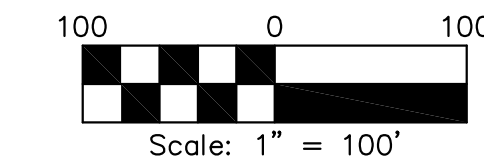
Except for the party(ies) listed in Note #1 and/or the party(ies) listed in the survey certification, this survey may not be copied, reproduced or distributed, nor shall any alteration be made to this survey in whole or in part, without the expressed written permission of Ollar Surveying Company, LLC.

Further, this survey, either digitally sealed Adobe PDF, photocopied replication or the like, may not be used by any person/company other than those listed in Note #1 and/or the party(ies) listed in the survey certification i.e. attorney(ies), real estate agent(s), surveying company(ies) or similar type company(ies) for the facilitation of future transactions involving this surveyed property without the expressed written permission of Ollar Surveying Company, LLC.

- I/We have not reviewed nor do we express any opinion as to if this property lies within a Special Flood Hazard Area.
- Reference is hereby made to 183' Trunkline Gas Company Right-of-Way recorded in Book D495, Page 150 for conditions, restrictions, etc. that affects this property.
- Reference is hereby made to 183' Trunkline Gas Company Right-of-Way recorded in Book D541, Page 352 for conditions, restrictions, etc. that affects this property.

SURVEY OF
PART OF THE
LAND INVESTMENTS, LLC
PROPERTY
RECORDED IN
INST. NO. 15003997
'PARCEL I'
AND
PART OF THE
LAND INVESTMENTS, LLC
PROPERTY
RECORDED IN
INST. NO. 15003997
'PARCEL II'

OAKLAND, FAYETTE COUNTY, TENNESSEE
SCALE: 1"=100' DATE: JANUARY 5, 2024



- LEGEND:**
- APPROX. BOOK EAST
 - FIP FOUND METAL T-POST
 - GM INSTRUMENT
 - INST. NORTH
 - NO. NUMBER
 - P.B. PLAT BOOK
 - PG. PAGE
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - S. SOUTH
 - S.E. SOUTH EAST
 - SIP SET 1/2" REBAR WITH PLASTIC CAP
 - S.W. SOUTHWEST
 - W. WEST
 - W/ WITH
 - APPROXIMATE BOOK EAST
 - FOUND METAL T-POST
 - GAS MARKER
 - INSTRUMENT
 - NORTH
 - NUMBER
 - PLAT BOOK
 - PAGE
 - POINT OF BEGINNING
 - RIGHT-OF-WAY
 - SOUTH
 - SOUTH EAST
 - SET 1/2" REBAR WITH PLASTIC CAP
 - SOUTHWEST
 - WEST
 - WITH
 - COUNTY LINE/CITY LIMITS
 - GAS R.O.W. LINE
 - GAS MARKER

