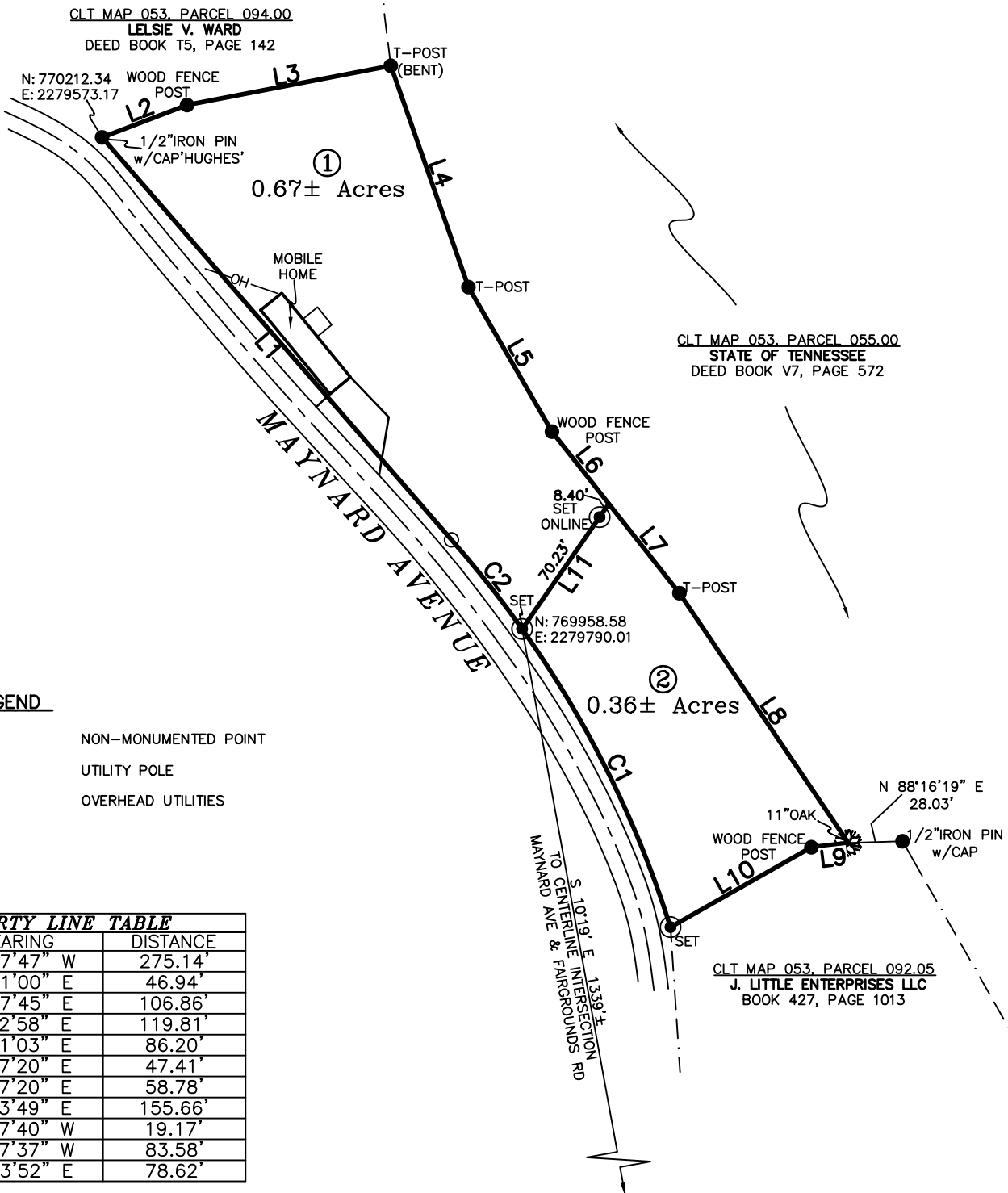


DIVISION SURVEY of TRACT THREE of the JEREMY LITTLE PROPERTY

152 MAYNARD AVENUE, FIRST CIVIL DISTRICT, FENTRESS COUNTY, TENNESSEE



CLT MAP 053, PARCEL 094.00
LELSIE V. WARD
DEED BOOK T5, PAGE 142

N: 770212.34 WOOD FENCE POST
E: 2279573.17
1/2" IRON PIN w/CAP 'HUGHES'

①
0.67± Acres

CLT MAP 053, PARCEL 055.00
STATE OF TENNESSEE
DEED BOOK V7, PAGE 572

②
0.36± Acres

CLT MAP 053, PARCEL 092.05
J. LITTLE ENTERPRISES LLC
BOOK 427, PAGE 1013

LEGEND

- NON-MONUMENTED POINT
- ◇ UTILITY POLE
- OH — OVERHEAD UTILITIES

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 40°57'47" W	275.14'
L2	N 69°11'00" E	46.94'
L3	N 79°47'45" E	106.86'
L4	S 19°32'58" E	119.81'
L5	S 30°01'03" E	86.20'
L6	S 38°17'20" E	47.41'
L7	S 38°17'20" E	58.78'
L8	S 34°03'49" E	155.66'
L9	S 83°17'40" W	19.17'
L10	S 60°27'37" W	83.58'
L11	N 34°43'52" E	78.62'

PROPERTY CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	555.07'	172.64'	N 26°28'17" W	171.94'
C2	555.07'	58.72'	N 38°24'45" W	58.69'

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GNSS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: CARLSON BRX7 BASE/ROVER, THE TYPE OF GNSS SURVEY: NETWORK ADJUSTED RAPID STATIC WITH POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY IS 0.05'. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES. HORIZONTAL DISTANCES FOR SURVEY SHOWN HEREON IS NAD83.
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPILATION OF THIS SURVEY.
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE. ALL SET PINS ARE 1/2" REBAR WITH ORANGE CAP STAMPED TN3165/KY4219, UNLESS OTHERWISE NOTED.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).

DEED REFERENCE

BEING TRACT THREE OF THE SAME PROPERTY CONVEYED TO JEREMY LITTLE FROM JAMES HOOVER BY GENERAL WARRANTY DEED OF RECORD IN BOOK 380, PAGE 829, REGISTER'S OFFICE FOR FENTRESS COUNTY, TENNESSEE. ALSO SEE BOOK 397, PAGE 279 FOR LIFE ESTATE IN THE NAME OF JAMES HOOVER, OF SAID REGISTER'S OFFICE.

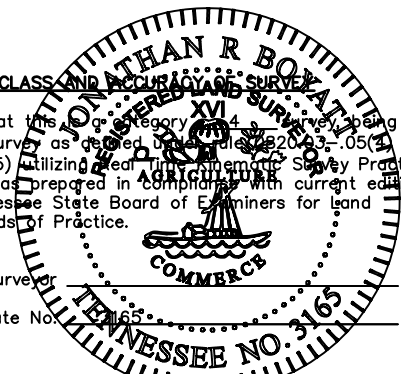
PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 093.00 AS SHOWN ON FENTRESS COUNTY PROPERTY MAP NUMBER 053.

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I hereby certify that this is a Category 4 survey being a Remote Sensing Survey as defined in Rule 0820-03-05(2) set by Rule 0820-03.07(5) Utilizing Real Time Kinematic Survey Practices and that said survey was prepared in compliance with current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors—Standards of Practice.

Registered Land Surveyor
Tennessee Certificate No. 3165



Boyatt Land Surveying

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423-319-8213

WWW.BOYATTLANDSURVEYING.COM

PO BOX 4584
ONEIDA, TN 37841

SURVEY FOR
JEREMY LITTLE

GENERAL PROPERTY SURVEY

DATE: 01 JANUARY 2026
SCALE: 1"=80'
DRAWN BY: JRB
FILE NAME: 25256-DV
PROJECT NO.: 25-256

SHEET
1 OF 1

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