



PARCEL REFERENCE

BEING ALL OF PARCEL 77.03 AS SHOWN ON FENTRESS COUNTY TAX MAP 120.

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO J LITTLE ENTERPRISE LLC, OF RECORD IN DEED BOOK 449 PAGE 415, R.O.F.C., TN.



IF YOU DID IN TENNESSEE...
CALL US FIRST!
1-800-361-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

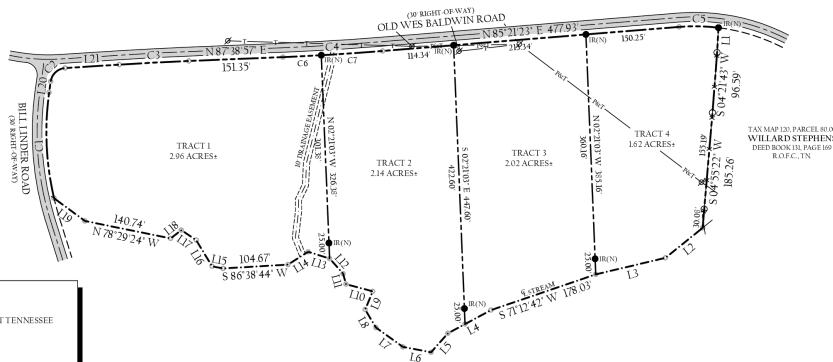
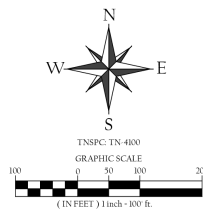
GENERAL NOTES

- THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- GNSS INFORMATION:
GNSS EQUIPMENT: DUAL FREQUENCY TOPCON HIPER HR
GNSS SURVEY: REAL TIME KINEMATIC (RTK)
DATES OF OBSERVATION: OCTOBER 6, 2025
HORIZONTAL DATUM: NAD83(2011) EPOCH: 2010
VERTICAL DATUM/GEOID: NAVD83 GEOID 12A
ORIGIN POINT: (N) 78.686, (E) 2,271,830, (Z) 2200
COMBINED SCALE FACTOR: 1.000092240669
GNSS PRECISION: GNSS VECTORS DO NOT EXCEED H (0.03') V (0.08')
DISTANCES SHOWN HEREON: GROUND
- THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS AND/OR EXCEPTIONS WHICH MAY AFFECT SAID PROPERTY.
- THIS SURVEY WAS PREPARED FROM THE CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT TITLE SEARCH WILL REVEAL.
- THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION, OR DELINEATION OF ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN HEREIN.
- LOCATIONS OF UTILITIES ARE APPROXIMATE. CONTACT THE APPROPRIATE UTILITY FOR LOCATION OF UNDERGROUND SERVICES.
- ACCORDING TO FEMA FLOOD RATE INSURANCE MAP 47049C0250C DATED 03-02-2010, NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD AREA.

LINE	BEARING	DISTANCE
L1	S 0°11'20" W	40.17
L2	S 51°09'48" W	76.69
L3	S 76°40'12" W	103.15
L4	S 61°44'36" W	78.47
L5	S 41°33'57" W	40.75
L6	N 79°02'47" W	46.12
L7	N 54°29'21" W	53.26
L8	N 30°32'38" W	33.79
L9	N 27°48'03" E	31.54
L10	N 73°00'15" W	44.56
L11	N 19°24'08" W	17.36
L12	N 41°42'08" W	32.60
L13	N 77°33'34" W	30.21
L14	S 57°34'24" W	36.33
L15	N 79°53'38" W	10.02
L16	N 31°06'37" W	48.08
L17	N 36°10'00" W	28.74
L18	S 52°10'03" W	21.75
L19	N 53°44'42" W	61.45
L20	N 07°52'50" E	17.72
L21	N 86°21'37" E	87.15

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	460.00	170.95	169.95	N 02°38'57" W	31°17'33"
C2	25.00	34.19	31.59	N 47°10'43" E	78°21'46"
C3	4985.00	112.14	112.14	N 87°00'17" E	1°17'20"
C4	4035.00	180.65	180.64	N 86°30'30" E	2°17'33"
C5	300.00	63.43	63.32	S 88°45'34" E	1°43'26"
C6	4035.00	61.65	61.65	N 87°12'33" E	0°52'47"
C7	4035.00	99.01	99.00	N 85°03'47" E	1°24'46"

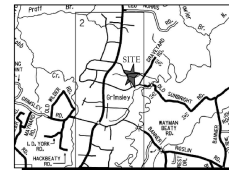


TAX MAP 120, PARCEL 77.04
MARY C. LINDER LIFE ESTATE
DEED BOOK 254, PAGE 17
R.O.F.C., TN

LEGEND

- (R/S) 1/2" IRON REBAR (NEW)
- (R/S) NON-MONUMENTED POINT
- (R/S) METAL FENCE POST
- (R/S) UTILITY POLE
- P — POWER LINE
- F — FENCE LINE
- T — TELEPHONE LINE
- R — REGISTER'S OFFICE FENTRESS COUNTY, TN
- ASPHALT SURFACE

TRACT 1 AREA = 2.96 ACRES+
TRACT 2 AREA = 2.14 ACRES+
TRACT 3 AREA = 2.02 ACRES+
TRACT 4 AREA = 1.62 ACRES+
TOTAL AREA = 8.74 ACRES+



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS A CATEGORY '1' SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUIVALENT TO 1:100,000 AS SHOWN HEREON.

TAYLOR DILLEHAY R.L.S. #2597
WHITTENBURG LAND SURVEYING, LLC
214 EAST STEVENS STREET
COOKEVILLE, TN 38501



OLD WES BALDWIN ROAD DIVISION

4th CIVIL DISTRICT,
FENTRESS COUNTY, TENNESSEE

DRAWN BY:	TLD	ACRES:	8.74
NUMBER OF LOTS:	4	JOB NUMBER:	25-205
PARCEL #:	TAX MAP 120, PARCEL 77.03	DATE:	12.02.2025
ADDRESS:	BILL LINDER ROAD	SCALE:	1"=100'

OWNERS

J LITTLE ENTERPRISE LLC
6012 SOUTH YORK HIGHWAY
CLARKESBURG, TN 38553
931-937-2030

SURVEYOR

TAYLOR DILLEHAY
WHITTENBURG LAND SURVEYING
214 EAST STEVENS STREET
COOKEVILLE, TN 38501
931-328-LAND