

Note A: The property, as drawn hereon, is subject to utility easements as noted in Book DB 36 Page 463, Book DB 36 Page 467, Book DB 36 Page 562, Book DB 37 Page 161 and Book DB 37 Page 270 as recorded in the Register's Office for Pickett County, Tennessee.

Note B: The property, as drawn hereon, is subject to easements for subsurface electric systems as noted in Book 150 Page 888 and Book 155 Page 968 as recorded in the Register's Office for Pickett County, Tennessee.

Note C: The old house foundation as shown hereon was drawn from aerial imagery and has not been field verified by Vick Surveying, LLC.

GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map 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) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of survey: 20 June 2024
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed-control used: TDOT CORS Network
- (f) Geoid Model: Geoid18
- (g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	807205.22	2200964.82

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is 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 that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; cemeteries, easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

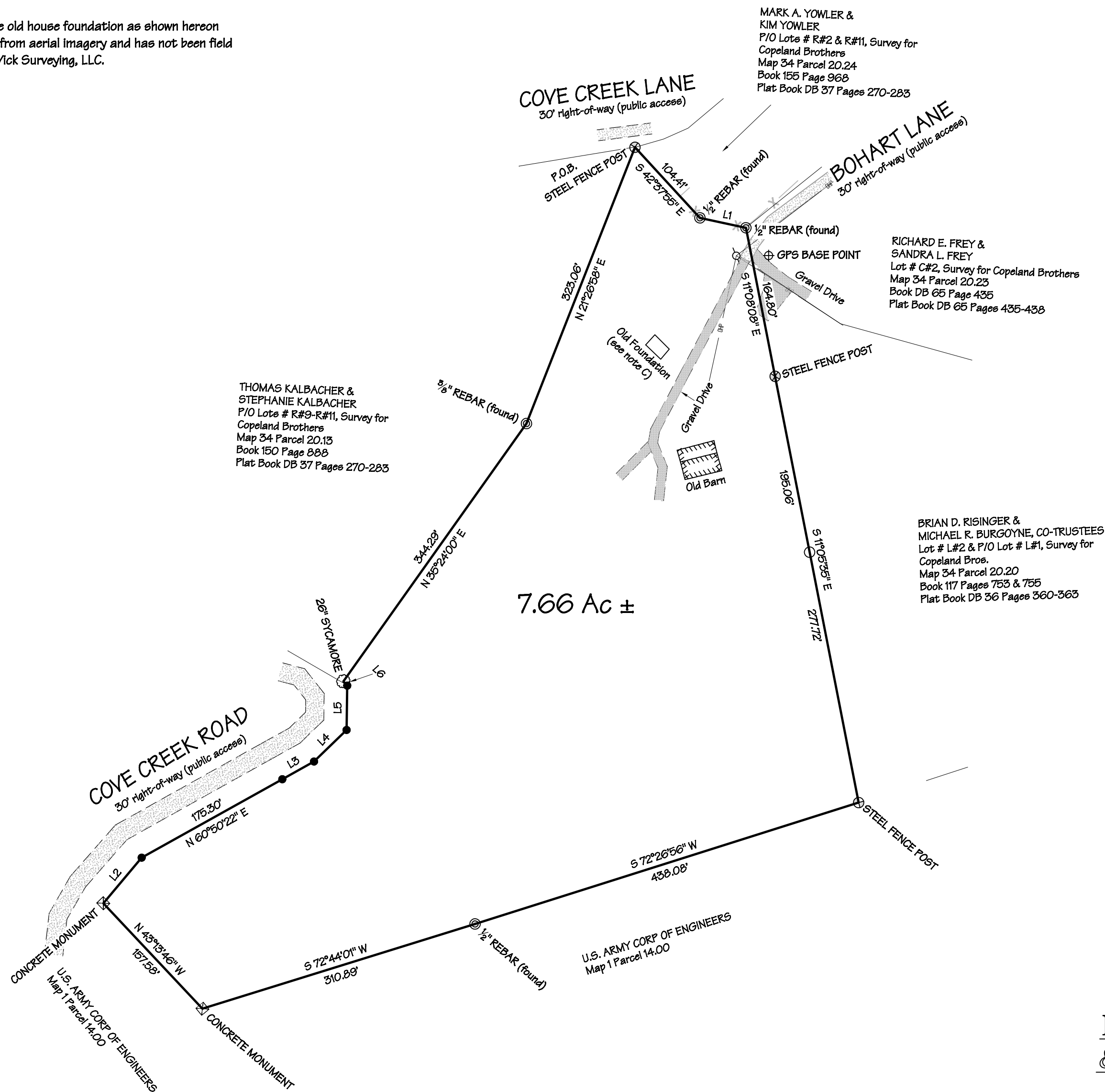
The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any subsurface conditions. For underground utility location call 1-800-351-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Note: This survey and its representations are intended solely for the benefit of the surveyor's client.

Drawn by: SLH File: 24-232c1 Tracts

LINE	BEARING	DISTANCE
L1	S 77°48'24" E	51.19'
L2	N 40°07'38" E	64.84'
L3	N 60°54'11" E	39.53'
L4	N 45°53'21" E	49.40'
L5	N 00°53'58" E	48.24'
L6	N 42°24'55" W	6.34'



LEGEND

- ⊕ GPS BASE POINT
- TREE
- ⊗ CONCRETE MONUMENT
- ⊗ POWER POLE
- ⊗ STEEL FENCE POST
- 1/2" PIPE (set)
- ⊙ REBAR (found)
- ROAD
- OHP — OVERHEAD POWER

MARK A. YOWLER & KIM YOWLER
P/O Lots # R#2 & R#11, Survey for Copeland Brothers
Map 34 Parcel 20.24
Book 155 Page 968
Plat Book DB 37 Pages 270-283

RICHARD E. FREY & SANDRA L. FREY
Lot # C#2, Survey for Copeland Brothers
Map 34 Parcel 20.25
Book DB 65 Page 435
Plat Book DB 65 Pages 435-438

BRIAN D. RISINGER & MICHAEL R. BURGOYNE, CO-TRUSTEES
Lot # L#2 & P/O Lot # L#1, Survey for Copeland Bros.
Map 34 Parcel 20.20
Book 117 Pages 753 & 755
Plat Book DB 36 Pages 360-363

THOMAS KALBACHER & STEPHANIE KALBACHER
P/O Lots # R#9-R#11, Survey for Copeland Brothers
Map 34 Parcel 20.13
Book 150 Page 888
Plat Book DB 37 Pages 270-283

U.S. ARMY CORP OF ENGINEERS
Map 1 Parcel 14.00

MARK BOHART, MICHAEL BOHART, & FATE JAMES BOHART PROPERTY

100 BOHART LANE
4TH CIVIL DISTRICT
PICKETT COUNTY, TENNESSEE
DATE 20 JUNE 2024
TOTAL ACRES 7.66

LOTS C4-C7, P/O C3 & P/O R8-R11
SURVEY FOR COPELAND BROTHERS
PLAT BOOK DB 36 PAGES 467-470
PLAT BOOK DB 36 PAGES 463-466
PLAT BOOK DB 37 PAGES 161-166
PLAT BOOK DB 37 PAGES 158-160
PLAT BOOK DB 37 PAGES 252-254
PLAT BOOK DB 37 PAGES 270-283

DEED REF: BOOK 189 PAGE 28
(BOOK DB 44 PAGE 148)
(BOOK DB 41 PAGE 175)
(BOOK DB 38 PAGE 234)
(BOOK DB 37 PAGES 158 & 161 & 252)
(BOOK DB 36 PAGES 463 & 467 & 562)
TAX MAP 34 PARCEL 20.07