

Note: The point of beginning is a 1/2" pipe (set) being the southeastern corner of this parcel located in the western right-of-way of Celina Highway (State Highway 52) as well as being located S 05°00'36" W 25.42 feet from a power pole and furthermore being located S 30°33'17" E 405.03 feet from a GPS Base Point.

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: WHG File: 24-522c1

Note: The property as shown hereon is subject to a 15' utility easement as noted in Book 282 Page 239 and on the Plat shown in Book 280 Page 178 as recorded in the Register's Office for Overton County, Tennessee.

JACKIE R. STAGGS ET. AL.
Lot #3, Langford Property
Map 36 Parcel 100.02
Book 302 Page 314
Plat 280 Page 178

JACKIE R. STAGGS et ux
LINDA K. STAGGS
Lot #4, Langford Property
Map 36 Parcel 103.01
Plat 280 Page 178

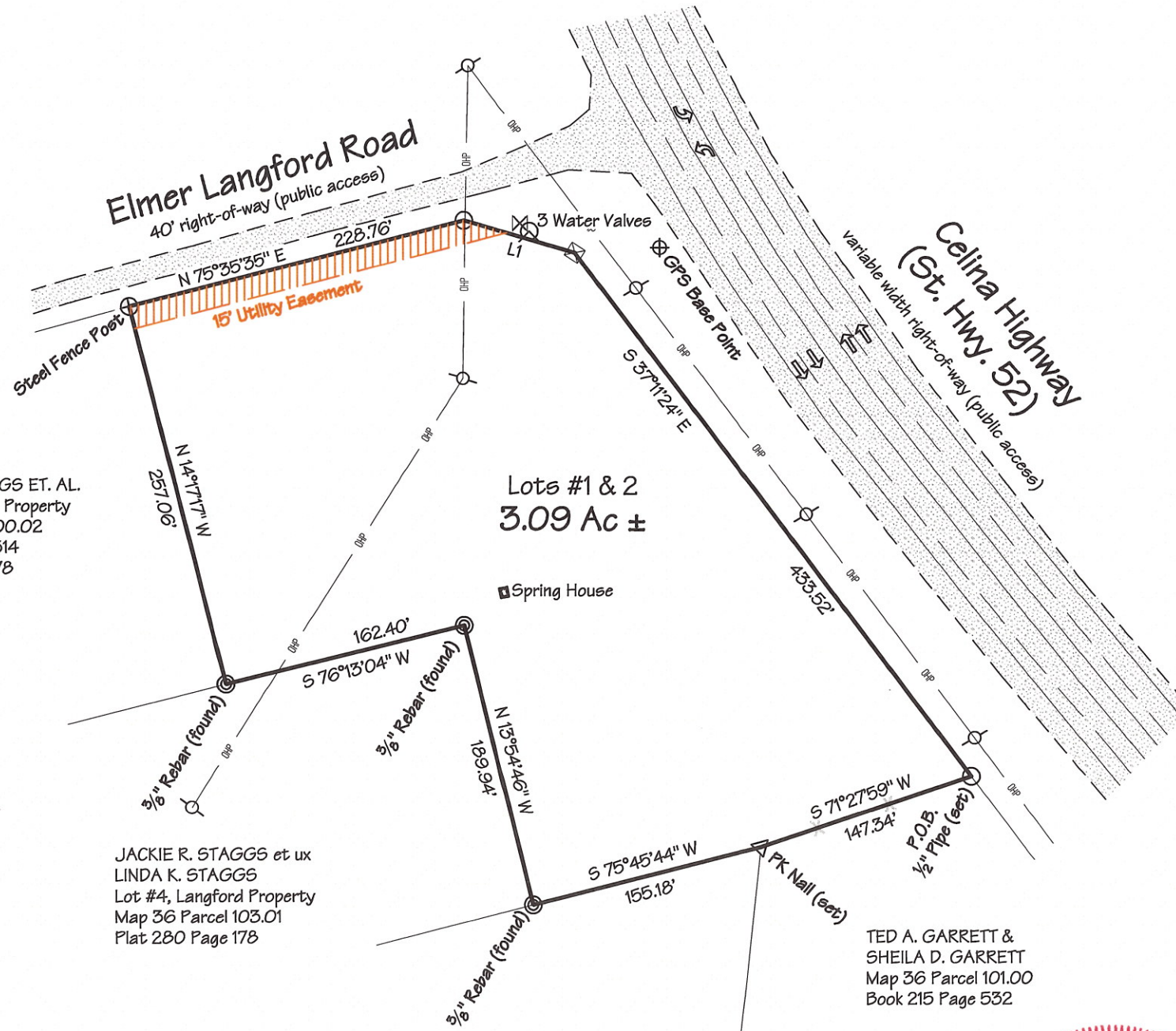
WILLIAM R. STAGGS &
JACQUELINE STAGGS BREEDING
Map 36 Parcel 103.01
RB 279 Page 967
DB300 Page 389

LINE	BEARING	DISTANCE
L1	S 73°46'09" E	76.37'

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: 12 December 2024
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
 (e) Published/Fixed-control used: IDOT CORS Network
 (f) Geoid Model: Geoid18
 (g) Combined grid factor(s): 0.99989496

State Plane Coordinates		
	Northing	Easting
GPS Base Point	760780.79	2165259.76



LEGEND

- ⊕ GPS Base Point
- 1/2" Pipe (set)
- ⊙ Rebar (found)
- ⊗ Steel Fence Post
- ⊠ Concrete Monument
- ▽ PK (set)
- ⊕ Power Pole
- ⊗ Water Valve
- ⊕ Fire Hydrant
- OHP — Overhead Power
- X — Fenceline
- P.O.B. - Point of Beginning
- 15' Utility Easement

**JIMMY & WANDA
COLEMAN PROPERTY**
 111 ELMER LANGFORD ROAD
 LOTS 1 & 2, LANGFORD PROPERTY
 12TH CIVIL DISTRICT
 OVERTON COUNTY, TENNESSEE
 DATE 12 DECEMBER 2024
 TOTAL ACRES: 3.09
 DEED REF: BOOK 282 PAGE 239
 PLAT: BOOK 280 PAGE 178
 TAX MAP 36 PARCEL 100.00



Christopher M. Vick, RLS #2164
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 2772 Hidden Cove Road, Cookeville, TN 931-372-1286