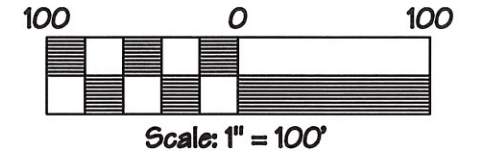




ST. MARY'S EPISCOPAL CENTER, INC.
Map 79 Parcel 9.00
Book 225 Page 261
Book 268 Page 480
Book 31 Page 59

BRENDA MATTHEWS
Map 79 Parcel 9.08
Book 415 Page 411



Note: The point of beginning is a 1/2" pipe (found) being located N 77°17'29" W 1.04 feet from a 4" wood fence post.

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.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; 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.

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.

MATTHEW THOMAS SEDDON &
HEATHER KAY STETTLER
Map 79 Parcel 9.06
Book 440 Page 344
Book 441 Page 185

Christopher M. Vick, RLS #2164
VICK SURVEYING, LLC

Drawn by: BJL FILE: 21-325c2

2772 Hidden Cove Road, Cookeville, TN 931-372-1286

10.44 Ac ±

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: 4 NOVEMBER 2021
- (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

ST. MARY'S EPISCOPAL CENTER, INC.
Map 79 Parcel 9.10
Book 357 Page 725

LINE	BEARING	DISTANCE
L1	N 42°22'23" E	55.20'

CARDON SMITH SURVEY
PATRICK HENRY PHELAN, IV PROPERTY
8 ST. MARY'S LANE
18TH CIVIL DISTRICT
FRANKLIN COUNTY, TENNESSEE
DATE 4 NOVEMBER 2021
TOTAL ACRES 10.44
DEED REF: BOOK 189 PAGE 203
TAX MAP 79 PARCEL 9.07