

SURVEY FOR:

# THE J IRON BRIDGE INVESTMENT TRUST

CURRENT OWNER: THE J IRON BRIDGE INVESTMENT TRUST  
2195 Carpenter Bridge Road  
Columbia, TN 38401

PROPERTY ADDRESS: Cathcart/Robinson Road  
Frankewing, TN 38459

TITLE SOURCE: Deed Book Y16; Page 502

TAX MAP: Map 72; Parcel 19.00

LOCATED: 16th Civil District  
Lincoln County, TN

NOTES:

1.) This parcel is subject to all easements as shown and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

2.) Information concerning major utilities shown hereon are based on visible evidence noted during the survey or information provided by utility companies. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.

3.) A portion (or all) of this survey was performed for boundary aspects of this survey utilizing a Topcon VR dual frequency receiver and base, RTK GPS positional data was observed on the date of 10-30-2023. The grid coordinates were derived by SPC83-Tenn referenced to NAD 83 (2011) (EPOCH 2012)

Positional accuracy of the GPS vectors does not exceed:  
H 0.05', V 0.15'

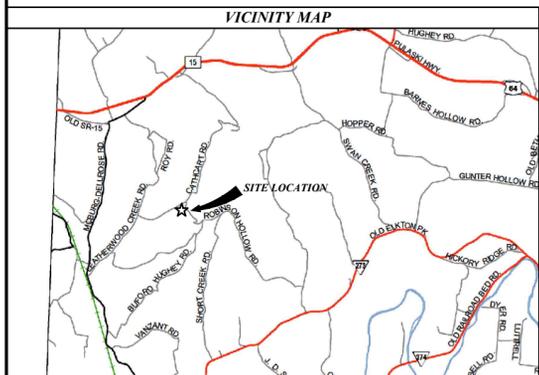
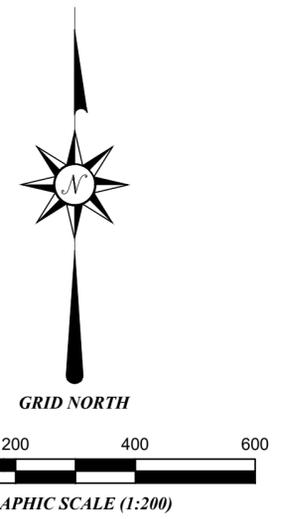
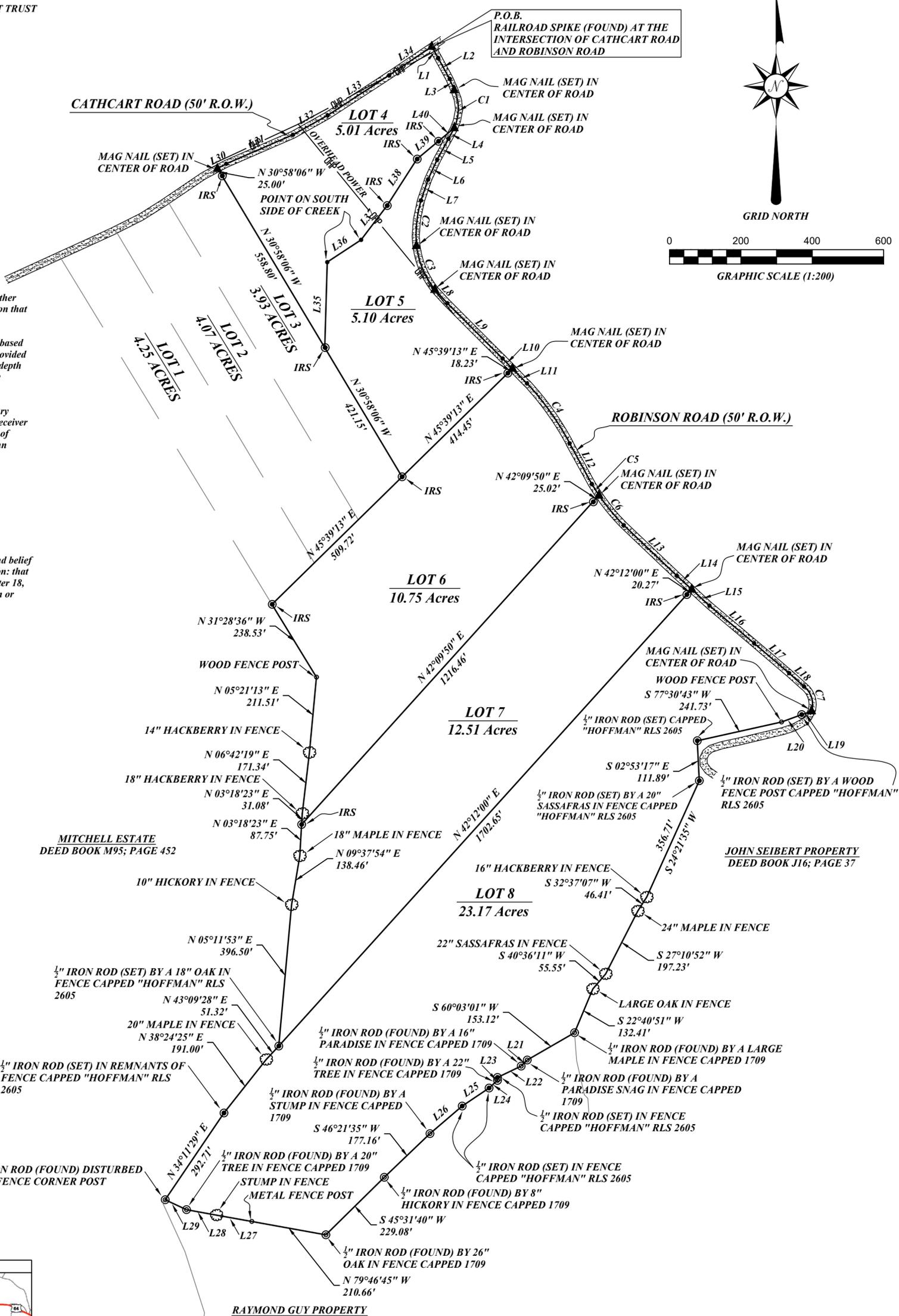
CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon: that this is a class "III" Land survey, as defined in Title 62, Chapter 18, Tennessee Code, and that the ratio of precision is greater than or equal to 1: 5000

SIGNED: \_\_\_\_\_, 20\_\_\_\_  
Registered Land Surveyor Date

LINE CHART

LINE	BEARING	DISTANCE
L1	S 29°10'30" E	35.99'
L2	S 28°28'10" E	66.70'
L3	S 23°49'00" E	32.95'
L4	S 27°44'21" W	34.29'
L5	S 28°42'43" W	66.33'
L6	S 24°31'50" W	61.58'
L7	S 18°49'32" W	61.38'
L8	S 42°48'46" E	51.77'
L9	S 45°05'04" E	218.99'
L10	S 44°20'53" E	39.45'
L11	S 44°20'53" E	58.23'
L12	S 28°44'17" E	129.72'
L13	S 46°30'44" E	205.18'
L14	S 47°37'36" E	56.28'
L15	S 47°37'36" E	67.48'
L16	S 49°55'28" E	163.31'
L17	S 49°37'44" E	129.43'
L18	S 48°06'25" E	56.01'
L19	S 71°47'47" W	29.05'
L20	S 69°54'11" W	60.47'
L21	S 45°23'21" W	24.31'
L22	S 64°26'33" W	73.24'
L23	S 00°38'14" W	8.18'
L24	S 47°52'47" W	32.01'
L25	S 56°07'04" W	90.66'
L26	S 49°36'44" W	118.71'
L27	N 79°45'03" W	100.66'
L28	N 79°47'21" W	85.45'
L29	N 65°01'51" W	65.84'
L30	N 62°06'15" E	27.56'
L31	N 66°34'41" E	203.85'
L32	N 60°51'59" E	111.39'
L33	N 56°57'53" E	205.39'
L34	N 56°15'20" E	144.16'
L35	N 01°42'44" E	238.81'
L36	N 56°40'56" E	113.37'
L37	N 37°15'39" E	119.83'
L38	N 32°51'42" E	154.97'
L39	N 50°10'11" E	77.94'
L40	N 50°09'23" E	58.06'



CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	129.98'	110.21'	106.94'	S 00°01'57" W	48°35'00"
C2	345.15'	127.84'	127.11'	S 05°43'56" W	21°13'16"
C3	243.51'	134.39'	132.69'	S 22°43'04" E	31°37'14"
C4	793.71'	206.16'	205.58'	S 35°31'51" E	14°52'55"
C5	595.44'	36.87'	36.87'	S 32°38'33" E	3°32'53"
C6	595.44'	108.89'	108.74'	S 39°39'19" E	10°28'40"
C7	63.96'	76.90'	72.35'	S 16°48'21" E	68°53'25"

SCALE: 1"= 200'    APPROVED BY: JMH    DATE SURVEYED: 10/30/2023  
DRAWN BY: JMH    SHEETS 1 OF 1    DATE DRAWN: 11/01/2023

**HOFFMAN**  
LAND SURVEYING  
3 Prospect Road  
Fayetteville, TN 37334    PHONE: (931) 433-3343

METES AND BOUNDS SURVEY OF 68.14 ACRES  
DRAWING NO. W.O. # 23L-164