



- NOTES:
1. Bearings are relative to the Tennessee State Coordinate System.
  2. This survey was prepared and based on a review of the survey data provided by the Finchier Family Partnership. The survey data was provided by the Finchier Family Partnership and is subject to the accuracy of the data provided.
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  5. Property is in the name of FINCHIER FAMILY PARTNERSHIP per DEED BOOK 221, PAGE 300.

I hereby certify that this is a correct and true copy of the original survey as shown to me by the Finchier Family Partnership and is subject to the accuracy of the data provided.



**PLAT OF PROPERTY**  
 SCALE 1"=100' DATE 02/09/24  
 DRAWN BY RICHARD N. BROWN, R.L.S., 1775

**184 LLC, DAVE HUBBY**

**PHASE 1 - 92.09 ACRES**  
**FINCHIER FAMILY PARTNERSHIP**

TAX MAP 07A, PARCEL 013.00 - DEED BOOK 221, PAGE 300  
 JEFFERSON COUNTY, TENNESSEE  
 02/09/24

DNW, NO. 2024-148 Phase 1

TRACT	ACRES	SECTION	PLAT BOOK	PAGE
TRACT 1	34.48	SECTION 1	PLAT BOOK 07A	PAGE 013.00
TRACT 2	11.48	SECTION 1	PLAT BOOK 07A	PAGE 013.00
TRACT 3	11.48	SECTION 1	PLAT BOOK 07A	PAGE 013.00
TRACT 4	11.48	SECTION 1	PLAT BOOK 07A	PAGE 013.00
TRACT 5	11.48	SECTION 1	PLAT BOOK 07A	PAGE 013.00

***SURVEYING SERVICES, INC.***

41 Heritage Square

R. BRUCE RICHARDSON  
R.L.S. 1420

Jackson, Tennessee 38305  
731-664-0807 \* FAX 668-3586

DAVID EVANS, P.E. 6244  
R.L.S. 171

RYAN L. RICHARDSON  
R.L.S. 3053

RICHARD N. BROWN  
R.L.S. 1778

BRYAN J. BATTE  
R.L.S. 2190

February 9, 2024

**CERTIFICATE OF SURVEY – 184 LLC, Phase 1, 32.09 Acres  
Fincher Family Partnership Property  
Hwy 54W & Fulton Road, City of Brownsville  
7th Civil District, Haywood County, Tennessee**

This survey was prepared without benefit of an abstract of title. No liability is assumed by the undersigned for loss relating to any matter that might be discovered by an abstract or title search of the property. No attempt was made to review, disclose title problems, or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional. All title questions should be referred to an attorney.

Reasonable and ordinary procedures and survey standards were employed in researching the public records pertinent to the property. Research was limited to properly indexed public records found in the Haywood County courthouse. Private records were not examined unless otherwise noted in this report or on the plat. Consequently, important information may not have been revealed that could affect the location of the boundaries and title to the property.

No attempt was made to determine the right of way width to public road easements on or near the property, unless otherwise noted on this report or on the plat. Public road easements are often poorly indexed, missing, or difficult to identify. The actual width may vary.

Easements may exist on the property and not be revealed by the limited research or survey of the property. Once created by deed, reservation, or use, may burden the property regardless of further mention in recent records. Easements may arise by implication. Obvious and visible evidence of easement have been considered, along with the disclosure of easements in the most recent records examined for boundary information.

Rights or title may align with occupation lines rather than the record boundaries when the occupation lines differ from the record boundaries. An attorney should be consulted to obtain an opinion on the probability of title conforming to the occupation line rather than the record boundary.

We have made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current abstract or title search may disclose.

The following described property lying in the 7th Civil District, Haywood County, Tennessee being the property shown on Tax Map 076, Parcel 013.00 in the Assessor's Office of Haywood County, Tennessee as described in Record Book 221, Page 300 in the Register's Office of Haywood County, Tennessee and being more particularly described as follows:

### **Phase 1 – 32.09 Acres**

**BEGINNING** at a metal T post found at the southeast corner of the tract herein described, said point being in the north right of way of Highway 54W, (right of way being 60' each side of centerline) said point also being a southwest corner of Edge of Town Acres, Section I, (Plat Book 002, Page 090) runs thence with said north right of way north 86 degrees 46 minutes 23 seconds west, 399.99 feet to a 10" cedar tree with ribbon, said point being the southwest corner of the tract herein described and also being the southeast corner of Poplar Corner Baptist Church, (Deed Book 261, Page 556) runs thence with the west line of Poplar Corner Baptist Church, north 09 degrees 14 minutes 51 seconds east, 391.56 feet to an iron pin found at the northwest corner of the church property and an interior corner of the Fincher Family Partnership property, (Deed Book 221, Page 300) runs thence with new severance lines through the Fincher Family Partnership property the following calls; south 87 degrees 55 minutes 58 seconds east, 12.90 feet to an iron pin set; runs thence north 09 degrees 14 minutes 51 seconds 743.08 feet to an iron pin set at the beginning of a curve to the left; runs thence following said curve having a chord bearing of north 16 degrees 53 minutes 36 seconds west, chord length of 220.29 feet, radius of 250.00 feet, and an arc length of 228.12 feet to an iron pin set; runs thence north 45 degrees 12 minutes 14 seconds west, 50.00 feet to an iron pin set; runs thence north 44 degrees 47 minutes 46 seconds east, 125.18 feet to an iron pin set; runs thence north 45 degrees 12 minutes 14 seconds west, 140.06 feet to an iron pin set; runs thence north 44 degrees 47 minutes 46 seconds east, 49.99 feet to an iron pin set; runs thence north 45 degrees 11 minutes 49 seconds west, 100.41 feet to an iron pin set at the beginning of a curve to the left; runs thence following said curve having a chord bearing of north 32 degrees 25 minutes 30 seconds east, chord length of 289.06 feet, radius of 914.72 feet, and an arc length of 290.27 feet to an iron pin set; runs thence north 22 degrees 01 minutes 01 seconds east, 273.77 feet to a pk nail set in the center of Fulton Road, said point also being the northwest corner of the tract herein described; runs thence with the center of Fulton Road the following calls; south 73 degrees 37 minutes 56 seconds east, 10.37 feet; south 72 degrees 57 minutes 49 seconds east, 177.88 feet; south 72 degrees 26 minutes 49 seconds east, 114.65 feet; and south 71 degrees 47 minutes 54 seconds east, 146.35 feet to a pk nail found; runs thence with a west line of Edge of Town Acres, Section III, (Plat Book 002, Page 143) south 10 degrees 05 minutes 34 seconds west, 226.44 feet to an iron pin found; runs thence with a south line of Edge of Town Acres south 71 degrees 50 minutes 54 seconds east, 368.82 feet to an iron pin found; and runs thence with an east line of Edge of Town Acres north 10 degrees 05 minutes 34 seconds east, 200.00 feet to an iron pin found on the south margin of Fulton Road; runs thence with said margin south 71 degrees 50 minutes 54 seconds east, 50.62 feet to an iron pin found; runs thence with the common boundary of Edge of Town Acres the following calls; south 10 degrees 05 minutes 34 seconds west, 200.00 feet to an iron pin found; runs thence south 71 degrees 25 minutes 11 seconds east, 492.42 feet to an iron pin found at a northeast corner of the tract herein described; runs thence south 09 degrees 06 minutes 22 seconds west, 428.47 feet to a metal T post with ribbon found; runs thence north 80 degrees 44 minutes 28 seconds west, 900.28 feet to an iron pin found; and runs thence south 09 degrees 14 minutes 53 seconds west, 1271.97 feet to the point of beginning; containing within these calls **32.09 acres**, as surveyed by Richard N. Brown, R.L.S. 1778, Surveying Services, Inc., 41 Heritage Square, Jackson, Tennessee 38305. (731-394-0856) Said acreage subject to all right of ways and easements, if any exists.

***SURVEYING SERVICES, INC.***

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R.L.S. 1420

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February 9, 2024

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Richard N. Brown, RLS 1778

