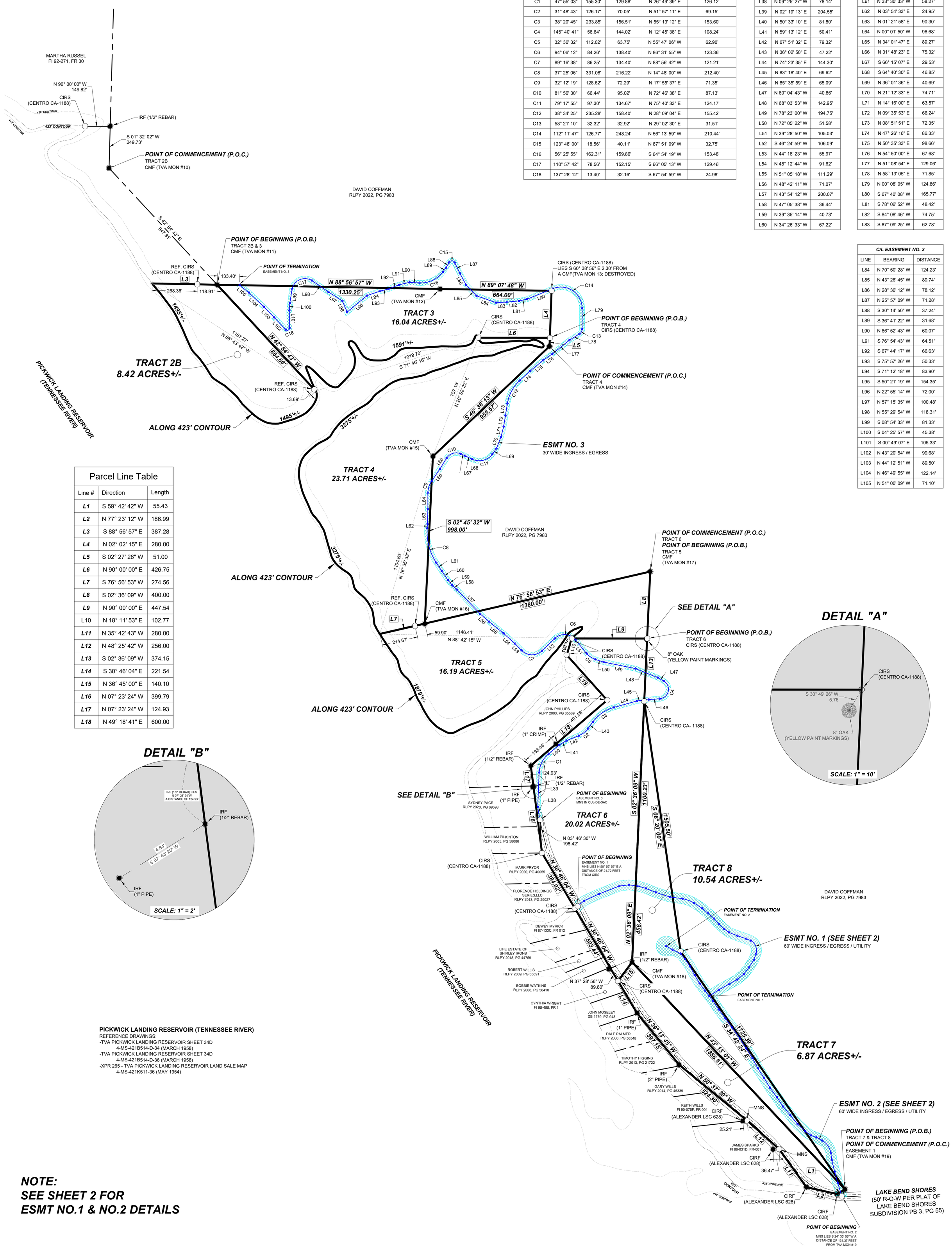
C/L ESMT NO. 3 CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	47° 55' 03"	155.30'	129.88'	N 26° 49' 39" E	126.12'
C2	31° 48' 43"	126.17'	70.05'	N 51° 57' 11" E	69.15'
C3	38° 20' 45"	233.85'	156.51'	N 55° 13' 12" E	153.60'
C4	145° 40' 41"	56.64'	144.02'	N 12° 45' 38" E	108.24'
C5	32° 36' 32"	112.02'	63.75'	N 55° 47' 06" W	62.90'
C6	94° 06' 12"	84.26'	138.40'	N 86° 31' 55" W	123.36'
C7	89° 16' 38"	86.25'	134.40'	N 88° 56' 42" W	121.21'
C8	37° 25' 06"	331.08'	216.22'	N 14° 48' 00" W	212.40'
C9	32° 12' 19"	128.62'	72.29'	N 17° 55' 37" E	71.35'
C10	81° 56' 30"	66.44'	95.02'	N 72° 46' 38" E	87.13'
C11	79° 17' 55"	97.30'	134.67'	N 75° 40' 33" E	124.17'
C12	38° 34' 25"	235.28'	158.40'	N 28° 09' 04" E	155.42'
C13	58° 21' 10"	32.32'	32.92'	N 29° 02' 30" E	31.51'
C14	112° 11' 47"	126.77'	248.24'	N 56° 13' 59" W	210.44'
C15	123° 48' 00"	18.56'	40.11'	N 87° 51' 09" W	32.75'
C16	56° 25' 55"	162.31'	159.86'	S 64° 54' 19" W	153.48'
C17	110° 57' 42"	78.56'	152.15'	S 66° 05' 13" W	129.46'
C18	137° 28' 12"	13.40'	32.16'	S 67° 54' 59" W	24.98'

C/L EASEMENT NO. 3		
LINE	BEARING	DISTANCE
L38	N 09° 25' 27" W	78.14'
L39	N 02° 19' 13" E	204.55'
L40	N 50° 33' 10" E	81.80'
L41	N 59° 13' 12" E	50.41'
L42	N 67° 51' 32" E	79.32'
L43	N 36° 02' 50" E	47.22'
L44	N 74° 23' 35" E	144.30'
L45	N 83° 18' 40" E	69.62'
L46	N 85° 35' 59" E	65.09'
L47	N 60° 04' 43" W	40.86'
L48	N 68° 03' 53" W	142.95'
L49	N 78° 23' 00" W	194.75'
L50	N 72° 05' 22" W	51.58'
L51	N 39° 28' 50" W	105.03'
L52	S 46° 24' 59" W	106.09'
L53	N 44° 18' 23" W	55.97'
L54	N 48° 12' 44" W	91.62'
L55	N 51° 05' 18" W	111.29'
L56	N 48° 42' 11" W	71.07'
L57	N 43° 54' 12" W	200.07'
L58	N 47° 05' 38" W	36.44'
L59	N 39° 35' 14" W	40.73'
L60	N 34° 26' 33" W	67.22'

C/L EASEMENT NO. 3		
LINE	BEARING	DISTANCE
L61	N 33° 30' 33" W	58.27'
L62	N 03° 54' 33" E	24.95'
L63	N 01° 21' 58" E	90.30'
L64	N 00° 01' 50" W	96.68'
L65	N 34° 01' 47" E	89.27'
L66	N 31° 48' 23" E	75.32'
L67	S 66° 15' 07" E	29.53'
L68	S 64° 40' 30" E	46.85'
L69	N 36° 01' 36" E	40.69'
L70	N 21° 12' 33" E	74.71'
L71	N 14° 16' 00" E	63.57'
L72	N 09° 35' 53" E	66.24'
L73	N 08° 51' 51" E	72.35'
L74	N 47° 26' 16" E	86.33'
L75	N 50° 35' 33" E	98.66'
L76	N 54° 50' 00" E	67.68'
L77	N 51° 08' 54" E	129.06'
L78	N 58° 13' 05" E	71.85'
L79	N 00° 08' 05" W	124.86'
L80	S 67° 40' 08" W	165.77'
L81	S 78° 06' 52" W	48.42'
L82	S 84° 08' 46" W	74.75'
L83	S 87° 09' 25" W	62.78'

C/L EASEMENT NO. 3		
LINE	BEARING	DISTANCE
L84	N 70° 50' 28" W	124.23'
L85	N 43° 26' 45" W	89.74'
L86	N 28° 30' 12" W	78.12'
L87	N 25° 57' 09" W	71.28'
L88	S 30° 14' 50" W	37.24'
L89	S 36° 41' 22" W	31.68'
L90	N 86° 52' 43" W	60.07'
L91	S 76° 54' 43" W	64.51'
L92	S 67° 44' 17" W	66.63'
L93	S 75° 57' 26" W	50.33'
L94	S 71° 12' 18" W	83.90'
L95	S 50° 21' 19" W	154.35'
L96	N 22° 55' 14" W	72.00'
L97	N 57° 15' 35" W	100.48'
L98	N 55° 29' 54" W	118.31'
L99	S 08° 54' 33" W	81.33'
L100	S 04° 25' 57" W	45.38'
L101	S 00° 49' 07" E	105.33'
L102	N 43° 20' 54" W	99.68'
L103	N 44° 12' 51" W	89.50'
L104	N 46° 49' 55" W	122.14'
L105	N 51° 00' 09" W	71.10'



Parcel Line Table		
Line #	Direction	Length
L1	S 59° 42' 42" W	55.43
L2	N 77° 23' 12" W	186.99
L3	S 88° 56' 57" E	387.28
L4	N 02° 02' 15" E	280.00
L5	S 02° 27' 26" W	51.00
L6	N 90° 00' 00" E	426.75
L7	S 76° 56' 53" W	274.56
L8	S 02° 36' 09" W	400.00
L9	N 90° 00' 00" E	447.54
L10	N 18° 11' 53" E	102.77
L11	N 35° 42' 43" W	280.00
L12	N 48° 25' 42" W	256.00
L13	S 02° 36' 09" W	374.15
L14	S 30° 46' 04" E	221.54
L15	N 36° 45' 00" E	140.10
L16	N 07° 23' 24" W	399.79
L17	N 07° 23' 24" W	124.93
L18	N 49° 18' 41" E	600.00

DETAIL "A"

DETAIL "B"

PICKWICK LANDING RESERVOIR (TENNESSEE RIVER)
REFERENCE DRAWINGS:
-TVA PICKWICK LANDING RESERVOIR SHEET 34D
4-MS-421B514-D-34 (MARCH 1958)
-TVA PICKWICK LANDING RESERVOIR SHEET 34D
4-MS-421B514-D-36 (MARCH 1958)
-XPR 265 - TVA PICKWICK LANDING RESERVOIR LAND SALE MAP
4-MS-421K511-36 (MAY 1954)

NOTE:
SEE SHEET 2 FOR
ESMT NO.1 & NO.2 DETAILS

Centro resources
118 E MOBILE ST
SUITE 300
FLORENCE, AL 35630
A.B.E.L.S. Firm #CA-1188-LS

SURVEY FOR:
SHAWN OVERHOLSER

A TRACT OF LAND LYING IN:
SEC 18,19, AND 20, T-2-S, R-13-W

SHEET 1 OF 3 REVISION 2

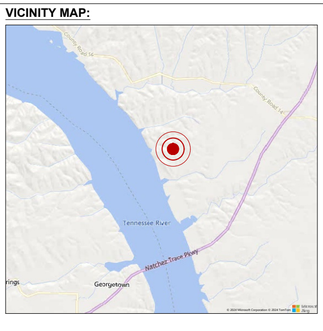
DRAWN DD DATE 04-03-2025
CHECKED JC DATE 04-03-2025
175' 0' 175' 250'

ALABAMA REGISTERED NO. 18671 PROFESSIONAL LAND SURVEYOR JOHN E. CLEGHORN
9-18-2025

REVISION HISTORY				
NO.	DATE	BY	DESCRIPTION	CHKD
0	03-18-2025	DD	FIRST ISSUE	JC
1	03-24-2025	DD	FIXED BEARING LABELS	JC
2	04-03-2025	DD	ADDED TRACTS 6, 7, & 8; ADDED SHEET 2 & 3	JC

N
W E
S

VICINITY MAP:



GENERAL NOTES:
1.) COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE ALABAMA STATE PLANE COORDINATE SYSTEM, N.A.D. 83 GRID (WEST ZONE)
2.) SURVEY MAP IS BASED ON A FIELD SURVEY CONDUCTED IN FEBRUARY AND MARCH, 2024 AND FEBRUARY AND MARCH, 2025 USING REAL-TIME KINEMATIC METHOD WITH TRIMBLE R10 BASE AND ROVER GPS RECEIVERS WITH A PUBLISHED RELATIVE POSITIONAL ACCURACY OF 5MM + 0.5PPM HORIZONTAL AND 10MM + 1PPM VERTICAL.
3.) PORTIONS OF THESE TRACTS LIE WITHIN SPECIAL FLOOD HAZARD AREAS AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 01077C0265D, MAP EFFECTIVE SEPTEMBER 11, 2009 OR MAP NO. 01077C0270D, MAP EFFECTIVE SEPTEMBER 11, 2009, OR MAP NO. 01077C0450D, MAP EFFECTIVE SEPTEMBER 11, 2009, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT.
4.) ALL TRACTS OF LAND SHOWN HEREON ARE SUBJECT TO ANY AND ALL RIGHTS, TITLE, INTERESTS, RESERVATIONS, AND/OR STIPULATIONS RESERVED TO THE UNITED STATES OF AMERICA, ACTING THROUGH ITS LEGAL AGENT, THE TENNESSEE VALLEY AUTHORITY (GRANTOR) THAT MAY HAVE BEEN RESERVED TO GRANTOR IN A SPECIAL WARRANTY DEED TO JAMES H. MCINTOSH DATED APRIL 20TH, 1956 THAT PERTAINS TO TRACT NO. XPR-265 IN WHICH THE SURVEYED LANDS SHOWN HEREON ARE A PART OF.
5.) THE 418-FOOT AND 423-FOOT ELEVATION CONTOURS SHOWN HEREON ARE SHOWN PER TVA PICKWICK LANDING RESERVOIR MAP 4-MS-421K511-36, DATED MAY 1954. ALIGNMENT AND SCALING ARE BASED ON TVA MONUMENTS 10 AND 19.
6.) THE 428-FOOT CONTOUR SHOWN HEREON IS SHOWN PER TVA PICKWICK LANDING RESERVOIR MAPS 4-MS-421B514-D-34 AND 4-MS-421B514-D-36, DATED MARCH 1958. ALIGNMENT AND SCALING ARE BASED ON TVA MONUMENTS 10, 12, AND 19.
NO TITLE REPORT FURNISHED TO THIS SURVEYOR; THEREFORE, THIS SURVEY IS SUBJECT TO FINDINGS OF AN ACCURATE TITLE SEARCH.
7.) EXISTING UTILITIES ARE SHOWN PER ABOVE GROUND EVIDENCE ONLY. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. ANY CONSTRUCTION CONTRACTOR IS HEREBY ADVISED TO VERIFY THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES IN THE WORK AREA PRIOR TO CONSTRUCTION AND CALL ALABAMA ONE CALL AT "811" AND ANY OTHER UTILITY COMPANIES PRIOR TO CONSTRUCTION.

PROPERTY TITLE REFERENCE:
1.) THE SURVEYED TRACTS ARE THE SAME AS THOSE DESCRIBED TO SHAWN P. OVERHOLSER AND WIFE, VICKI OVERHOLSER AS RECORDED IN RLPY 2024, PAGE 10929 AND RLPY 2024, PAGE 37573 OFFICE OF THE JUDGE OF PROBATE, LAUDERDALE COUNTY, ALABAMA.

LEGEND:
"IRF" = IRON ROD FOUND
"CIRF" = CAPPED IRON ROD FOUND
"CIRS" = CAPPED IRON ROD SET
"CMF" = CONCRETE MONUMENT FOUND
"REF." = REFERENCE
"MNS" = MAG NAIL SET
"ESMT" = EASEMENT

SURVEYORS CERTIFICATE:
1.) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, THIS MAP AND THE SURVEY ON WHICH IT IS BASED HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

9-18-2025
JOHN E. CLEGHORN, PLS # 18671 DATE
CENTRO RESOURCES, LLC, CA # 1188