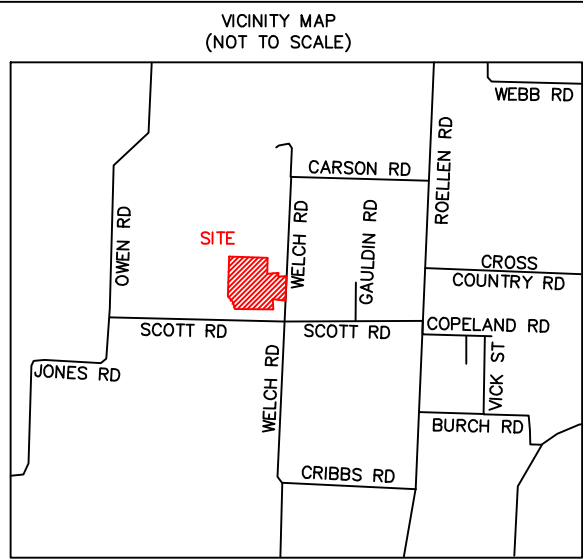




NOTES:

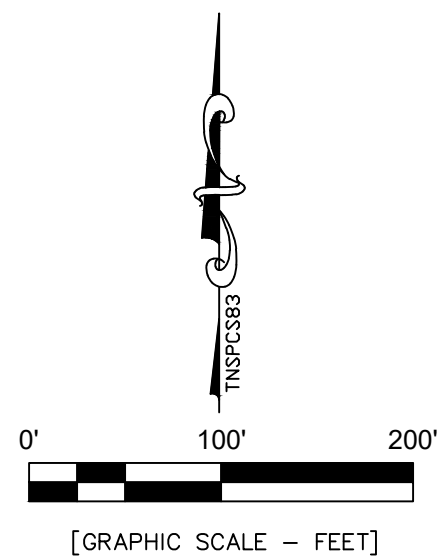
OWNER(S): HARRISON B. COTTRELL & DONALD R. COTTRELL
ADDRESS: 1913 UPPER FINLEY ROAD
DYERSBURG, TN 38024
RECORD BOOK 521, PAGE 705
TAX MAP: 90 PARCEL: 3.00
TRACT 1: ± 15.790 ACRES
TRACT 2: ± 8.031 ACRES
TRACT 3: ± 8.498 ACRES
TRACT 4: ± 8.077 ACRES
TRACT 5: ± 2.028 ACRES

FEMA FIRM MAP ZONE X DATED 10/16/2008

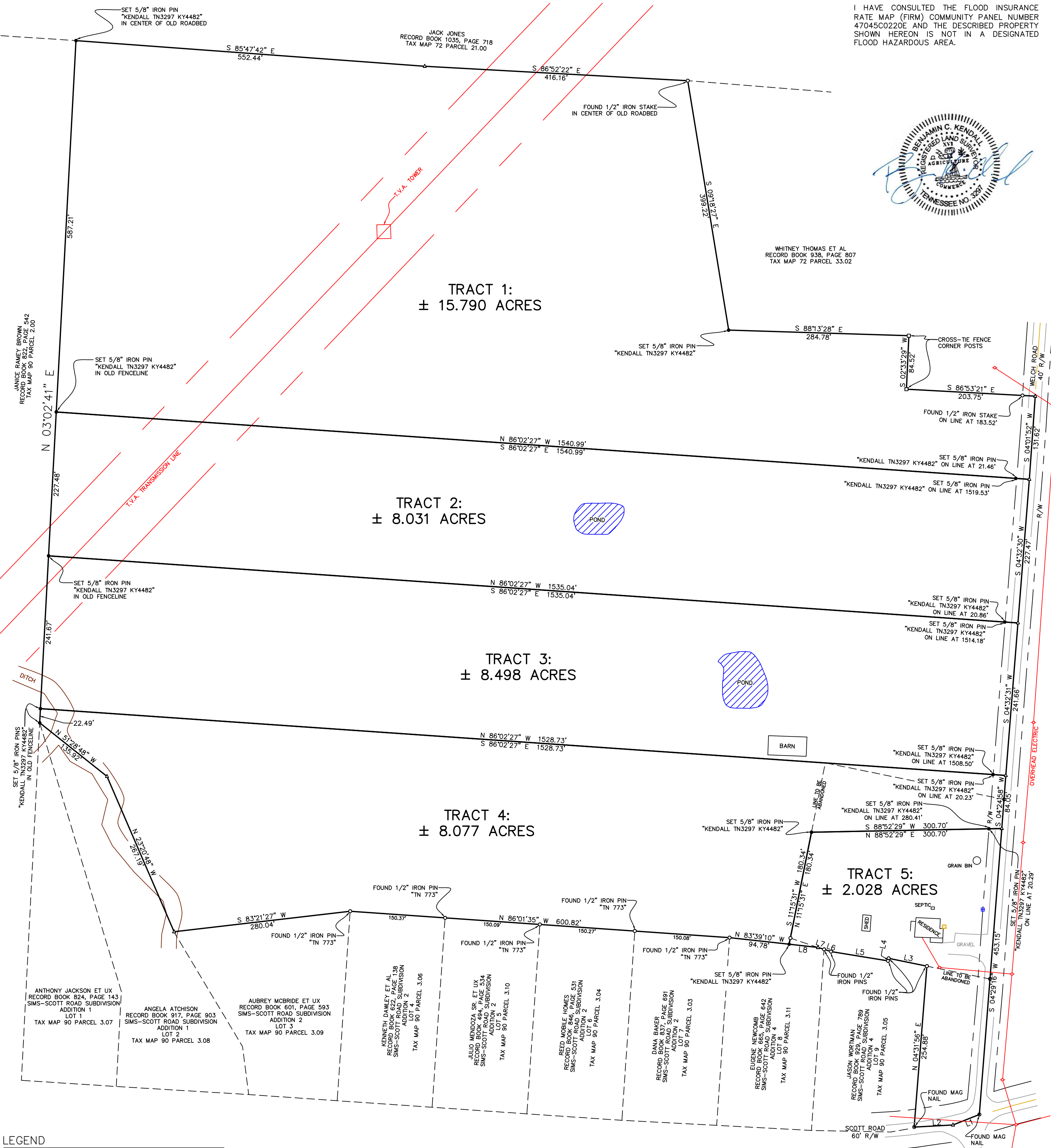
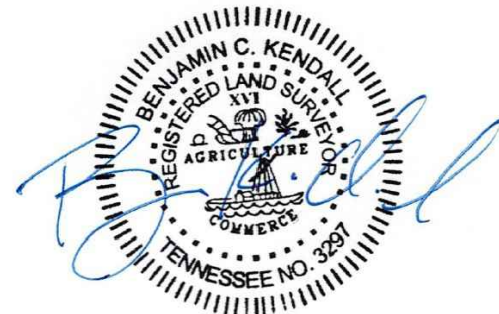
-TRACTS ARE SUBJECT TO A 120 FOOT WIDE TVA
TRANSMISSION LINE EASEMENT AS WELL AS ANY AND ALL
EASEMENTS AND/OR RIGHT OF WAYS FOR THE ROADS SHOWN
HEREON AS WELL AS ANY UTILITIES RUNNING THROUGH,
ACROSS, OR ADJACENT TO THE SURVEYED TRACT OF LAND
THAT MAY OR MAY NOT HAVE BEEN LOCATED AND SHOWN
HEREON.

-THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF ABSTRACT
OF TITLE; KENDALL SURVEYING/BENJAMIN C. KENDALL ASSUMES
NO LIABILITY FOR MATTERS THAT MAY HAVE BEEN DISCLOSED
UPON A THOROUGH TITLE SEARCH OF THE TRACT OF LAND
SHOWN HEREON.

-THIS SURVEY IS A COMBINATION OF DEED RESEARCH,
EVIDENCE FOUND DURING FIELD LOCATION, PAROL EVIDENCE,
APPARENT POSSESSION LINES, AND A BEST FIT SCENARIO. IF
ANY LAND OWNER (SUBJECT OR ADJOINING) DISPUTES THE
LINES SHOWN HEREON, THE HEREON SIGNED SURVEYOR WILL
MAKE EVERY EFFORT TO ACCOMMODATE SUCH NEEDS AND REVIEW
ANY PERTINENT INFORMATION REGARDING THE LINES IN
QUESTION.



I HAVE CONSULTED THE FLOOD INSURANCE
RATE MAP (FIRM) COMMUNITY PANEL NUMBER
47045C0220E AND THE DESCRIBED PROPERTY
SHOWN HEREON IS NOT IN A DESIGNATED
FLOOD HAZARDOUS AREA.



LEGEND

- △ UNMARKED POINT
- FOUND IRON PIN, AS NOTED
- SET 5/8" IRON PIN "KENDALL TN3297 KY4482"
- ◇ POWER POLE
- FENCE POST, AS NOTED
- ⊕ WATER METER
- ⊙ GAS METER
- ⊗ FOUND MAG NAIL
- P.O.B. POINT OF BEGINNING

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS
1:10,000 AS SHOWN HEREON. THIS SURVEY WAS DONE IN
COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS
OF PRACTICE.

BENJAMIN C. KENDALL, TN RLS 3297
543 MORAN ROAD DRESDEN, TN 38225
(731)-514-5322

LINE	BEARING	DISTANCE
L1	S 68°28'11" W	44.80'
L2	S 86°54'19" W	61.33'
L3	N 78°28'58" W	61.75'
L4	S 13°27'52" W	4.02'
L5	N 80°48'52" W	91.33'
L6	N 72°04'16" W	11.48'
L7	N 72°14'57" W	10.02'
L8	N 83°39'10" W	45.83'



B. COTTRELL LAND DIVISION LOCATED IN THE 7TH CIVIL DISTRICT OF DYER COUNTY, TENNESSEE		
TAX MAP: 90 PARCEL: 3.00	DATE: 4/3/2025	DRAWN BY: BCK
SCALE: 1"=100'	FILE NO.: d90-3	REVISED: