

269.42 +/- Acres - \$1,479/Ac - \$398,500

Brooksie Thompson Rd & Tucker Rd

Decatur Co, Bath Springs, TN 38311

Tax Map 094.00, Pc 044.00

Tax Map 095.00, Pc 035.00

Best **GPS Address** is across the road:

**7929 Brooksie Thompson Rd
Bath Springs, TN 38311**

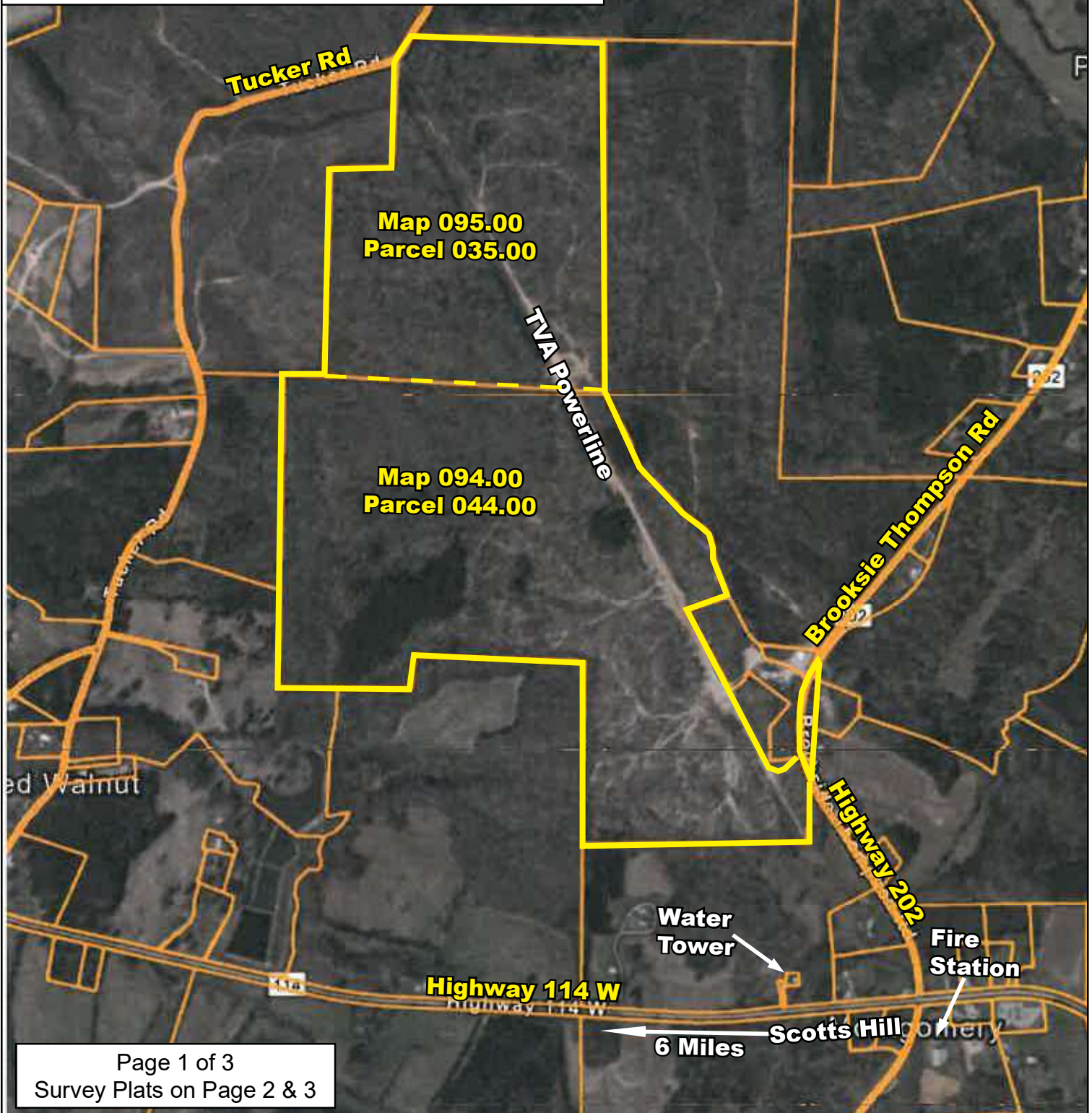
Lee Godfrey

731.343.2900 Cell

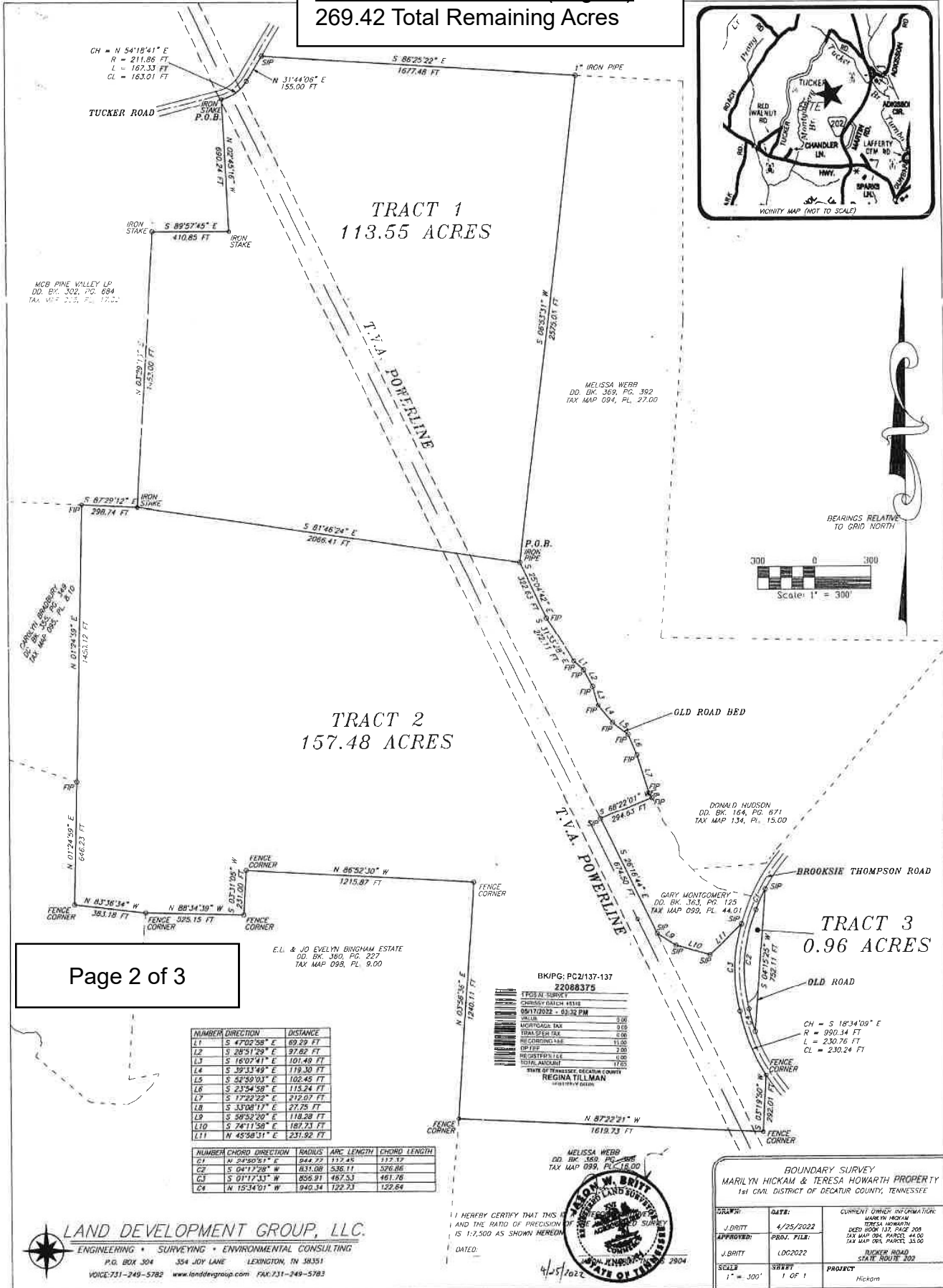
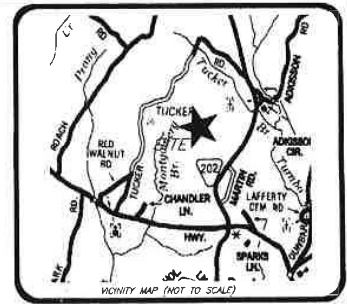
lee@leegodfrey.com

Coldwell Banker Barnes

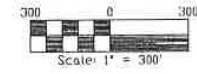
731.668.1777 Main Office



271.99 Acres
 - 2.57 Acres Sold Off (Page 3)
 269.42 Total Remaining Acres



BEARINGS RELATIVE TO GRID NORTH



Page 2 of 3

NUMBER	DIRECTION	DISTANCE
L1	S 47°02'58" E	89.22 FT
L2	S 28°51'29" E	97.82 FT
L3	S 16°07'41" E	101.49 FT
L4	S 39°33'49" E	119.30 FT
L5	S 52°30'03" E	124.45 FT
L6	S 23°24'58" E	115.24 FT
L7	S 17°22'22" E	212.07 FT
L8	S 33°08'11" E	27.75 FT
L9	S 59°32'20" E	118.28 FT
L10	S 74°11'58" E	181.73 FT
L11	N 45°58'01" E	231.92 FT

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	N 24°50'51" E	844.22	112.45	112.32
C2	S 04°17'29" W	851.00	536.11	399.86
C3	S 01°17'33" W	856.91	487.53	481.78
C4	N 15°34'01" W	840.34	122.73	122.64

BK/PC: PC2/137-137
 22088375

TOTAL SURVEY	
CHRISTY BUNCH #1314	
08/17/2022 - 05:32 PM	
STATE	3.00
MORTGAGE TAX	0.08
TRANSFER TAX	0.00
RECORDING FEE	11.00
DP-FEE	2.00
REGISTERED L.L.	1.00
TOTAL AMOUNT	17.08

STATE OF TENNESSEE, DECATUR COUNTY
 REGINA TILMAN
 REGISTERED SURVEYOR

MELISSA WEBB
 DD. BK. 363, PG. 125
 TAX MAP 099, PL. 15.00



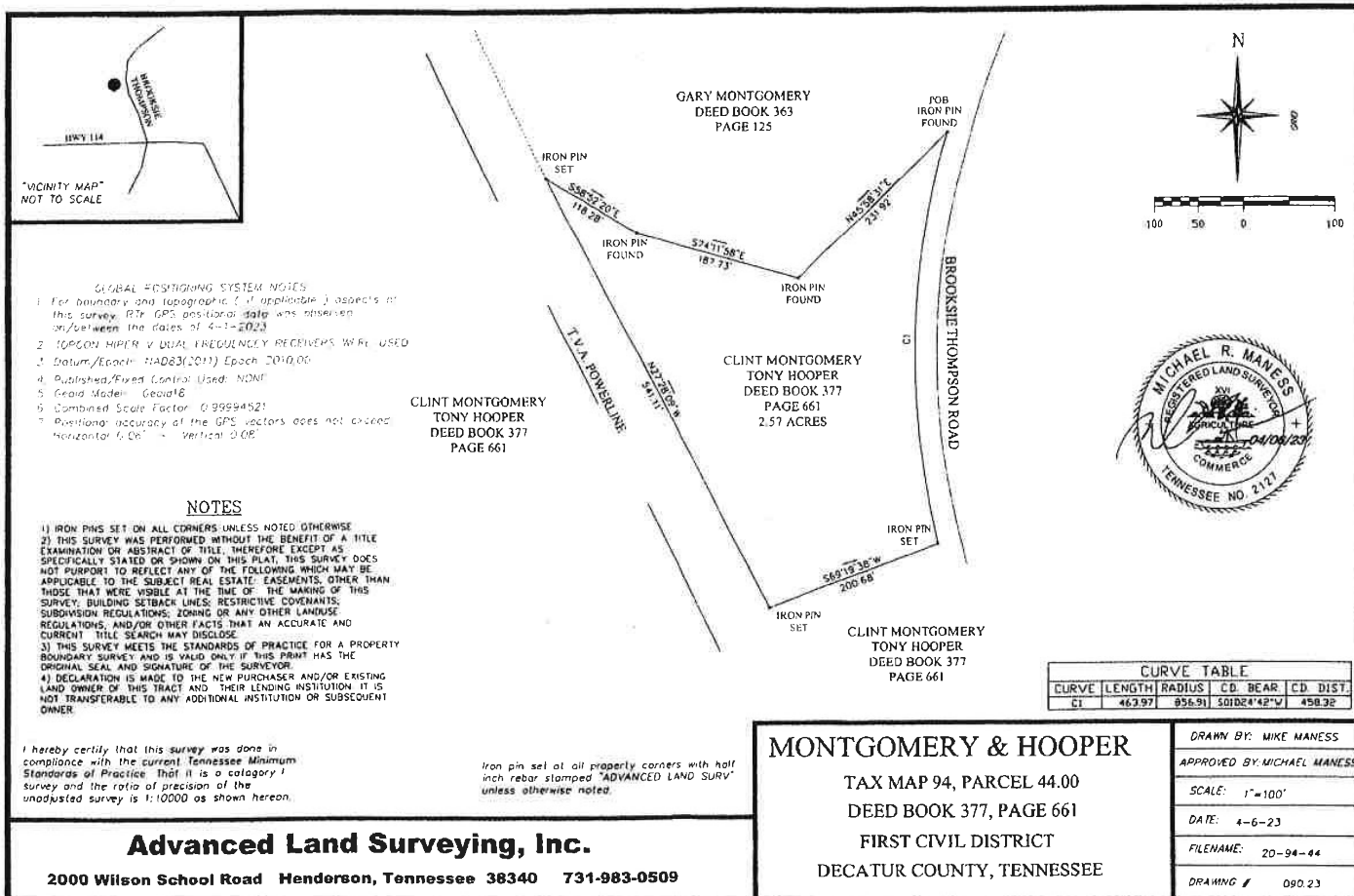
I HEREBY CERTIFY THAT THIS SURVEY AND THE RATIO OF PRECISION OF THE SAME AS SHOWN HEREON IS 1:7,500 AS SHOWN HEREON.

DATED: 4/25/2022

BOUNDARY SURVEY
 MARILYN HICKAM & TERESA HOWARTH PROPERTY
 1st CIVIL DISTRICT OF DECATUR COUNTY, TENNESSEE

DATE:	OWNER INFORMATION:
4/25/2022	MARILYN HICKAM TERESA HOWARTH
PROJ. FILE:	DECATUR COUNTY, TENNESSEE TAX MAP 099, PL. 15.00 TAX MAP 099, PL. 15.00
DATE:	4/25/2022
SCALE:	1" = 300'
SHEET:	1 OF 1
PROJECT:	Hickam

LAND DEVELOPMENT GROUP, LLC.
 ENGINEERING • SURVEYING • ENVIRONMENTAL CONSULTING
 P.O. BOX 394 354 JOY LANE LEXINGTON, TN 38351
 VOICE: 731-249-5782 www.landdevgroup.com FAX: 731-249-5783



"VICINITY MAP"
NOT TO SCALE

- GLOBAL POSITIONING SYSTEM NOTES
1. For boundary and topographic (if applicable) objects of this survey, RTK GPS positional data was obtained on/between the dates of 4-11-2023
 2. TOPCON HIPER-V DUAL FREQUENCY RECEIVERS WERE USED
 3. Datum/EPOCH: NAD83(2011) Epoch 2010.00
 4. Published/EPOCH Control Used: NONE
 5. Grids/Model: Geoid16
 6. Combined Scale Factor: 0.99994521
 7. Positioning accuracy of the GPS vectors does not exceed: Horizontal 5.00" - Vertical 2.00"

- NOTES
- 1) IRON PINS SET ON ALL CORNERS UNLESS NOTED OTHERWISE
 - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR ABSTRACT OF TITLE, THEREFORE EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THOSE THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION REGULATIONS; ZONING OR ANY OTHER LAWS, REGULATIONS, AND/OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 3) THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR A PROPERTY BOUNDARY SURVEY AND IS VALID ONLY IF THIS PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
 - 4) DECLARATION IS MADE TO THE NEW PURCHASER AND/OR EXISTING LAND OWNER OF THIS TRACT AND THEIR LENDING INSTITUTION, IT IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTION OR SUBSEQUENT OWNER.

I hereby certify that this survey was done in compliance with the current Tennessee Minimum Standards of Practice that it is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.

Iron pin set at all properly corners with half inch rebar stamped "ADVANCED LAND SURVY" unless otherwise noted.

MONTGOMERY & HOOPER
TAX MAP 94, PARCEL 44.00
DEED BOOK 377, PAGE 661
FIRST CIVIL DISTRICT
DECATUR COUNTY, TENNESSEE

DRAWN BY: MIKE MANESS
APPROVED BY: MICHAEL MANESS
SCALE: 1"=100'
DATE: 4-6-23
FILENAME: 20-94-44
DRAWING # 090.23

Advanced Land Surveying, Inc.

2000 Wilson School Road Henderson, Tennessee 38340 731-983-0509

ADVANCED LAND SURVEYING, INC.

2000 WILSON SCHOOL ROAD HENDERSON, TENNESSEE 38340 731-983-0509

NOTATION
This 2.57 Acre tract has been sold off and is excluded from the conveyance of this farm

4-9-23

This is to certify that Advanced Land Surveying, Inc., B.L.S. #2127, has surveyed the following tract of land lying in the First Civil District of Decatur County, Tennessee being part of a larger tract of land belonging to Clint Montgomery and Tony Hooper as recorded in Deed Book 377, Page 661 Register's Office of Decatur County, Tennessee;

Beginning at an iron pin found in the West right of way of Brooksie Thompson Road, which point is the Southeast corner of Gary Montgomery as recorded in Deed Book 363, Page 125 Register's Office of Decatur County, Tennessee, said point being the POINT OF BEGINNING; thence with the West right of way of Brooksie Thompson Road, a curve to the left with a radius of 856.91 feet for a length of 463.97 feet (CB=S.01°24'42"W., CD=458.32 feet) to an iron pin set; thence on new lines of Montgomery and Hooper, the following two calls S.69°19'38"W., a distance of 200.68 feet to an iron pin set; thence N.27°28'09"W., a distance of 541.11 feet to an iron pin set at the Southwest corner of Gary Montgomery; thence with lines of Gary Montgomery, the following three calls S.58°52'20"E., a distance of 118.28 feet to an iron pin found; thence S.74°11'58"E., a distance of 187.73 feet to an iron pin found; thence N.45°58'31"E., a distance of 231.92 feet to the POINT OF BEGINNING. Containing ~~2.79~~ 2.51 acres. (Plat)