

269.42 +/- Acres - \$1,199/Ac - \$323,000

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

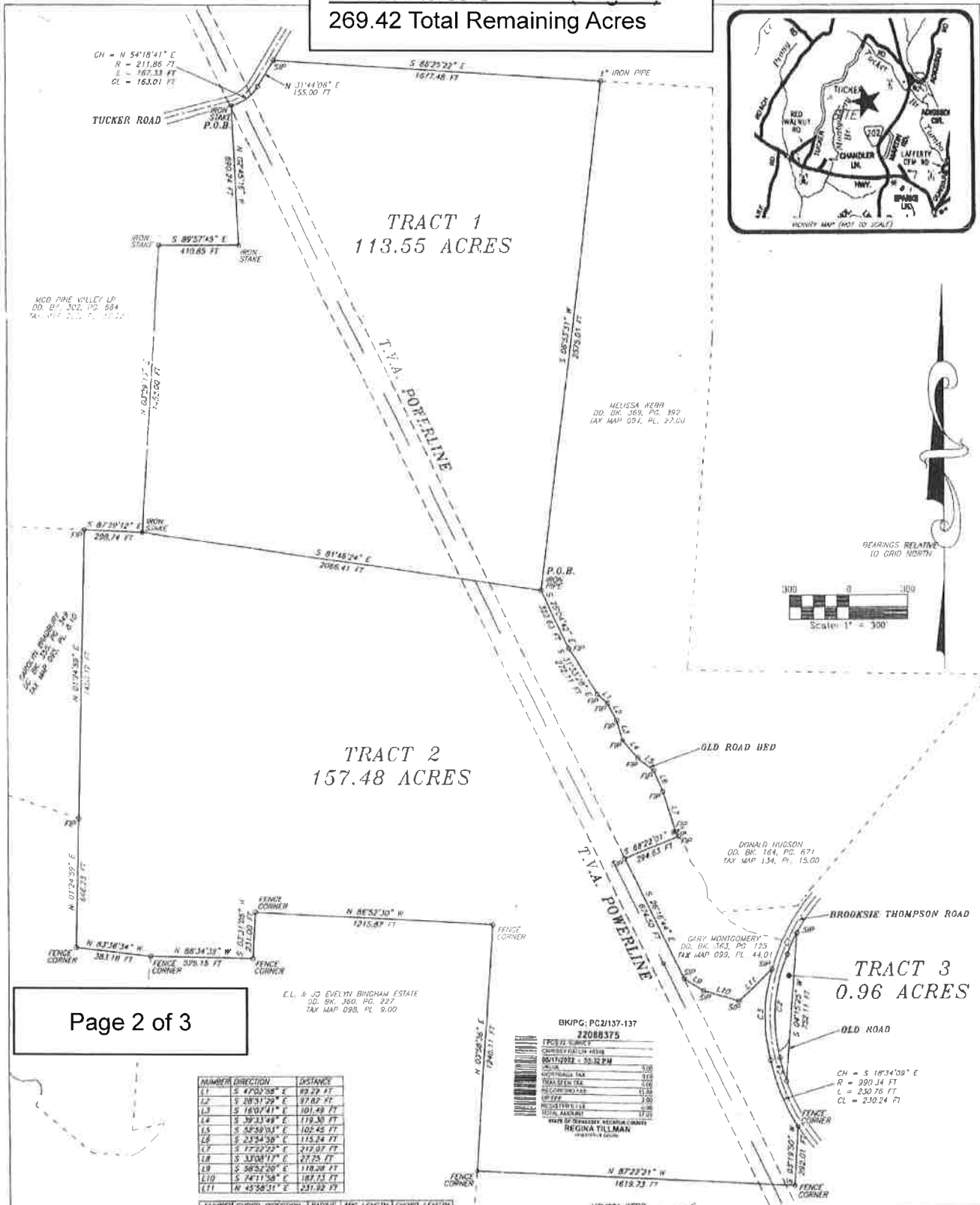
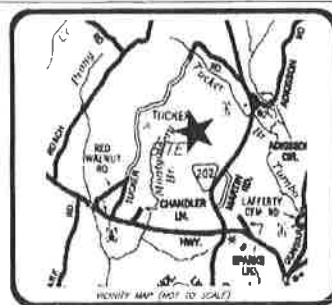
Lee Godfrey
731.343.2900 Cell
lee@leegodfrey.com
Coldwell Banker Barnes
731.668.1777 Main Office

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

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



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
1.1	S 47°02'58" E	89.29 FT
1.2	S 10°51'29" E	97.82 FT
1.3	S 16°02'41" E	101.48 FT
1.4	S 19°13'48" E	119.30 FT
1.5	S 58°50'11" E	102.45 FT
1.6	S 23°54'30" E	115.24 FT
1.7	S 77°22'22" E	212.07 FT
1.8	S 33°04'17" E	217.25 FT
1.9	S 30°52'20" E	118.28 FT
1.10	S 74°11'58" E	187.73 FT
1.11	N 45°38'51" E	237.92 FT

NUMBER	CHORD	DIRECTION	ARC LENGTH	CHORD LENGTH
C1	N 74°50'51" E		844.77	112.45
C2	S 04°17'28" W		831.08	336.11
C3	S 01°17'33" W		856.91	481.78
C4	N 15°34'01" W		840.34	122.64

BKIPG: PC21137-137
 22088375

DESCRIPTION	AMOUNT
PLATING	500
CONVEYANCE TAX	650
TRAILER TAX	100
REGISTRATION TAX	100
NOTARY	75
MISCELLANEOUS	175
TOTAL	1300

MELISSA HERR
 DD. BK. 369, PG. 892
 TAX MAP 004, PL. 22.00

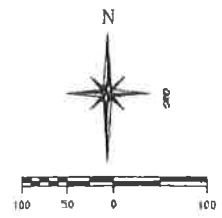
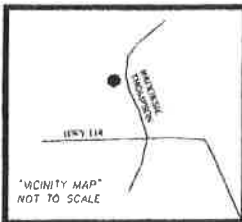


I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AND THE PART OF PRECISION SURVEY IS 1:12,500 AS SHOWN HEREON.
 DATED: 4/25/2022

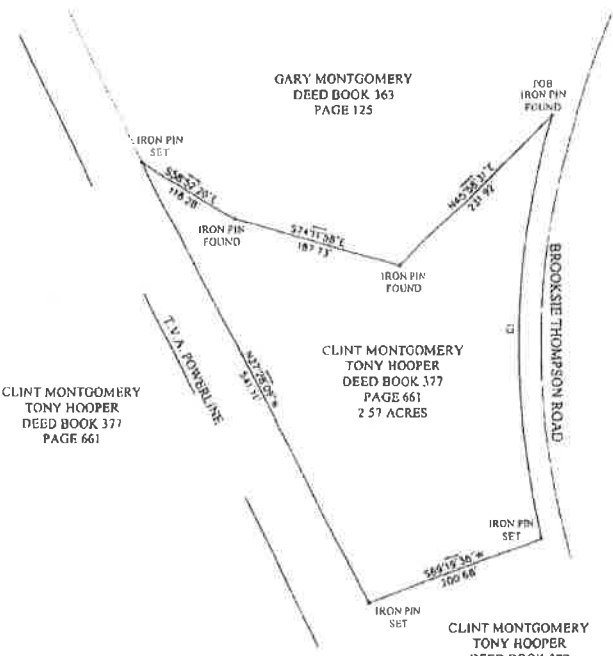
BOUNDARY SURVEY
 MARILYN HICKAM & TERESA HOWARTH PROPERTY
 1st CIVIL DISTRICT OF DECATUR COUNTY, TENNESSEE

DRAWN	DATE	CLIENT SURVEY INFORMATION
J BRIT	4/25/2022	MARILYN HICKAM
APPROVED:	PROJ. FILE:	DECATUR COUNTY
J BRIT	LOG2022	DECATUR COUNTY
SHEET	SHEET	PROJECT
1 - 300'	1 OF 1	TRUCKER ROAD

LAND DEVELOPMENT GROUP, LLC.
 ENGINEERING • SURVEYING • ENVIRONMENTAL CONSULTING
 P.O. BOX 304 334 JOE LANE LEADERSVILLE, TN 38351
 PHONE: 731-249-3782 www.landdevgroup.com FAX: 731-249-3783



- GLOBAL POSITIONING SYSTEM NOTES
1. For boundaries and topographic, if applicable, aspects of this survey RTK GPS positional data was obtained on/between the dates of 4-1-2023
 2. 10000 NUMBER OF USES: EMBLEMED RECEIVER WAS USED
 3. Datum/EPOCH: NAD83/2011 Epoch 2010.00
 4. Published/EPOCH Control used: NONE
 5. Stars Made: Geoid18
 6. Combined Scale Factor: 0.9994527
 7. Positional Accuracy of the GPS sectors does not exceed: Horizontal 1.0m - Vertical 3.0m



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 MARKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIONS, COVENANTS, SUBDIVISION REGULATIONS, ZONING OR ANY OTHER LANDUSE 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.

CURVE TABLE

CURVE	LENGTH	RADIUS	CD BEAR	CD DIST
C1	463.97	856.91	S102°42'W	458.32

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 property corners with half inch rebar stamped "ADVANCED LAND SURV" 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

This is to certify that Advanced Land Surveying, Inc. (T.S. #2127), has surveyed the following tract of land located 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 2.57 acres (Plat)