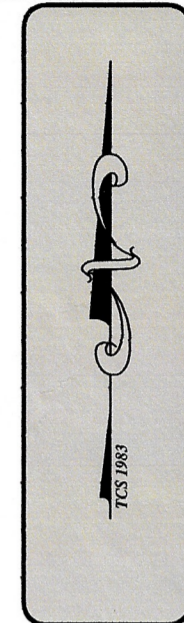
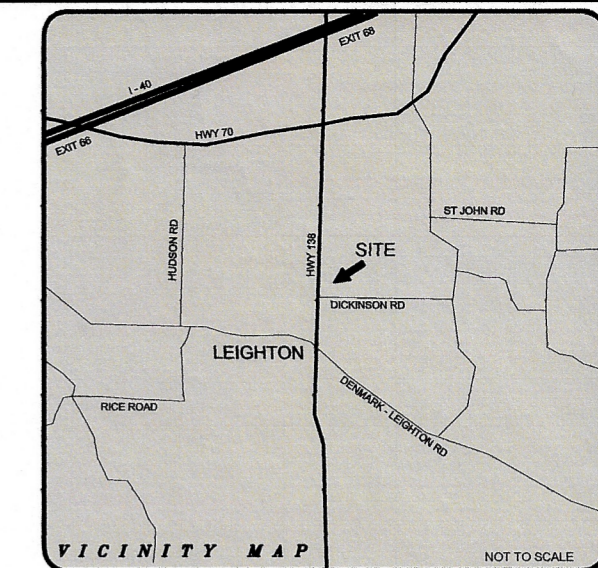


POSITIONAL ACCURACY: 0.010(m)
 TYPE OF GPS FIELD PROCEDURE: STATIC, RTK, OPUS
 DATES OF SURVEY: SEE TITLE BLOCK
 DATUM/EPOCH: NAD 1983 (CONUS)
 PUBLISHED/FIXED-CONTROL USE: OPUS
 GEOID MODEL: GEOID12A (CONUS)
 COMBIND GRID FACTOR: 0.99994353



CERTIFICATE OF SURVEY

BEGINNING at a 1/2 inch iron pin found in the north margin of Dickinson Road (ROW 50 feet) said pin being the southwest corner of William S. Massey as described in Deed Book 626 Page 569; runs thence with the margin of said road, north 89 degrees 50 minutes 40 seconds west 75.00 feet to a 1/2 inch iron pin found, said pin being the southeast corner of Nancy Jo Massey as described in Deed Book 678 Page 664; runs thence north 00 degrees 16 minutes 58 seconds east 143.18 feet to a 1/2 inch iron pin found, said pin being the northeast corner of Nancy Jo Massey as described in Deed Book 702 Page 1491; runs thence south 89 degrees 58 minutes 30 seconds west 311.36 feet to a 1/2 inch iron pin found, said pin being the common northwest corner of Massey(702/1491,678/664); runs thence south 08 degrees 22 minutes 28 seconds west 143.67 feet to a 1/2 inch iron pin found in the north margin of Dickinson Road; runs thence with said margin north 89 degrees 50 minutes 40 seconds west 197.22 feet to a point in the east margin of Highway 138 (ROW 100 feet), said point being the southwest corner of the herein described tract; runs thence with said margin north 03 degrees 03 minutes 23 seconds east 639.66 feet to an iron pin set (all pins set are 1/2" by 18" with identification cap stamped EVANS-RLS 2524), said pin being the northwest corner of the herein described tract; runs thence leaving said margin and with a new severance line through the John G. Dickinson, Jr. and Virginia L. Dickinson Trust as described in Deed Book 657 Page 139, south 71 degrees 56 minutes 53 seconds east 656.27 feet to an iron pin set, said pin being the northeast corner of the herein described tract; runs thence south 11 degrees 26 minutes 23 seconds west 269.36 feet to an iron pin set, said pin being the westernmost northwest corner of aforementioned William S. Massey; runs thence with the west line of William S. Massey, south 00 degrees 16 minutes 58 seconds west 173.01 feet to the POINT OF BEGINNING containing within these calls 284352.29 square feet or 6.53 acres of land as surveyed on August 22, 2019 by Evans & Associates Land Surveying, 320 South Washington, Brownsville, Tennessee. (731-772-2158) Said acreage being subject to all right of ways and easements, if any exist.

This being a portion of the property in the name of the John G. Dickinson, Jr. and Virginia L. Dickinson Trust recorded in Deed Book 657 Page 139 and Deed Book 702 Page 1495 in the Register's Office of Madison County, Tennessee. Shown on Tax Map 95, being Parcel 27.00 in the Assessor's Office of Madison County, Tennessee.

TOTAL
284352.29 sq. ft
6.53 Acres

**JOHN G DICKINSON JR &
 VIRGINIA L. DICKINSON TRUST**
DEED BOOK 657, PAGE 139

WILLIAM S MASSEY
DEED BOOK 626, PAGE 569

NANCY JO MASSEY
DEED BOOK 702, PAGE 1491

NANCY JO MASSEY
DEED BOOK 678, PAGE 664

**JOHN G DICKINSON JR &
 VIRGINIA L. DICKINSON TRUST**
DEED BOOK 702, PAGE 1495

HWY 138 (ROW 100')

DICKINSON ROAD (ROW 50')

NOTES:

- All iron pins set are 1/2" by 18" with an identification cap stamped (EVANS-RLS 2524).
- Bearings are relative to the Tennessee Coordinate System of 1983 as defined by TCA 66-6-101,103.
- A Topcon Hiper Gb dual frequency GPS was used with real time kinematics for a portion of the control points and a portion of other physical locations.
- It is the opinion of this surveyor that the precision of the GPS survey meets or exceeds the unadjusted survey minimum accuracy standards for a Category II Survey.
- 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. This survey is based on the deeds of record as shown.
- We have made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current abstract or title search may disclose.

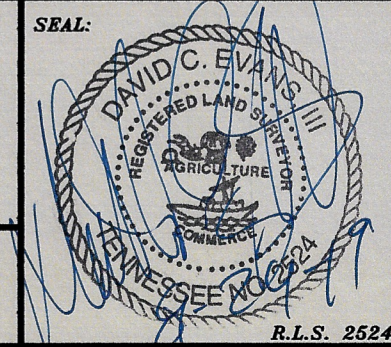
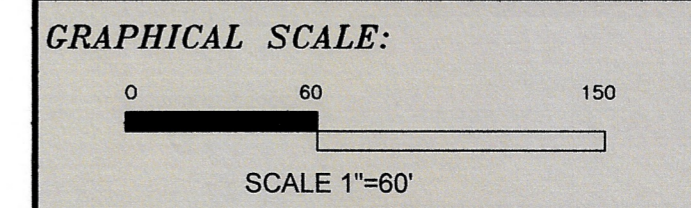
PLAT OF PROPERTY

SURVEY PREPARED FOR
DEE KETCHERSIDE

PROPERTY INFORMATION:
 DEED BOOK 702 PAGE 1495
 DEED BOOK 657 PAGE 139
 TAX MAP 95, PARCEL 27.00
 2ND CIVIL DISTRICT
 MADISON COUNTY, TENNESSEE

REVISIONS:

NO.	DATE	DESCRIPTION



CERTIFICATE:
 I hereby certify that this is a Category II Survey and that the ratio of precision of the unadjusted survey is 1:7,500 as shown hereon. This survey meets or exceeds the current Tennessee Minimum Standards of Practice and is correct to the best of my knowledge and belief.

EVANS & ASSOCIATES
LAND SURVEYING
 320 SOUTH WASHINGTON BROWNVILLE, TN 38012
 (731) 772-2158 EMAIL: evans@evansland.com

SURVEY DATE: 08/22/19 DATE DRAWN: 08/24/19
 DRAWN BY: DCE CHECKED BY: DCE
 JOB #: 2019-0822 SHEET 1 OF 1