PROPOSED SALES SKETCH

CRONE
DEED BOOK 832 , PAGE 696
TAX MAP 175 , PARCEL 7.04

976.09'
1531.49
N87°45'17"W
555.40'

TRAVIS
DEED BOOK 721 , PAGE 385
TAX MAP 175 , PARCEL 5.01

582.45'

TRACT 2
16.95 ACRES

BEARD
DEED BOOK 717 , PAGE 510
TAX MAP 175 , PARCEL 7.02

ENTIRE FARM TRACT
52.80 ACRES

ARENA

COLEMAN
DEED BOOK 101 , PAGE 278
TAX MAP 175 , PARCEL 7.00

N07°58'11"E
1137.17

816.62'

1312.19'

S00°59'45"W
1522.05

GRAVEL

TRACT 1
17.38 ACRES

BARN

ADAMS
DEED BOOK 918 , PAGE 282
TAX MAP 175 , PARCEL 3.05

339.60'

792.60'

TRACT 3
18.48 ACRES

100.00

408.81
N80°38'16"W

LATHAM CHAPEL RD

100.00'

947.59'

N02°35'33"E
290.04

95.02'

1054.85'

95.02'

S89°20'23"E
1789.46

ADAMS
DEED BOOK 918 , PAGE 282
TAX MAP 175 , PARCEL 3.05

TSPCS

SITE

VICINITY MAP NOT TO SCALE

TRACT 1 (ARENA) = 17.38 ACRES
TRACT 2 (NORTH) = 16.95 ACRES
TRACT 3 (SOUTH) = 18.48 ACRES

ENTIRE FARM = 52.80 ACRES

NOTES:

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.

All deed book references shown hereon are recorded in the Register's Office of Gibson County, Tennessee.

All iron pins set are 1/2" rebar with an identification cap stamped Surveying Services.

Bearings shown hereon are relative to raw gps observations obtained 09/24/10.

CERTIFICATE:

I hereby certify that this is a Category 1 Survey and that the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. This survey is correct to the best of my knowledge and belief.

SYMBOLS LEGEND:

- IRON PINS, SET & FOUND
- IRON PIPE, FOUND
- T-POST, FOUND
- WOOD POST, FOUND
- RIGHT OF WAY MONUMENT, FOUND
- SEWER MANHOLE
- SEWER CLEANOUT
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- ELECTRIC BOX
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- SIGN

0 100 250

PLAT OF PROPERTY

SCALE 1"=100' DATE 02/28/17
DRAWN BY: RICHARD N. BROWN, R.L.S. 1778

SURVEY PREPARED FOR

RIDGELY AUCTION & REALTY
1715 PARKERS STORE ROAD, CEDAR GROVE, TN 38321

SURVEY OF:

52.80 ACRES
BEARD PROPERTY

LATHAMS CHAPEL RD, 1ST CIVIL DISTRICT, GIBSON COUNTY, TENNESSEE
TAX MAP 175, PARCEL 7.02 – DEED BOOK 717, PAGE 510

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 664-0807

DRW. NO. 2010-096-2017A