



CERTIFICATE OF SURVEY ACCURACY

I (THE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREIN AND THAT THIS IS A CATEGORY II SURVEY HAVING A MINIMUM RATIO OF PRECISION OF 1:7,000 ON THE UNADJUSTED SURVEY AS SHOWN.

THOMAS A. CAMPBELL, II
TALL 1/17/17

SURVEYOR'S NOTES

- 1) BOUNDARY LINES ON THIS SURVEY WERE DERIVED FROM A FIELD RUN SURVEY.
- 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3) SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 4) THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THIS IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
- 5) THIS PROPERTY IS SUBJECT TO ANY RIGHT OF WAY AND EASEMENTS RECORDED AND UNRECORDED.

PROPERTY OF: REBECCA FERGERSON
LOCATED IN THE 5TH CIVIL DISTRICT OF GILES COUNTY, TENN.
SCALE 1" = 200'
DRAWN BY ED HERRIDGE
APPROVED BY THOMAS A. CAMPBELL, II
DATE 08/17/17
DEED BOOK 298 PAGE 842 (PORTION OF), ROGCT
TAX MAP 36 PARCEL 20.02 (PORTION OF)

LEAVING THE SAID ROD WITH A MARKED LINE, NORTH 35 DEGREES 26 MINUTES 28 SECONDS EAST 229.80 FEET TO AN IRON ROD FOUND, THE SAID ROD BEING A CORNER WITH ROBERTA J. LITTLE (DB.321 PG.754) AND BEING THE NORTHEAST CORNER OF THE PARENT TRACT AND OF THE SAID TRACT, THENCE LEAVING THE SAID ROD, SOUTH 72 DEGREES 42 MINUTES 07 SECONDS EAST 165.35 FEET, SOUTH 42 DEGREES 46 MINUTES 40 SECONDS EAST 1436.82 FEET TO AN IRON ROD IN AN EXISTING FENCE, THENCE LEAVING THE SAID ROD WITH AN EXISTING FENCE, SOUTH 09 DEGREES 40 MINUTES 27 SECONDS WEST 157.64 FEET, SOUTH 12 DEGREES 11 MINUTES 26 SECONDS WEST 132.33 FEET, SOUTH 38 DEGREES 09 MINUTES 28 SECONDS WEST 381.59 FEET, NORTH 85 DEGREES 07 MINUTES 50 SECONDS EAST 408.00 FEET, SOUTH 17 DEGREES 30 MINUTES 16 SECONDS EAST 709.45 FEET, SOUTH 15 DEGREES 04 MINUTES 25 SECONDS EAST 474.83 FEET TO AN IRON ROD FOUND, THE SAID ROD BEING THE SOUTHEAST CORNER OF THE SAID TRACT, THENCE LEAVING THE SAID ROD, SOUTH 73 DEGREES 07 MINUTES 27 SECONDS WEST 480.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.12 ACRES MORE OR LESS.

THIS PROPERTY IS SERVED BY AND SUBJECT TO A 50' RIGHT OF WAY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS AND INSTALLATION OF UTILITIES AND BEING MORE DESCRIBED AS LYING 25' EAST AND WEST OF THE FOLLOWING CENTERLINE CALLS, BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT, THENCE LEAVING THE SAID SPIKE WITH THE CENTERLINE OF THE SAID EASEMENT, SOUTH 04 DEGREES 28 MINUTES 27 SECONDS EAST 11.11 FEET, SOUTH 09 DEGREES 52 MINUTES 38 SECONDS EAST 139.46 FEET, SOUTH 32 DEGREES 34 MINUTES 52 SECONDS EAST 51.96 FEET, SOUTH 42 DEGREES 50 MINUTES 03 SECONDS EAST 26.76 FEET, SOUTH 57 DEGREES 32 MINUTES 37 SECONDS EAST 45.84 FEET, SOUTH 49 DEGREES 22 MINUTES 42 SECONDS EAST 54.68 FEET, SOUTH 32 DEGREES 32 MINUTES 59 SECONDS EAST 28.27 FEET, SOUTH 07 DEGREES 58 MINUTES 38 SECONDS EAST 198.12 FEET, SOUTH 23 DEGREES 25 MINUTES 14 SECONDS EAST 222.36 FEET, SOUTH 21 DEGREES 03 MINUTES 03 SECONDS EAST 81.62 FEET, SOUTH SOUTH 21 DEGREES 48 MINUTES 06 SECONDS EAST 128.00 FEET, SOUTH 25 DEGREES 44 MINUTES 21 SECONDS EAST 72.21 FEET, SOUTH 21 DEGREES 52 MINUTES 44 SECONDS EAST 41.63 FEET TO THE CENTERLINE OF DAVE RISNER ROAD, AS PER SURVEY BY THOMAS A. CAMPBELL, II, TRLS #978.

BEING A PORTION OF THE PROPERTY CONVEYED TO REBECCA FERGERSON BY WARRANTY DEED OF RECORD APPEARING IN DEED BOOK 298, PAGE 642, REGISTER'S OFFICE, GILES COUNTY, TENNESSEE.

MAP 36, PARCEL 20.02 (PORTION OF)

This property is known as: 30.12 acres on Dave Risner Road, Ethridge, TN 38456.

Subject to taxes for the year 2016, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs or assigns, forever, and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular and use of any gender shall be applicable to all genders.

SUBSCRIBED AND SWORN BEFORE ME THIS THE 3RD DAY OF FEBRUARY, 2016.

Rebecca Ferguson
REBECCA FERGERSON

Inst # 16106066 02/03/2016
Book D366 Page 489

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Ferguson, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of February, 2016.

My commission expires:



TERRY W. RISNER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 22, 2019

NOTARY PUBLIC

TOMMY HYATT DATE 2-3-16
GILES COUNTY ASSESSOR OF PROPERTY

DIST 5 MAP 36 GRP PCL 20.02(4)