



BRANDON HOWARD LOWRY &  
 YERONICA D. WANNAMAKER  
 Map 84 Parcel 1.00  
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BENTON HILLS, LLC  
 Map 79 Parcel 341.00  
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MICHELLE LEE AYERS  
 Map 84 Parcel 2.00  
 Book WD 12 Page 487

LOUIE MCCOY  
 Map 84 Parcel 5.00  
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ROCKY RIVER TN, LLC PROPERTY  
 Map 84 Parcel 88.00  
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LINE	BEARING	DISTANCE
L1	N 29°09'28" W	102.45'
L2	N 01°54'24" E	6.95'
L3	S 47°35'40" E	6.14'
L4	S 29°58'50" E	70.32'
L5	S 19°59'56" E	30.00'
L6	S 19°59'56" W	30.00'
L7	S 60°30'33" E	89.79'
L8	S 79°03'46" E	159.78'
L9	N 69°30'46" E	163.59'
L10	N 39°05'46" E	266.16'
L11	N 38°51'10" E	61.91'
L12	N 22°04'18" E	133.18'
L13	N 77°10'50" E	74.61'
L14	N 83°10'21" E	185.20'
L15	S 59°03'19" E	56.43'
L16	S 26°40'06" E	93.66'
L17	S 29°54'09" W	116.43'
L18	S 21°34'40" W	24.06'
L19	S 49°38'40" E	60.15'
L20	S 32°26'58" W	181.27'
L21	S 02°10'36" E	174.08'
L22	S 18°06'22" W	266.22'
L23	S 10°11'41" E	131.02'
L24	S 69°28'28" E	126.12'
L25	S 67°13'35" W	158.84'
L26	S 45°47'39" W	210.92'
L27	S 02°55'34" W	203.62'
L28	S 24°16'16" E	193.41'
L29	S 23°43'47" E	158.32'
L30	S 10°18'01" E	88.53'
L31	S 05°00'53" E	167.97'
L32	S 03°18'36" W	107.30'
L33	S 24°43'12" W	225.01'
L34	S 32°36'35" W	113.47'
L35	S 39°14'42" W	62.23'
L36	S 44°21'00" W	56.63'
L37	S 50°21'28" W	58.24'
L38	S 58°00'09" W	37.70'
L39	S 64°11'15" W	209.40'
L40	S 59°30'23" W	130.76'
L41	S 53°13'23" W	187.36'
L42	S 49°09'27" W	108.22'
L43	S 36°07'10" W	220.15'
L44	S 39°08'43" W	107.11'
L45	S 55°51'19" W	192.48'
L46	S 34°16'42" W	296.91'
L47	S 79°53'18" W	208.97'
L48	N 18°16'27" W	208.64'

Tract #4  
 165.38 Ac



**GPS CERTIFICATION:**

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:  
 (a) Type of Survey: Real Time Kinematic  
 (b) Positional Accuracy: 0.06 feet  
 (c) Date of survey: 29 January 2021  
 (d) Datum/Epoch: NAD83(2011) Epoch 2010.00  
 (e) Published/Fixed-control used: TDOT CORS Network  
 (f) Geoid Model: Geoid12A  
 (g) Combined grid factor(s): 0.99999496

Note: The point of beginning is located N 86°59'40" W 1301.56 feet from a power pole.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1:7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

Drawn by: CDM File No.: 07-212c1 651.27 AC BH TR 4

LEGEND	
	CENTER LINE OF CREEK
	CONCRETE MONUMENT
	POWER POLE
	1/2" PIPE (est)
	ROAD

**JOSH CHATHAM SURVEY**  
 BENTON HILLS, LLC PROPERTY  
 ROCKY RIVER ROAD  
 4TH CIVIL DISTRICT  
 VAN BUREN COUNTY, TENNESSEE  
 DATE 29 JANUARY 2021  
 TOTAL ACRES 165.38  
 DEED REF: RB 82 PAGE 699  
 TAX MAP 79 P/O PARCEL 341.00