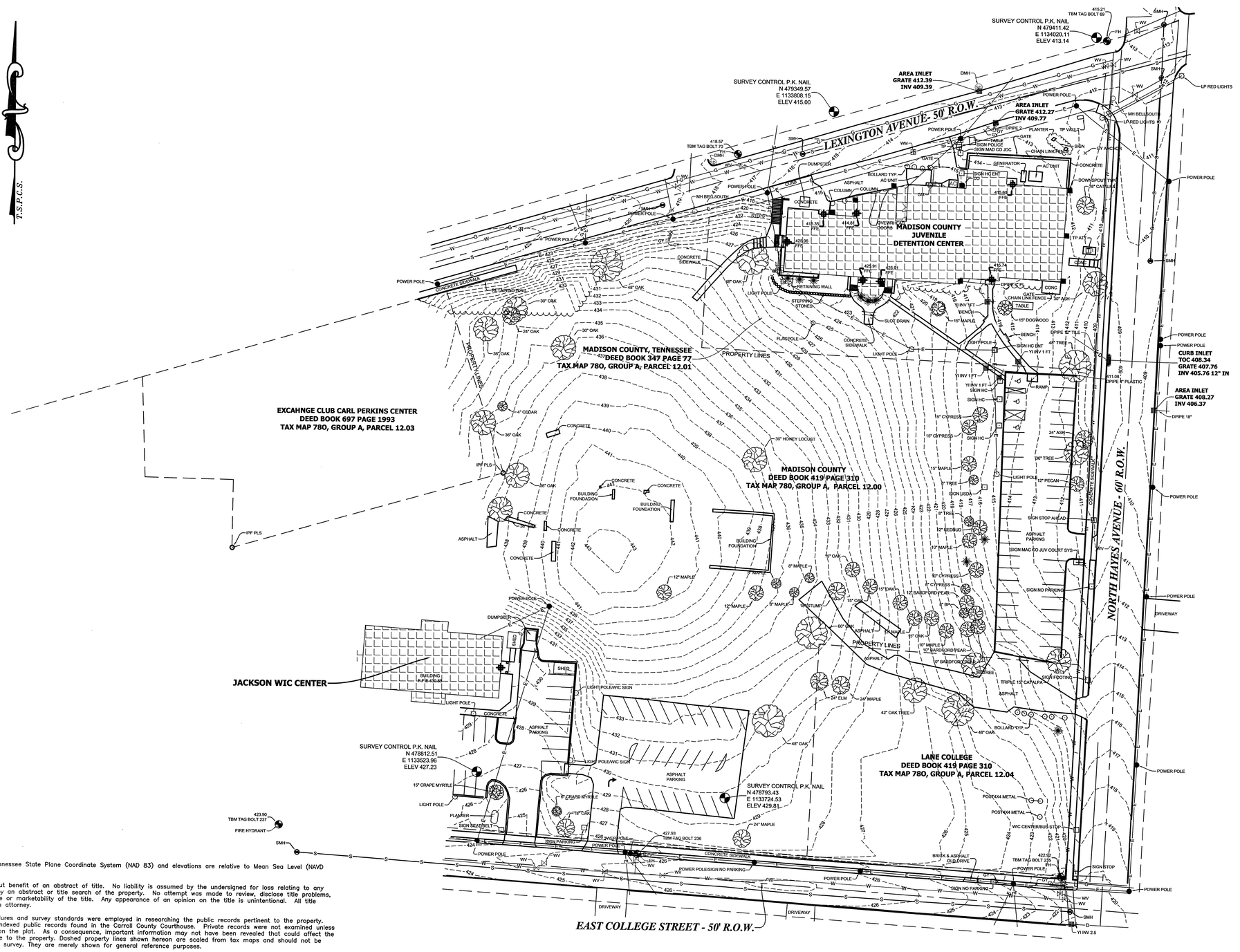

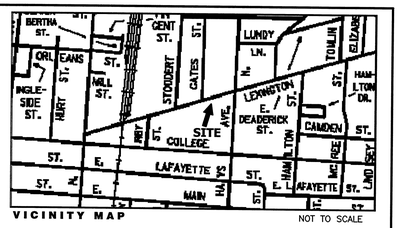

VICINITY MAP

NOT TO SCALE

LEGEND:

GAS LINE	G
FIBER OPTIC	FO
OVERHEAD ELECTRIC	E
UNDERGROUND ELEC	UGE
TELEPHONE	T
WATER	W
SEWER	S
STORM DRAIN	D

LEGEND:

	CMP	CORRUGATED METAL PIPE
	CO	SEWER CLEANOUT
	DS	DOWNSPOUT
	ELEV	ELEVATION
	FH	FIRE HYDRANT
	GM	GAS METER/REGULATOR
	GV	GAS VALVE
	GY	GUY WIRE
	INV	INVERT
	IPF	IRON PIN, FOUND
	LP	LIGHT POLE
	MB	MAIL BOX
	MP	METAL POST
	PP	POWER POLE
	RCP	REINFORCED CONCRETE PIPE
	SMH	SEWER MANHOLE
	SN	SIGN
	TBM	TEMPORARY BENCHMARK
	TP	TELEPHONE PEDESTAL
	WM	WATER METER
	WV	WATER VALVE

NOTES:

1. Bearings are relative to the Tennessee State Plane Coordinate System (NAD 83) and elevations are relative to Mean Sea Level (NAVD 88).

2. 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. No attempt was made to review, disclose title problems, or come to an opinion on the title or marketability of the title. Any appearance of an opinion on the title is unintentional. All title questions should be referred to an attorney.

3. Reasonable and ordinary procedures and survey standards were employed in researching the public records pertinent to the property. Research was limited to properly indexed public records found in the Carroll County Courthouse. Private records were not examined unless otherwise noted in this report or on the plat. As a consequence, important information may not have been revealed that could affect the location of the boundaries and title to the property. Dashed property lines shown hereon are scaled from tax maps and should not be relied upon as an actual boundary survey. They are merely shown for general reference purposes.

4. Public road easements are often poorly indexed, missing, or difficult to identify. The right of way for Lexington Street, Hayes Street and College Street has been shown per current deeds and plats, but may be more or less.

5. Easements may exist on the property and not be revealed by the limited research or survey of the property. Once created by deed, reservation, or use, may burden the property regardless of further mention in recent records. Easements may arise by implication. Obvious and visible evidence of easement has been taken into account, along with the disclosure of easements in the most recent records examined for boundary information.

6. Rights or title may align with occupation lines rather than the record boundaries when the occupation lines differ from the record boundaries. An attorney should be consulted to obtain an opinion on the probability of title conforming to the occupation line rather than the record boundary.

7. Site control was post processed and adjusted by The National Geodetic Survey, OPUS website. All other points suitable for GPS observation were established from GPS RTK observations. The GPS system used for the observations were Topcon HiperLite base/rover systems. Points not suitable for GPS observations were located via conventional observations from the established site control using Topcon Robotic Instrument. Site positions located during the course of this survey have a horizontal accuracy +/-0.05' and a vertical accuracy of +/-0.07'.

8. The underground utilities and drainage structures as shown hereon are plotted from above ground features. This drawing does not reflect the actual existence or non-existence of utilities. The type and size of all utilities and drainage structures should be field verified by the proper utility division before any excavation.

BRYAN J. BATTE
REGISTERED LAND SURVEYOR
No. 2021
TENNESSEE NORTH

I hereby certify that this is a Category II survey and that the ratio of precision of the unadjusted survey is greater than 1:7500 as shown hereon. This survey is correct to the best of my knowledge and belief.

0' 40' 100'

TOPOGRAPHIC PLAT OF PROPERTY

SCALE 1"=40' DATE 07/20/2021
DRAWN BY BRYAN J. BATTE

SURVEY PREPARED FOR

TLM ASSOCIATES, INC.
JUVENILE DETENTION CENTER

JACKSON, MADISON COUNTY, TENNESSEE
TAX MAP 78, PARCEL 12.0, 12.01 & 12.04
DEED BOOK 419 PAGE 310
DEED BOOK 347 PAGE 77
DEED BOOK 705 PAGE 233

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

DRW. NO. 2015-113-JDC