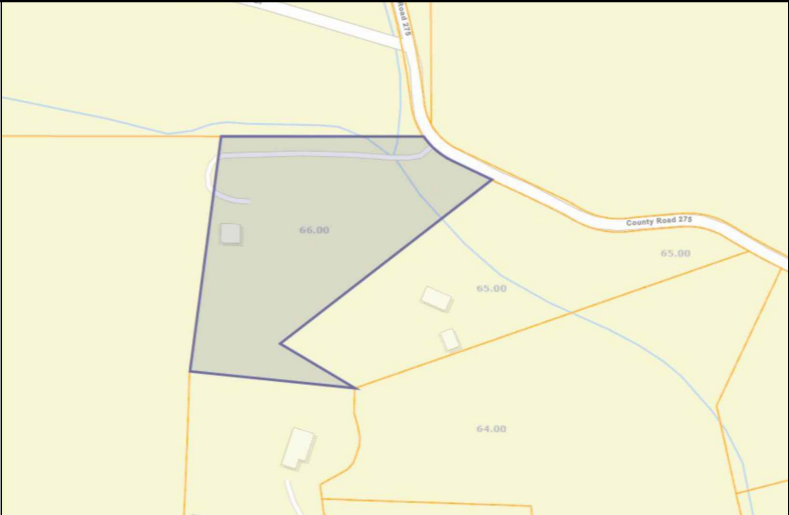


GRID



SURVEY NOTES:

- Owner: Lester Powell & Laurie Malick
389 County Road 275
Niota, TN 37826
Map 020 Parcel 066.00
- All portions of this survey were completed using RTK GPS Data collected on 8-13-2025 using Trimble R12 Dual Frequency Receivers: Horizontal Accuracy +/- 0.1' & Vertical Accuracy +/- 0.1'. Coordinates are based off of TN NAD83/NAVD88 using Geoid18 with a combined scale factor of 1.0000805638
- Survey Requested by American Auctioneers
- The survey completed hereon was completed without abstract of title.
- Property shown hereon is subject to all easements, right-of-ways, regulations, restrictions in effect at the time of the survey.
- Building Setbacks: Front 35'/Side 10'/Rear 15'

LEGEND

- Power Pole
- Point As Described or Not monumented
- △ 1/2" Iron Pin (Set)
- ⊥ Sign
- △ Iron Rod (Found)
- ⊕ Guy Anchor
- ⊕ Gas Valve
- ⊕ Existing Septic Tank
- ⊕ Manhole
- ⊕ Storm Manhole
- ⊕ Water Valve
- ⊕ Metal Fence Post (Found)
- ⊕ WFP
- ⊕ Wood Post
- ⊕ Utility Box
- ⊕ Water Meter
- ⊕ Gas Meter
- ⊕ Light Pole
- ⊕ Existing Catch Basin



Surveyor:
Nic Barnes, RLS 2751
204 Congress Parkway S.
Athens, TN 37303
423-333-5329

BOUNDARY RETRACEMENT SURVEY

American Auctioneers

Second Civil District, McMinn County, Tennessee

SCALE OF FEET
50 0 50

McMinn Date of Survey 8-13-2025 Project# 25-361

Thomas Property
(D.B.22E/PG.162)

Coffey Property
(D.B.20T/PG.756)

Powell & Malick Property
Map 020 Parcel 066.00
(D.B.15S/PG.741)
2nd Civil District
McMinn County, TN
5.53 ±Acres

Myers Property
(D.B.19I/PG.444)

Drake Property
(D.B.22P/PG.808)

Drake Property
(D.B.22P/PG.818)

Certification of Surveyor:

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; and that all monuments shown hereon actually exist or are marked as "Future," and their location, size, type and material are correctly shown; Further, I certify this is a Category IV land survey as defined in Standards of Practice issued by the Tennessee State Board of Examiners for Land Surveyors.

Surveyor: _____ Tenn. Reg. No. _____