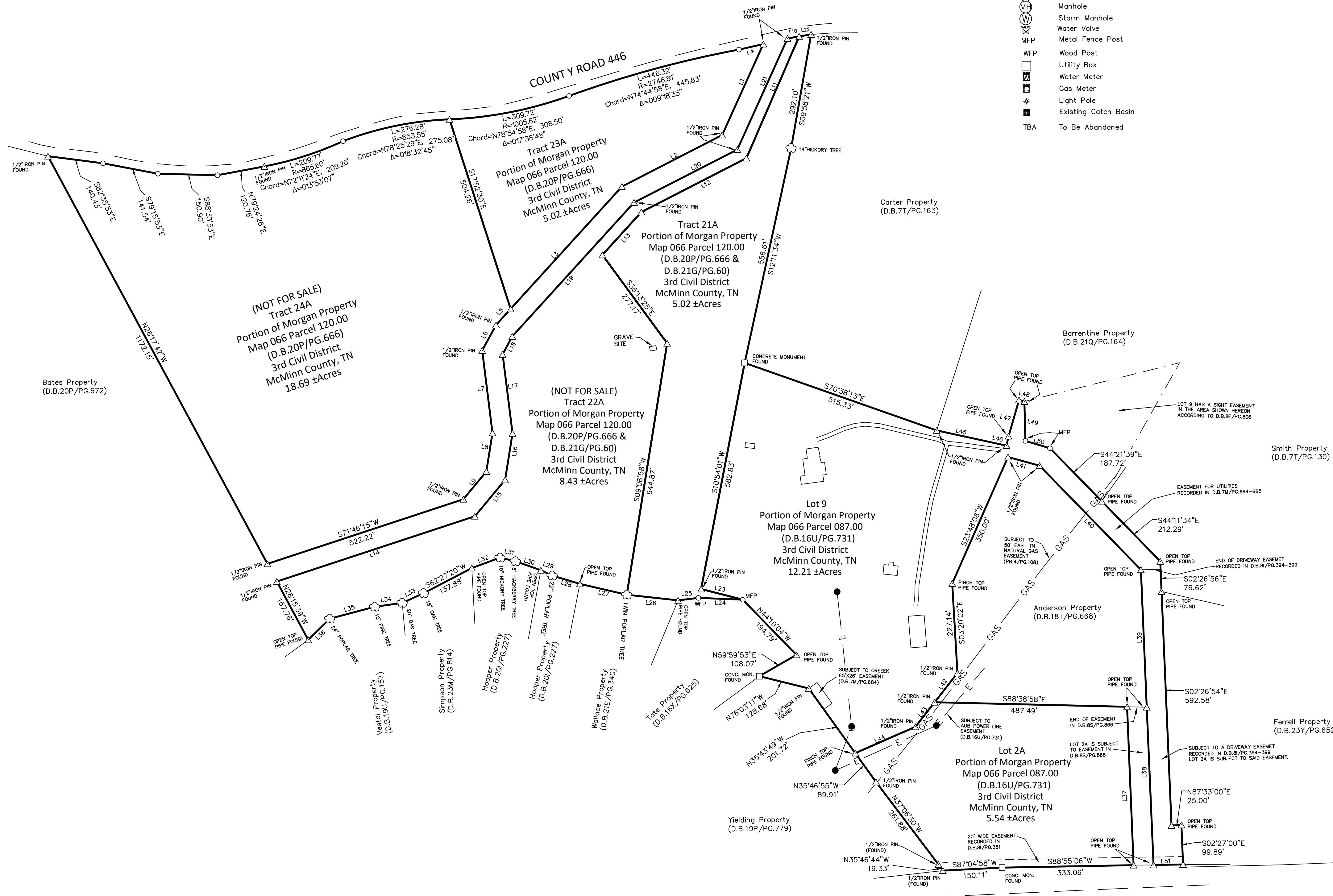
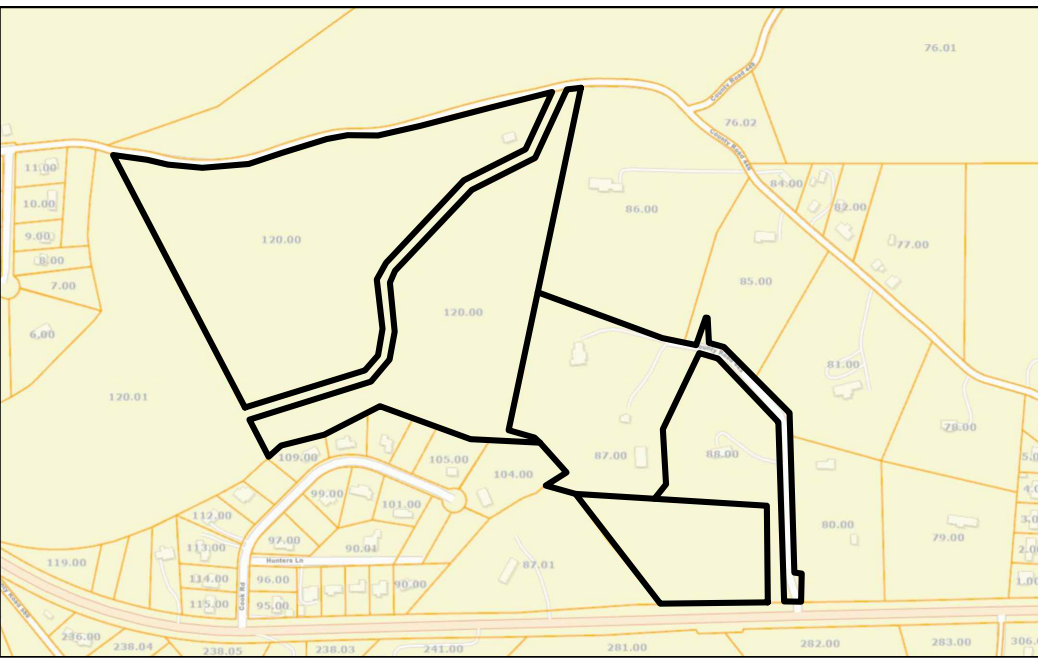


- L1 S24°21'07"W 252.89'
- L2 S62°48'56"W 285.44'
- L3 S42°16'56"W 418.63'
- L4 N77°12'43"E 63.30'
- L5 S42°16'17"W 54.97'
- L6 S28°31'32"W 73.57'
- L7 S07°09'15"E 210.34'
- L8 S09°03'45"W 98.81'
- L9 S39°37'09"W 91.38'
- L10 N80°20'57"E 30.00'
- L11 S23°27'03"W 335.94'
- L12 S62°49'39"W 298.82'
- L13 S42°17'00"W 146.68'
- L14 N71°46'00"W 527.82'
- L15 N39°47'15"E 119.64'
- L16 N09°02'39"E 119.59'
- L17 N07°10'21"W 201.50'
- L18 N28°14'39"E 51.50'
- L19 N42°17'39"E 458.39'
- L20 N62°49'39"E 293.78'
- L21 N24°19'27"E 308.65'
- L22 N80°20'57"E 30.55'
- L23 S75°32'23"E 108.80'
- L24 N87°42'22"W 112.43'
- L25 S83°08'02"E 51.79'
- L26 N83°43'13"W 130.73'
- L27 N76°57'37"W 121.88'
- L28 N73°21'28"W 72.98'
- L29 N64°49'15"W 31.80'
- L30 N70°33'02"W 68.23'
- L31 N76°43'15"W 40.01'
- L32 S69°47'15"W 76.15'
- L33 S65°34'22"W 59.46'
- L34 S82°08'13"W 70.39'
- L35 S75°01'28"W 117.76'
- L36 S45°30'38"W 76.17'
- L37 S02°21'55"E 401.18'
- L38 N02°27'26"W 399.79'
- L39 N02°26'01"W 348.22'
- L40 N44°14'16"W 367.74'
- L41 N74°28'52"W 82.79'
- L42 S37°59'21"W 94.03'
- L43 S37°57'56"W 78.99'
- L44 S66°24'25"E 166.17'
- L45 S77°38'50"E 180.91'
- L46 N12°01'18"E 24.77'
- L47 N16°10'27"E 95.39'
- L48 S73°54'02"E 14.11'
- L49 S01°28'19"E 99.90'
- L50 S73°21'46"E 64.78'
- L51 S89°00'08"W 74.89'



- 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
 - ⊕ MFP
 - ⊕ Wood Post
 - ⊕ Utility Box
 - ⊕ Water Meter
 - ⊕ Gas Meter
 - ⊕ Light Pole
 - ⊕ Existing Catch Basin
 - TBA To Be Abandoned

- SURVEY NOTES:**
1. Owner: Jeffrey Morgan
Hwy 39E
Athens, TN 37303
Map 066 Parcel 087.00 & 120.00
 2. Survey Requested by American Auctioneers
 3. The survey completed hereon was completed without abstract of title; therefore, this Surveyor makes no guarantees or representations regarding information shown hereon pertaining to easement, title, rights of ways, setback lines, agreements, reservations and other similar matters.
 4. Property shown hereon is subject to all easements, right-of-ways, regulations, restrictions in effect at the time of the survey.
 5. I certify that this plat is exempt from the Minimum Subdivision Regulations based on the provisions of T.C.A. §13-3-401 and T.C.A. §13-4-301 because (A) no new street or utility construction is required and (B) all results tracts are over (5) acres in size. All resultant tracts of this plat do have access to a public road-right-of-way by virtue of direct access or an access easement represented hereon. This plat is also exempt from the provisions of T.C.A. §13-3-402 and T.C.A. §13-4-302, because this plat does not qualify as a Subdivision Plat as represented above and does not require planning approval for recording of his plat.
 5. All portions of this survey were completed using RTK GPS Data collected on 2-26-26, 3-3-2026 & 3-5-26 using Trimble R12 Dual Frequency Receivers. Redundant observations confirmed a positional precision of Horizontal Accuracy +/- 0.08' & Vertical Accuracy +/- 0.08'. Control was established on a new point using TDD network, no fixed stations were used. Coordinates are based off of TN NAD83/NAVD88 using Geoid18 with a ground scale factor of 1.0000697556
 6. There is a 10' utility and drainage easement on each property line of Tract 9&2A according to P.B.4/PG.108.
 7. A 10' utility and drainage easement is reserved adjacent to all road right-of-ways and 5' either side lot lines for Tracts 24A, 23A, 22A & 21A according to PB.1/PG.150
 8. Restrictive Covenants for Tracts 5&6 are recorded on D.B.7M/PG.659-666 and Amendments to the Restrictive Covenants are recorded in D.B.8I/PG.381-383
 9. Subject to an unrecorded easement to the owners of Lot 8 of the Beaumont Estates Subdivision (PB.4/PG.108) for an underground power line running from a power pole on Lot 9 of said subdivision to the pump house in the southeast corner of Lot 8 of said Subdivision.
 10. Restrictions for Tracts 21A, 22A, 23A & 24A are listed in D.B.20P/PG.667



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. _____

Surveyor:
 Nic Barnes, RLS 2751
 204 Congress Parkway
 Athens, TN 37303
 423-333-5329
 nbarneslandsurveying@gmail.com



GENERAL BOUNDARY SURVEY

Morgan Property

Third Civil District, McMinn County, Tennessee

GRAPHIC SCALE 1"=100'

0 150 300 450

McMinn Co.	Date of Drawing 3-21-26	Project# 26-166
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