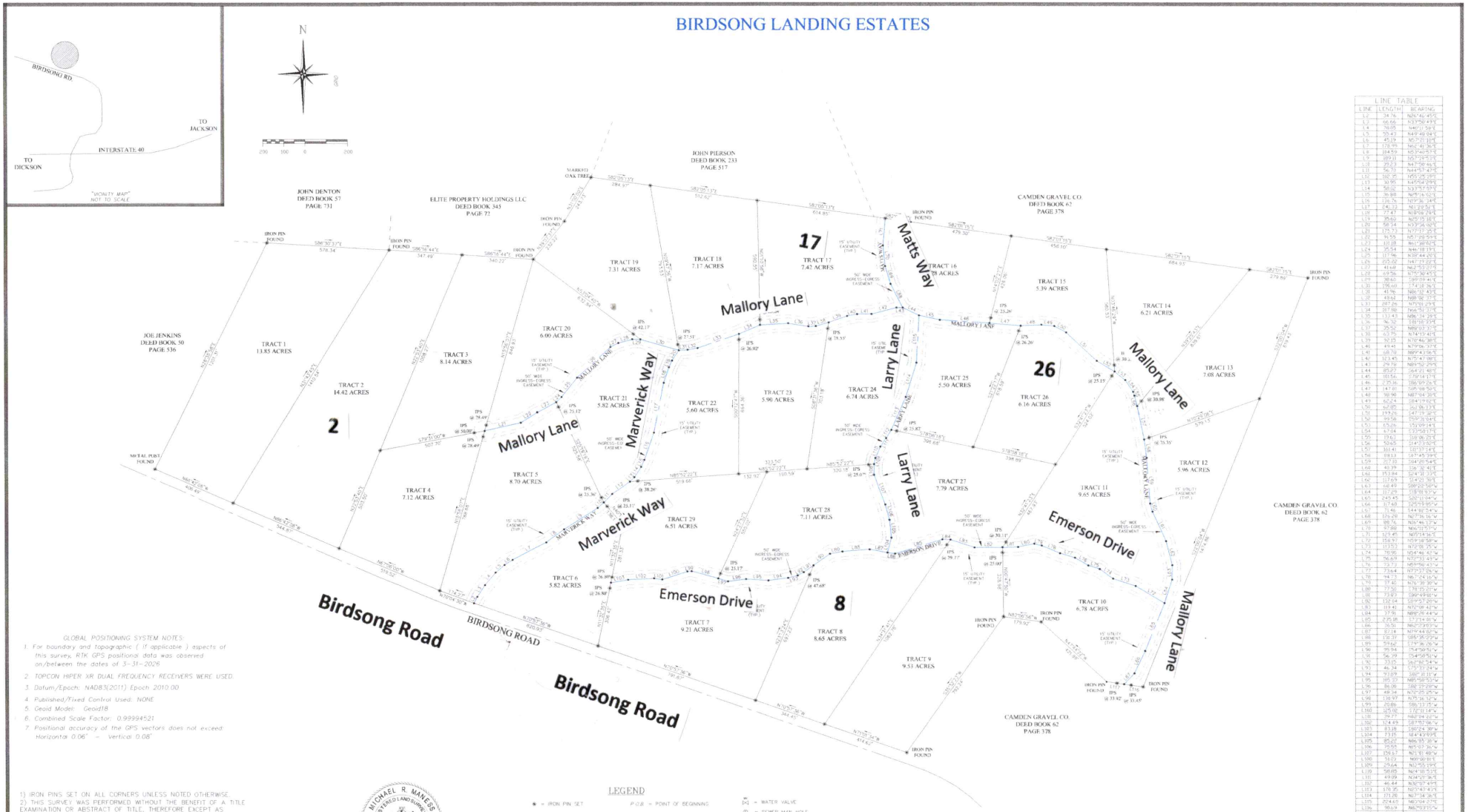
BIRDSONG LANDING ESTATES



LINE	LENGTH	BEARING
L1	34.76	N76°41'45"E
L2	66.66	N73°50'49"E
L3	70.05	N40°11'59"E
L4	55.43	N49°49'08"E
L5	45.19	N57°31'10"E
L6	158.95	N62°41'36"E
L7	184.59	N53°40'57"E
L8	189.11	N57°19'57"E
L9	29.23	N47°09'46"E
L10	56.70	N44°57'47"E
L11	102.05	N45°26'19"E
L12	30.95	N45°04'29"E
L13	58.02	N33°57'03"E
L14	36.88	N67°51'02"E
L15	116.76	N59°36'34"E
L16	44.02	N51°18'56"E
L17	77.47	N68°06'28"E
L18	35.62	N70°17'18"E
L19	58.54	N73°36'00"E
L20	175.73	N77°31'25"E
L21	91.55	N75°29'59"E
L22	101.18	N61°48'02"E
L23	35.54	N46°18'19"E
L24	117.96	N39°44'20"E
L25	105.60	N47°19'22"E
L26	41.69	N62°53'20"E
L27	69.96	N75°30'45"E
L28	98.10	N89°10'46"E
L29	106.40	S74°18'36"E
L30	41.96	N86°10'00"E
L31	48.62	N88°08'37"E
L32	287.06	N77°01'29"E
L33	207.86	N74°55'37"E
L34	133.43	N86°34'29"E
L35	96.55	S81°01'56"E
L36	25.52	N89°01'37"E
L37	63.75	N75°43'49"E
L38	92.35	N70°46'38"E
L39	49.45	N79°06'37"E
L40	98.10	N69°43'06"E
L41	123.45	N75°47'08"E
L42	29.76	N80°52'29"E
L43	85.27	S64°21'40"E
L44	80.56	S79°04'17"E
L45	235.16	S86°09'26"E
L46	147.01	S85°08'50"E
L47	90.96	N87°04'28"E
L48	60.24	S84°19'02"E
L49	60.85	S61°06'13"E
L50	199.25	S47°19'38"E
L51	99.56	S59°39'04"E
L52	65.26	S53°09'14"E
L53	67.04	S33°50'17"E
L54	37.62	S18°06'25"E
L55	52.65	S14°13'50"E
L56	101.41	S11°23'14"E
L57	69.13	S17°45'39"E
L58	217.10	S34°20'54"E
L59	40.29	S36°30'43"E
L60	153.84	S24°17'33"E
L61	117.69	S14°47'39"E
L62	68.49	S09°02'58"E
L63	217.29	S18°01'53"W
L64	249.45	S30°16'04"W
L65	117.48	S35°13'06"W
L66	71.86	S44°30'29"W
L67	126.09	N67°36'16"W
L68	98.76	N36°46'13"W
L69	97.86	N01°40'39"W
L70	129.45	N07°14'36"E
L71	158.57	N09°18'58"W
L72	113.53	N14°06'35"W
L73	78.96	N16°46'47"W
L74	56.69	N70°03'49"W
L75	73.73	N59°56'43"W
L76	73.64	N75°13'06"W
L77	94.73	N61°24'16"W
L78	37.82	N76°39'39"W
L79	77.50	S78°15'20"W
L80	73.83	S89°49'00"W
L81	132.54	S59°53'20"W
L82	119.41	N70°08'48"W
L83	37.16	N89°56'44"W
L84	235.18	S77°14'01"W
L85	57.96	N62°23'45"W
L86	36.91	N67°29'03"W
L87	87.14	N79°44'48"W
L88	131.37	S85°35'29"W
L89	57.62	S79°36'20"W
L90	99.94	S74°50'51"W
L91	56.29	S74°50'51"W
L92	33.05	S62°08'54"W
L93	46.34	S75°17'34"W
L94	97.09	S80°21'31"W
L95	105.27	N85°00'53"W
L96	86.06	S88°19'09"W
L97	48.34	N76°25'05"W
L98	138.97	N75°36'52"W
L99	40.86	S86°33'15"W
L100	105.02	S72°11'14"W
L101	29.27	N80°04'22"W
L102	104.49	S87°57'06"W
L103	83.18	S80°24'39"W
L104	73.35	N84°43'09"W
L105	85.02	N86°35'28"W
L106	75.50	N75°07'36"W
L107	158.17	N71°01'48"W
L108	58.03	N69°00'01"W
L109	256.6	N63°05'19"W
L110	98.05	N61°18'52"W
L111	49.09	N54°07'36"W
L112	46.44	N30°07'49"W
L113	176.75	N07°43'49"E
L114	271.26	N17°34'36"E
L115	204.60	N18°58'27"E
L116	98.69	N62°02'05"W
L117	84.31	N55°03'15"W

GLOBAL POSITIONING SYSTEM NOTES:

1. For boundary and topographic (if applicable) aspects of this survey, RTK GPS positional data was observed on/between the dates of 3-31-2026
2. TOPCON HIPER XR DUAL FREQUENCY RECEIVERS WERE USED.
3. Datum/Epoch: NAD83(2011) Epoch 2010.00
4. Published/Fixed Control Used: NONE
5. Geoid Model: Geoid18
6. Combined Scale Factor: 0.99994521
7. Positional accuracy of the GPS vectors does not exceed: Horizontal 0.06" – Vertical 0.08"

1) IRON PINS SET ON ALL CORNERS UNLESS NOTED OTHERWISE.
2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR ABSTRACT OF TITLE, THEREFORE EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN THOSE THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION REGULATIONS; ZONING OR ANY OTHER LANDUSE REGULATIONS, AND/OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR A PROPERTY BOUNDARY SURVEY AND IS VALID ONLY IF THIS PRINT HAS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.
4) DECLARATION IS MADE TO THE NEW PURCHASER AND/OR EXISTING LAND OWNER OF THIS TRACT AND THEIR LENDING INSTITUTION. IT IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTION OR SUBSEQUENT OWNER.

MICHAEL R. MANESS — REGISTERED LAND SURVEYOR — AGRICULTURE — 07/06/26 — COMMERCE — TENNESSEE NO. 2127

LEGEND

- ● = IRON PIN SET
- ○ = FOUND AS NOTED
- □ = CONCRETE MONUMENT
- △ = COTTON SPINDLE SET
- • = POINT (NOT SET)
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- ---- = LINE NOT SURVEYED
- -x---x- = FENCE
- — — = DITCH
- — — = OVERHEAD POWERLINES
- — — = CENTERLINE
- WV = WATER VALVE
- SMH = SEWER MAN HOLE
- FH = FIRE HYDRANT
- WELL = WELL
- PP = POWER POLE
- LP = LIGHT POLE
- GV = GAS VALVE

Advanced Land Surveying, Inc.
2000 Wilson School road (P.O. Box 214) Henderson, Tennessee 38340 731-983-0509

I hereby certify to the best of my knowledge that this is a true and accurate survey which meets or exceeds the current Tennessee Minimum Standards of Practice for a Category IV survey. GPS equipment was used for all measurements within this survey.

DRAWN BY: M.MANESS	SCALE: 1"=200'
DATE: 7-6-26	TAX MAP ID: 129-3.00
FILENAME: 3-129-3	DISTRICT: FIRST
DRAWING # 258.26	COUNTY: BENTON

SONNY CAPTIAL GROUP, LLC PROPERTY
DEED BOOK 431, PAGE 1561