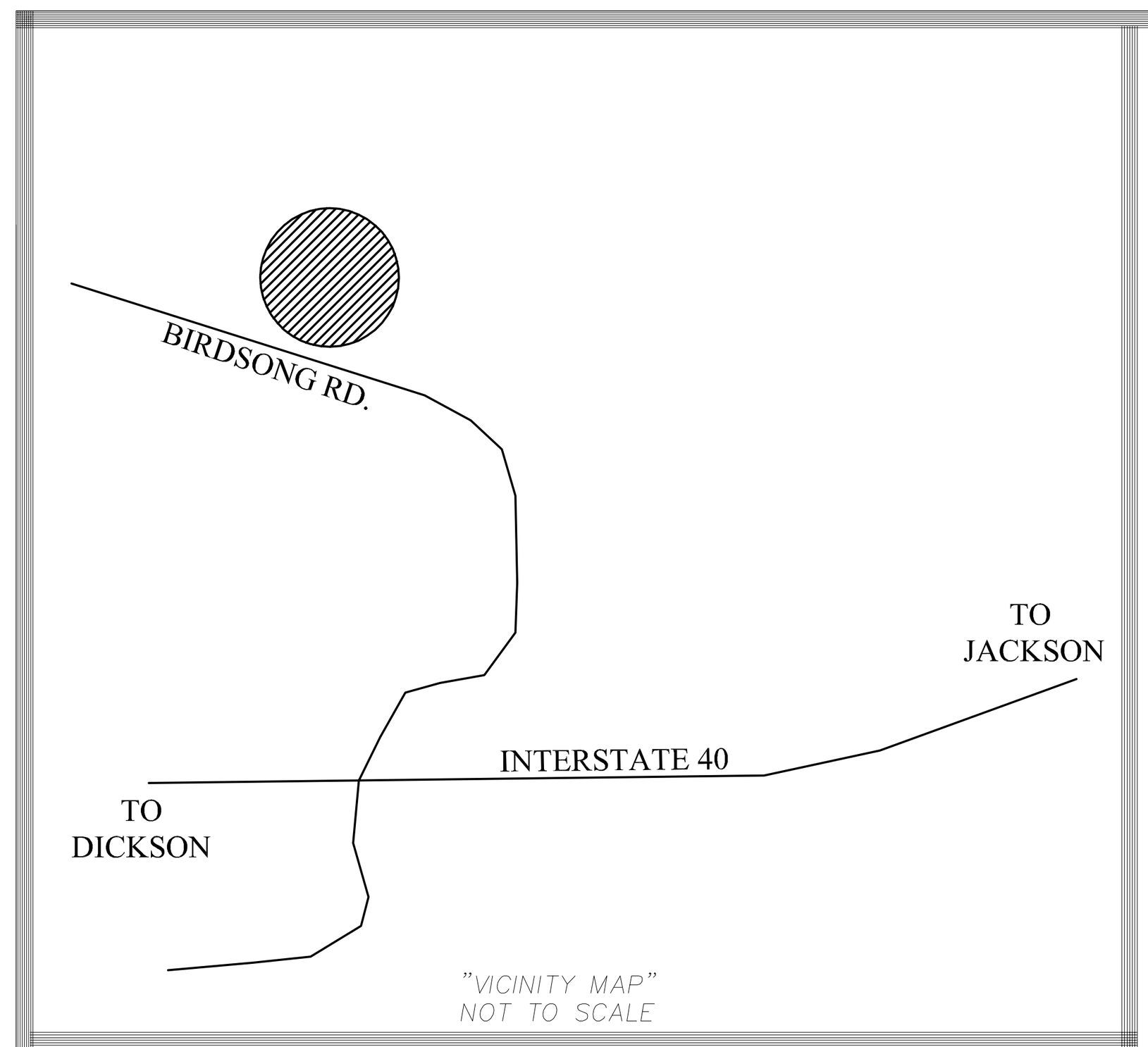
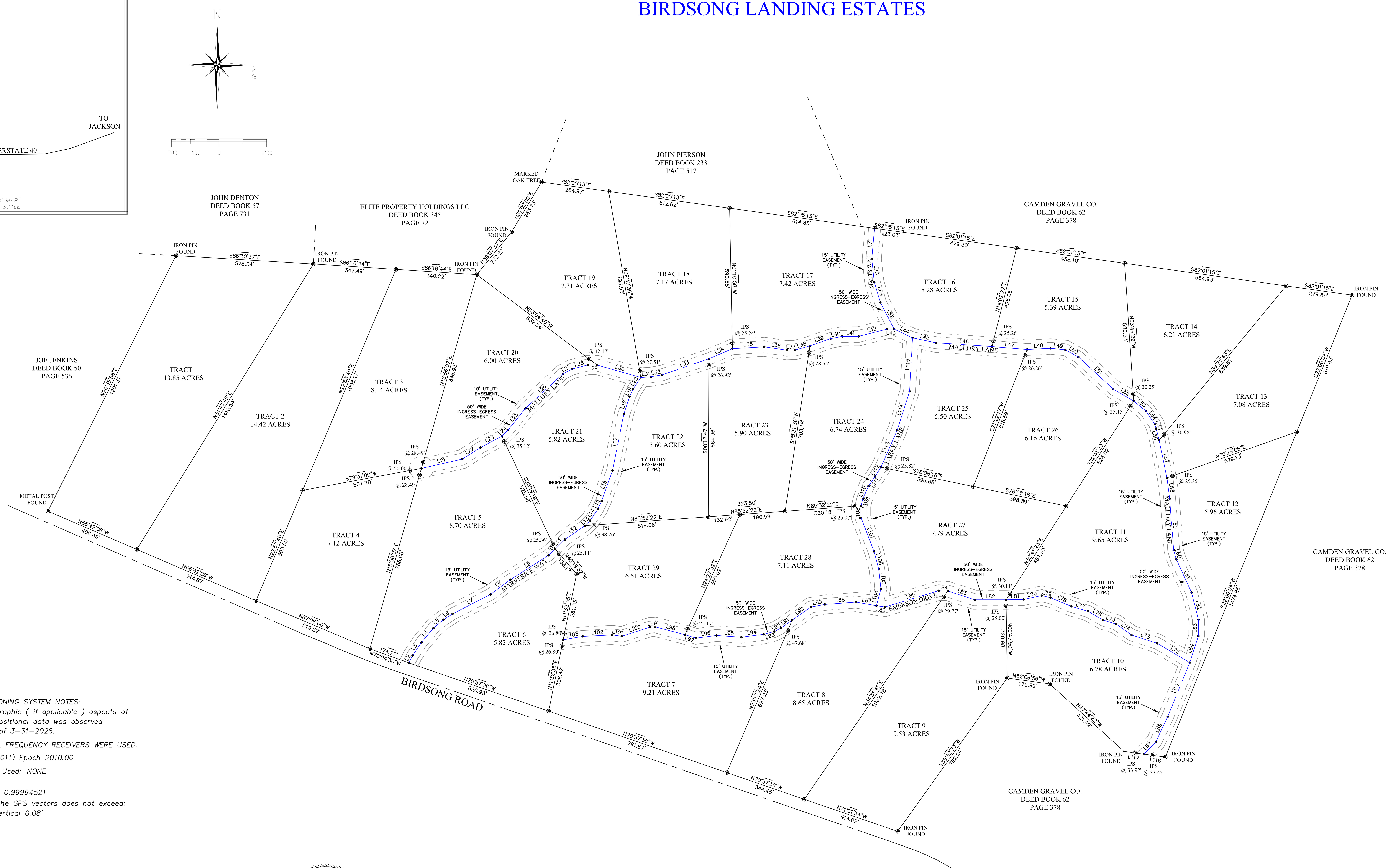
BIRDSONG LANDING ESTATES





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
XVI AGRICULTURE COMMERCE
TENNESSEE NO. 2127
07/06/26

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
- = FENCE
- = DITCH
- = OVERHEAD POWERLINES
- = CENTERLINE
- = WATER VALVE
- = SEWER MAN HOLE
- = FIRE HYDRANT
- = WELL
- = POWER POLE
- = LIGHT POLE
- = 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

LINE TABLE

LINE	LENGTH	BEARING
L2	34.76	N26°46'45"E
L3	66.66	N33°50'49"E
L4	78.05	N40°11'58"E
L5	55.43	N49°48'04"E
L6	45.19	N57°21'18"E
L7	178.99	N62°41'36"E
L8	104.59	N53°40'57"E
L9	189.11	N57°19'53"E
L10	39.23	N47°50'46"E
L11	56.70	N44°57'47"E
L12	102.35	N55°25'19"E
L13	30.95	N45°04'29"E
L14	58.02	N33°57'07"E
L15	36.88	N25°16'02"E
L16	136.76	N19°36'34"E
L17	241.33	N11°20'52"E
L18	77.47	N18°08'28"E
L19	35.60	N25°15'18"E
L20	58.34	N33°36'02"E
L21	175.73	N77°17'35"E
L22	91.55	N57°28'59"E
L23	101.18	N61°38'02"E
L24	35.54	N46°18'19"E
L25	117.96	N38°44'20"E
L26	215.22	N47°19'22"E
L27	41.68	N62°53'27"E
L28	69.56	N75°30'45"E
L29	38.60	S89°09'41"E
L30	190.60	S74°10'36"E
L31	41.96	N86°12'43"E
L32	48.61	N80°02'37"E
L33	207.26	N71°01'29"E
L34	107.88	N66°51'37"E
L35	133.43	N86°34'39"E
L36	96.32	S81°18'33"E
L37	35.52	N88°03'37"E
L38	63.75	N74°13'41"E
L39	92.15	N70°46'38"E
L40	49.41	N79°06'37"E
L41	68.78	N89°43'06"E
L42	123.45	N75°47'08"E
L43	29.78	N89°52'29"E
L44	85.27	S64°21'48"E
L45	101.56	S78°14'17"E
L46	235.16	S86°09'26"E
L47	147.81	S85°08'50"E
L48	98.90	N87°04'30"E
L49	62.24	S84°19'02"E
L50	62.85	S61°06'13"E
L51	199.26	S47°19'32"E
L52	99.50	S59°31'04"E
L53	65.26	S51°09'14"E
L54	67.04	S33°50'17"E
L55	19.63	S18°06'21"E
L56	50.65	S14°23'02"E
L57	161.41	S11°37'14"E
L58	88.13	S07°45'39"E
L59	217.10	S04°20'54"E
L60	40.39	S16°32'41"E
L61	153.84	S24°31'33"E
L62	117.69	S14°21'30"E
L63	68.49	S00°22'58"W
L64	117.29	S18°01'03"W
L65	245.45	S22°11'04"W
L66	117.60	S25°19'05"W
L67	71.46	S44°02'54"W
L68	126.28	N27°16'16"W
L69	88.76	N16°46'13"W
L70	97.88	N06°11'57"W
L71	129.45	N05°14'16"E
L72	158.97	N59°18'58"W
L73	113.53	N72°01'35"W
L74	78.90	N54°46'42"W
L75	56.69	N72°33'49"W
L76	73.73	N59°58'43"W
L77	73.64	N73°37'26"W
L78	94.73	N67°24'16"W
L79	37.40	N76°30'30"W
L80	77.50	S78°15'21"W
L81	73.83	S88°49'01"W
L82	132.04	S89°57'20"W
L83	119.41	N72°00'42"W
L84	37.91	N88°20'44"W
L85	235.18	S73°14'01"W
L86	36.51	N82°23'03"W
L87	87.14	N79°44'02"W
L88	131.37	S85°35'23"W
L89	59.62	S79°36'26"W
L90	95.94	S54°50'51"W
L91	56.39	S54°50'51"W
L92	33.15	S62°02'54"W
L93	46.34	S75°33'24"W
L94	93.89	S82°31'11"W
L95	105.33	N85°58'53"W
L96	86.00	S82°19'28"W
L97	48.34	N72°25'25"W
L98	130.97	N75°16'12"W
L99	20.86	S86°13'15"W
L100	125.02	S72°11'14"W
L101	39.77	N82°04'22"W
L102	124.49	S87°07'06"W
L103	83.18	S80°24'30"W
L104	73.15	N14°43'09"E
L105	85.22	N06°05'30"W
L106	75.55	N15°07'36"W
L107	150.67	N21°01'48"W
L108	51.03	N00°00'01"E
L109	29.64	N12°55'19"E
L110	58.85	N24°18'53"E
L111	49.09	N34°21'36"E
L112	46.44	N32°07'49"E
L113	170.35	N23°43'43"E
L114	171.20	N17°34'36"E
L115	224.65	N03°04'27"E
L116	90.69	N82°03'15"W
L117	84.31	N82°03'15"W