

SURVEY FOR:
WHITESTONE LAND

CURRENT OWNER: John & Bettye Roberson
1135 Healing Springs Road
Chattanooga, TN 37419

PROPERTY ADDRESS: Pea Ridge Road
Manchester, TN 37355

TITLE SOURCE: Deed Book 197; Page 380

TAX MAP: Map 70; Parcel 13.00

LOCATED: 4th Civil District
Coffee County, TN

NOTES:

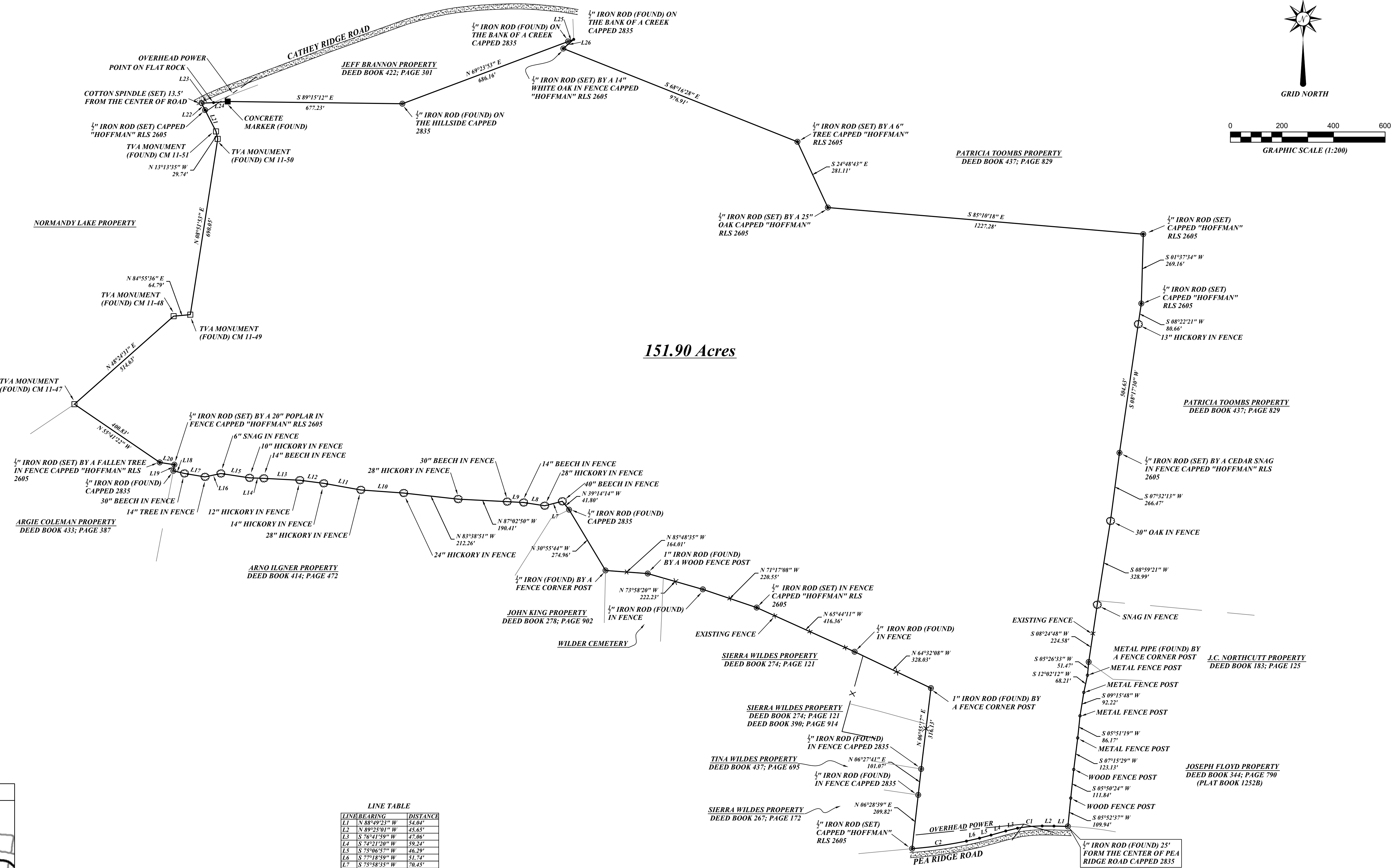
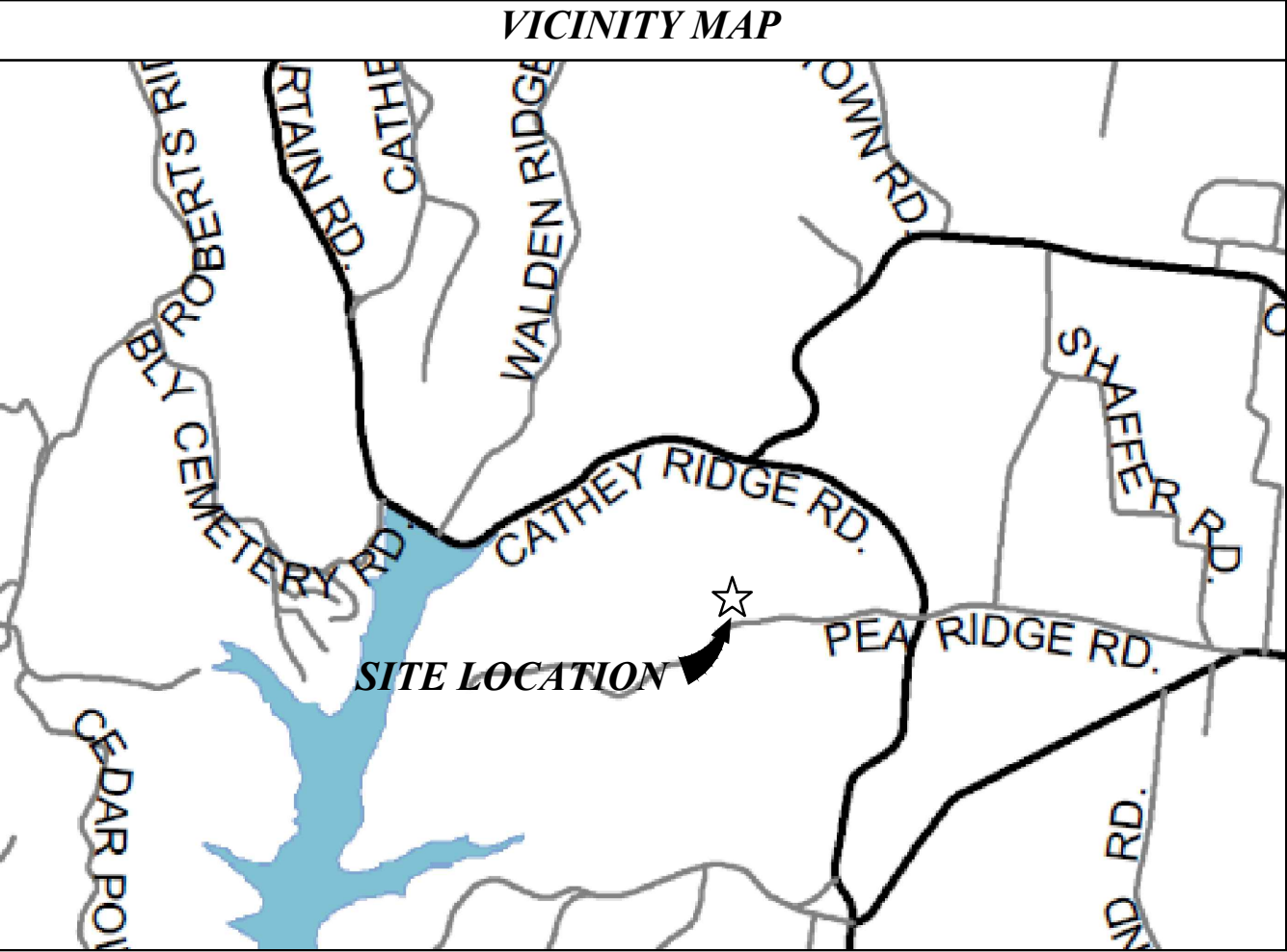
- 1.) This parcel is subject to all easements as shown and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.
- 2.) Information concerning major utilities shown hereon are based on visible evidence noted during the survey or information provided by utility companies. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- 3.) A portion (or all) of this survey was performed for boundary aspects of this survey utilizing a Sokkia GRXS dual frequency receiver and base. RTK GPS positional data was observed on 7-03-2025. The grid coordinates were derived by SPC83-Tenn referenced to NAD 83 (NO_TRANS) (EPOCH 2011) and a Geoid Model of (g2018u7)

Positional accuracy of the GPS vectors does not exceed:
H: (5mm + 0.5 ppm), V: (10mm + 0.8 ppm)

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon: that this is a category "IV" survey, as defined in accordance with rule 0820-03.11 (GPS Surveys) according to the current Tennessee Standards Of Practice as promulgated by the Tennessee State Board of Examiners for Land Surveyors.

SIGNED: _____, 20____
Registered Land Surveyor Date



LINE TABLE	
LINE	BEARING DISTANCE
L1	N 88°49'23" W 54.60'
L2	N 89°25'01" W 45.65'
L3	S 76°41'50" W 47.06'
L4	S 74°21'20" W 59.24'
L5	S 75°06'57" W 46.29'
L6	S 77°18'59" W 51.74'
L7	S 75°58'35" W 70.45'
L8	N 81°21'43" W 82.61'
L9	N 86°53'43" W 65.91'
L10	N 85°47'27" W 166.74'
L11	N 79°58'52" W 146.04'
L12	N 82°31'17" W 93.45'
L13	N 87°03'50" W 139.76'
L14	N 87°56'58" W 55.61'
L15	N 81°23'11" W 112.34'
L16	S 78°01'00" W 63.01'
L17	N 80°51'28" W 80.82'
L18	S 76°39'13" W 43.96'
L19	N 10°00'48" E 24.27'
L20	N 81°24'50" W 57.44'
L21	N 27°07'51" W 92.98'
L22	N 27°07'51" W 29.79'
L23	S 86°50'56" W 46.46'
L24	N 85°32'53" E 55.33'
L25	N 69°23'53" E 23.49'
L26	S 48°27'23" W 53.52'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING/Delta Angle
C1	537.61'	95.96'	95.83'	S 84°49'21" W 10°13'36"
C2	1680.86'	212.89'	212.75'	S 82°04'04" W 7°15'25"

SCALE: 1"= 200'

APPROVED BY: JMH

DATE SURVEYED: 8/05/2025

DRAWN BY: AKS

SHEETS 1 OF 1

DATE DRAWN: 8/13/2025

Hoffman

LAND • SURVEYING

3 Prospect Road
Fayetteville, TN 37334

PHONE: (931) 433-3343

METES AND BOUNDS
SURVEY 151.90 ACRES

DRAWING NO.
W.O. # 25L-135