

USA Corp

Line Table for Easement

LINE	TYPE	START	END	REMARKS
1	1/2" Pipe (est)	100	101	
2	1/2" Pipe (est)	101	102	
3	1/2" Pipe (est)	102	103	
4	1/2" Pipe (est)	103	104	
5	1/2" Pipe (est)	104	105	
6	1/2" Pipe (est)	105	106	
7	1/2" Pipe (est)	106	107	
8	1/2" Pipe (est)	107	108	
9	1/2" Pipe (est)	108	109	
10	1/2" Pipe (est)	109	110	
11	1/2" Pipe (est)	110	111	
12	1/2" Pipe (est)	111	112	
13	1/2" Pipe (est)	112	113	
14	1/2" Pipe (est)	113	114	
15	1/2" Pipe (est)	114	115	
16	1/2" Pipe (est)	115	116	
17	1/2" Pipe (est)	116	117	
18	1/2" Pipe (est)	117	118	
19	1/2" Pipe (est)	118	119	
20	1/2" Pipe (est)	119	120	
21	1/2" Pipe (est)	120	121	
22	1/2" Pipe (est)	121	122	
23	1/2" Pipe (est)	122	123	
24	1/2" Pipe (est)	123	124	
25	1/2" Pipe (est)	124	125	
26	1/2" Pipe (est)	125	126	
27	1/2" Pipe (est)	126	127	
28	1/2" Pipe (est)	127	128	
29	1/2" Pipe (est)	128	129	
30	1/2" Pipe (est)	129	130	
31	1/2" Pipe (est)	130	131	
32	1/2" Pipe (est)	131	132	
33	1/2" Pipe (est)	132	133	
34	1/2" Pipe (est)	133	134	
35	1/2" Pipe (est)	134	135	
36	1/2" Pipe (est)	135	136	
37	1/2" Pipe (est)	136	137	
38	1/2" Pipe (est)	137	138	
39	1/2" Pipe (est)	138	139	
40	1/2" Pipe (est)	139	140	
41	1/2" Pipe (est)	140	141	
42	1/2" Pipe (est)	141	142	
43	1/2" Pipe (est)	142	143	
44	1/2" Pipe (est)	143	144	
45	1/2" Pipe (est)	144	145	
46	1/2" Pipe (est)	145	146	
47	1/2" Pipe (est)	146	147	
48	1/2" Pipe (est)	147	148	
49	1/2" Pipe (est)	148	149	
50	1/2" Pipe (est)	149	150	
51	1/2" Pipe (est)	150	151	
52	1/2" Pipe (est)	151	152	
53	1/2" Pipe (est)	152	153	
54	1/2" Pipe (est)	153	154	
55	1/2" Pipe (est)	154	155	
56	1/2" Pipe (est)	155	156	
57	1/2" Pipe (est)	156	157	
58	1/2" Pipe (est)	157	158	
59	1/2" Pipe (est)	158	159	
60	1/2" Pipe (est)	159	160	
61	1/2" Pipe (est)	160	161	
62	1/2" Pipe (est)	161	162	
63	1/2" Pipe (est)	162	163	
64	1/2" Pipe (est)	163	164	
65	1/2" Pipe (est)	164	165	
66	1/2" Pipe (est)	165	166	
67	1/2" Pipe (est)	166	167	
68	1/2" Pipe (est)	167	168	
69	1/2" Pipe (est)	168	169	
70	1/2" Pipe (est)	169	170	
71	1/2" Pipe (est)	170	171	
72	1/2" Pipe (est)	171	172	
73	1/2" Pipe (est)	172	173	
74	1/2" Pipe (est)	173	174	
75	1/2" Pipe (est)	174	175	
76	1/2" Pipe (est)	175	176	
77	1/2" Pipe (est)	176	177	
78	1/2" Pipe (est)	177	178	
79	1/2" Pipe (est)	178	179	
80	1/2" Pipe (est)	179	180	
81	1/2" Pipe (est)	180	181	
82	1/2" Pipe (est)	181	182	
83	1/2" Pipe (est)	182	183	
84	1/2" Pipe (est)	183	184	
85	1/2" Pipe (est)	184	185	
86	1/2" Pipe (est)	185	186	
87	1/2" Pipe (est)	186	187	
88	1/2" Pipe (est)	187	188	
89	1/2" Pipe (est)	188	189	
90	1/2" Pipe (est)	189	190	
91	1/2" Pipe (est)	190	191	
92	1/2" Pipe (est)	191	192	
93	1/2" Pipe (est)	192	193	
94	1/2" Pipe (est)	193	194	
95	1/2" Pipe (est)	194	195	
96	1/2" Pipe (est)	195	196	
97	1/2" Pipe (est)	196	197	
98	1/2" Pipe (est)	197	198	
99	1/2" Pipe (est)	198	199	
100	1/2" Pipe (est)	199	200	

MISSISSIPPI VALLEY AUTHORITY
Map 14 Parcel 19.00
Date Historic Lease

RODNEY DEMPSEY
Map 14 P/O Parcel 19.00
RB 196 Page 562
RB 31 Page 246
Remainder Greater than 5.0 Acres

6.49 Ac ±

RODNEY DEMPSEY
Map 14 P/O Parcel 19.00
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Remainder Greater than 5.0 Acres

State Plane Coordinates

Point	NAD 83 X	NAD 83 Y	UTM Zone
1	1000000.00	1000000.00	18Q
2	1000000.00	1000000.00	18Q
3	1000000.00	1000000.00	18Q
4	1000000.00	1000000.00	18Q
5	1000000.00	1000000.00	18Q
6	1000000.00	1000000.00	18Q
7	1000000.00	1000000.00	18Q
8	1000000.00	1000000.00	18Q
9	1000000.00	1000000.00	18Q
10	1000000.00	1000000.00	18Q

Christopher M. Vick, hereby certifies that this map was drawn using a monument from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: **GPS**
- (b) Positioning System: **RTK**
- (c) Date of Survey: **06 May 2022**
- (d) Datum/Easement: **NAD83/2011 Epoch 2010.00**
- (e) Positional/Phase-control: **RTK**
- (f) Control Method: **Control**
- (g) Horizontal precision: **0.00250000**

Note: The point of beginning is a 1/2" pipe (est) being the intersection corner of the parcel located N 40°00'00" E 200.00' of feet from a power pole located in the eastern right-of-way of Garrett Town Lane as well as being located N 40°00'00" W 235.55' feet from a 6" bench and furthermore being located N 72°40'00" E 157.55' feet from a GPS Base Point.

Note: The point of beginning for this easement is a point being the southernmost corner of this easement located in the eastern right-of-way of Garrett Town Lane as well as being located N 72°40'00" W 157.55' feet from a power pole and furthermore being located S 25°04'20" W 731.25' feet from a GPS Base Point.

Note: Every document of record reviewed and considered as a part of this survey is noted herein. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary shown herein is subject to change if the surveyor is provided with or made aware of any additional information or data that may be relevant, and deemed essential to establishing the correct boundary line.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of any other easements, encumbrances, or rights of way unless otherwise noted herein. Surveyor is not responsible for any ground utility lines or other encumbrances which are shown and located as such hereon in this survey, and the surveyor is not responsible for any utility lines or other encumbrances which are shown and located as such hereon in this survey.

Note: The property owner is responsible for any regulatory agency (such as utility) or other easements, encumbrances, or rights of way which are shown and located as such hereon in this survey, and the surveyor is not responsible for any utility lines or other encumbrances which are shown and located as such hereon in this survey.

Note: This property is not subject to any legal action or other proceedings.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to wells, geological conditions, physical surfaces and pipelines or buried cables and shall not be responsible for any liability that may arise out of the making of or failure to make such determination or location of any underground conditions. For underground utility location call 1-800-368-4444 (TN One Call).

I hereby certify that this is a category II & IV survey and that the title of this map is as indicated hereon. This map is prepared in compliance with current Tennessee Uniform Standards of Practice.

Note: This survey and its representations are limited solely to the benefit of the surveyor's client.

Garrett Town Lane
(Public Access)

RODNEY DEMPSEY
Map 14 Parcel 19.00
RB 196 Page 560
Book 267 Page 526

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Note: As included with the property, as shown hereon, is a 22'-foot-wide Access & Utility Easement along an existing gravel and dirt drive to allow access to this parcel from Garrett Town Lane.



LEGEND

- GPS Base Point
- Tree
- Corner T-post
- Power Pole
- Point in drain
- 1/2" Pipe (est)
- Points on easement
- Overhead Power
- P.O.B. - Point of Beginning
- 22' Access & Utility Easement
- Dirt Drive
- Gravel Drive

RODNEY DEMPSEY PROPERTY
OFF OF GARRETT TOWN LANE
11TH CIVIL DISTRICT
OVERTON COUNTY, TENNESSEE
DATE: 06 MAY 2022
TOTAL ACRES 6.49
DEED REF: RB 186 PAGE 562
RB 31 PAGE 246
TAX MAP 14 P/O PARCEL 19.00



2772 Hidden Cove Road
Cookeville, TN 38506

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The following is a description of a portion of the Rodney Dempsey property located off Garrett Town Lane in the 11th Civil District of Overton County, Tennessee. (Reference RB 186 Page 532 and RB 31 Page 246 and Tax Map 14 Part of Parcel 19.00)

Beginning at a ½" pipe (set) being the southeastern corner of this described parcel located N 40°32'57" E 908.01 feet from a power pole located in the eastern right-of-way of Garrett Town Lane as well as being located N 42°33'44" W 236.39 feet from a 6" Beech and furthermore being located N 72°45'27" E 157.59 feet from a GPS Base Point having State Plane Coordinates of Northing 783037.72 Easting 2198845.43; thence going with the remainder of the Rodney Dempsey property N 77°06'30" W 82.94 feet to a ½" pipe (set); thence continuing with the same N 47°15'09" W 235.06 feet to a ½" pipe (set); thence N 72°37'28" W 269.11 feet to a ½" pipe (set); thence N 72°37'28" W 17.24 feet to a point in a drain; thence generally following the meanders of the said drain N 31°50'44" E 104.17 feet; thence N 01°29'33" W 58.48 feet; thence N 25°27'07" W 202.32 feet; thence N 19°18'56" W 143.03 feet; thence N 15°18'55" W 86.82 feet to a Corps T-post; thence leaving Dempsey and going with the Tennessee Valley Authority property (Dale Hollow Lake) S 84°26'43" E 73.16 feet to a 10" beech; thence continuing with the same S 79°19'02" E 216.52 feet to a 24" white oak; thence S 77°33'56" E 232.78 feet to a 20" hickory; thence leaving the Tennessee Valley Authority property and going with the remainder of the Rodney Dempsey property S 02°14'52" E 172.97 feet to a ½" pipe (set); thence continuing with the same S 05°55'14" E 148.17 feet to a ½" pipe (set); thence S 25°33'52" E 182.51 feet to a ½" pipe (set); thence S 22°00'18" E 142.14 feet to a ½" pipe (set); thence S 20°26'19" W 104.52 feet to the point of beginning being 6.49 acres as surveyed by Christopher M. Vick R.L.S #2164 on 6 May 2025.

Proposed Access & Utilities Easement:

Included with the above-described property is a 20-foot-wide Access & Utilities Easement that runs along the existing gravel and dirt drive to allow access to this parcel from Garrett Town Lane, and being more particularly described as follows:

Beginning at a point being the southernmost corner of this described easement located in the eastern right-of-way of Garrett Town Lane as well as being located N 11°03'28" W 31.78 feet from a power pole and furthermore being located S 36°04'26" W 757.25 feet from a GPS Base Point having State Plane Coordinates of Northing 783037.72 Easting 2198845.43; thence going with the said right-of-way N 18°08'35" W 3.73 feet; thence N 12°03'48" W 19.39 feet to a point being located N 11°53'56" W 54.87 feet from a power pole; thence leaving Garrett Town Lane and going with the northwestern edge of this easement N 46°57'17" E 126.31 feet; thence N 28°56'54" E 179.66 feet; thence N 39°08'56" E 43.87 feet; thence N 54°58'58" E 172.45 feet; thence N 46°36'12" E 110.93 feet; thence N 29°46'40" E 91.86 feet; thence N 08°08'25" E 34.50 feet; thence N 15°36'52" E 104.45 feet to a point at the end of this easement being located S 47°15'09" E 216.89 from a ½" pipe (set); thence going with the end of this easement and crossing the dirt road S 47°15'09" E 18.16 feet to a ½" pipe (set); thence S 77°06'30" E 3.84 feet to a point being located N 77°06'30" W 79.10 feet from a ½" pipe (set); thence going with the southeastern edge of this easement S 15°36'52" W 95.04 feet; thence S 08°08'25" W 37.02 feet; thence S 29°46'40" W 98.64 feet; thence S 46°36'12" W 115.35 feet; thence S 54°58'58" W 171.14 feet; thence S 39°08'56" W 39.30 feet; thence S 28°56'54" W 181.04 feet; thence S 46°57'17" W 141.02 feet to the point of beginning as surveyed by Christopher M. Vick R.L.S #2164 on 6 May 2025.

