

OLLEN J. DAVIS AND SANDRA L. DAVIS,

TRUSTEES PROPERTY

P/O 59.7 ACRE TRACT, MR. CURTIS BARLOW SURVEY

WILSON ROAD

2ND CIVIL DISTRICT

CUMBERLAND COUNTY, TENNESSEE

DATE: 13 OCTOBER 2025

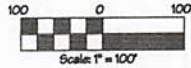
TOTAL ACRES 10.45

DEED REF: BOOK 174 PAGE 1455

(BOOK D464 PAGE 436)

PLAT BOOK PL 10 PAGE 617

TAX MAP 49 P/O PARCEL 4.03



GPS CERTIFICATION:

I, Christopher M. Vick, hereby certify that this map was drawn under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:  
(A) Type of Survey: Real Time Kinematic  
(B) Fractional Accuracy: 0.02 (feet)  
(C) Date of survey: 13 October 2025  
(D) Datum/Epoch: NAD83(2011) Epoch 2010.00  
(E) Published/field-control used: 1007 GORS Network  
(F) Geoid Model: GRS08  
(G) Combined grid factor(s): 0.999994980

State Plane Coordinates	
Northing	Easting
GPS Base Point: 629210.92	2241304.74

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	267.24	95.65	S 50°32'14" E	95.14

LINE	BEARING	DISTANCE
L1	N 82°07'09" W	18.47
L2	N 82°07'49" W	18.49
L3	N 29°54'54" W	34.59
L4	N 57°22'08" W	21.94
L5	N 50°09'09" W	45.77
L6	N 50°44'56" E	95.50

OLLEN J. DAVIS &  
SANDRA L. DAVIS, TRUSTEES  
Map 49 P/O Parcel 4.03  
Book 174 Page 1455  
(Book D464 Page 436)  
Plat Book PL 10 Page 617

Remainder is Greater than 5 Acres

Note: The point of beginning is a concrete monument being the northeastern corner of this described parcel located in the southern right-of-way of Wilson Road as well as being located S 87°41'40" E 53.77 feet from a water meter and furthermore being located N 40°45'41" E 250.99 feet from a GPS Base Point.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. 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 as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon 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 the following: wetlands; cemeteries; easements or rights-of-way unless otherwise noted hereon; sub-surface utilities or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. bluffs, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to soils, geological conditions, physical devices 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 subsurface conditions. For underground utility location call 1-800-361-1111 (TN ONE CALL).

I hereby certify that this is a category II & IV survey and that the ratio of precision of the unadjusted survey is at minimum 1/7500 as shown hereon and has been performed in compliance with current Tennessee Minimum Standards of Practice.

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

Drawn by: KCS File: 25-461c1



10.45 Ac ±

ZWT RANCH, LLC  
Map 49 Parcel 46.00  
Book 1552 Page 613

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Book 1552 Page 613

NICHOLAS FINDLEY  
Tract #4, Jerry & Geneva Campbell Survey  
Map 49 Parcel 3.04  
Book 1557 Page 1250  
Plat Book PL 12 Page 469



Christopher M. Vick, RL5 #2164  
VICK SURVEYING, LLC

2772 Hidden Cove Road, Cookeville, TN 38512-1256

LEGEND	
GPS Base Point	Point in Creek
Tree	Concrete Monument
Power Pole	Grader Blade
Steel Fence Post	Water Meter
Water Valve	Water Valve
1/2" Pipe (est)	1/2" Pipe (found)
Kaher (found)	Telephone Box
Electric Box	Fence Line
Underground Electric	Overhead Electric
Building	Points of Beginning
Corrugated Metal Pipe	50' Wide Non-Exclusive Right-of-Way Easement

Note: The property as shown hereon is subject to a 50' non-exclusive right-of-way and easements from the south margin of Wilson Road providing ingress, egress and for the installation of utilities as noted in Book 174 Page 1455 and Book 1697 Page 1694 and shown on Plat Book D5 1694 Page 501 as recorded in the Register's Office for Cumberland County, Tennessee.



2772 Hidden Cove Road  
Cookeville, TN 38506

Phone 931-372-1286  
www.vicksurveying.com

**The following is a description of a portion of the Ollen J. Davis and Sandra L. Davis, Trustees property located on Wilson Road in the 2nd Civil District of Cumberland County, Tennessee. (Reference Book 1714 Page 1455 and (Book D464 Page 436) and Tax Map 49 Part of Parcel 4.03 and Plat Book PL 10 Page 617)**

Beginning at a concrete monument being the northeastern corner of this described parcel located in the southern right-of-way of Wilson Road as well as being located S 87°41'40" E 53.77 feet from a water meter and furthermore being located N 49°45'41" E 230.99 feet from a GPS Base Point having State Plane Coordinates of Northing 629310.92 Easting 2241304.74; thence leaving Wilson Road and going with the Dennis and Ernestine Bilbrey property S 00°51'21" E 768.53 feet to a steel fence post; thence leaving Bilbrey and going with the Paul R. Porter and Shannon M. Porter property being the 3.44 Acre Lot on the James Davis Survey N 40°01'58" W 452.13 feet to a 28" poplar; thence continuing with the same S 43°39'22" W 251.38 feet to a ½" rebar (found); thence S 34°58'07" E 449.30 feet to a ½" rebar (found); thence S 70°58'11" E 222.84 feet to a steel fence post; thence leaving Porter and going with the Dennis Bilbrey and Ernestine Bilbrey property S 00°50'25" E 459.19 feet to a grader blade at a wood fence post; thence leaving Bilbrey and going with the ZWT Ranch, LLC property N 83°46'27" W 252.58 feet to a 40" white oak; thence continuing with the same N 82°01'10" W 78.47 feet to a ½" rebar (found); thence N 82°07'49" W 19.45 feet to a point in the Drowning Creek; thence continuing with ZWT Ranch, LLC and generally following the meanders of the said creek N 29°54'54" W 34.59 feet; thence N 37°12'08" W 81.94 feet; thence N 13°07'12" W 202.80 feet; thence N 23°51'34" W 203.03 feet; thence N 18°37'09" W 132.19 feet; thence N 37°09'51" W 48.77 feet to a point in the creek; thence leaving ZWT Ranch, LLC and Drowning Creek and going with the remainder of the Ollen J. Davis and Sandra L. Davis, Trustees property N 30°48'56" E 55.30 feet to a ½" pipe (set); thence continuing with the same N 30°48'56" E 918.42 feet to a ½" pipe (set); thence leaving Davis and going with the right-of-way of Wilson Road along a curve having an arc length of 95.65 feet, with a radius of 267.24 feet, and a chord of S 80°32'14" E 95.14 feet to the point of beginning being 10.45 acres as surveyed by Christopher M. Vick R.L.S. #2164 on 13 October 2025.

Note: The above-described property is subject to a 50' non-exclusive right-of-way and easement from the south margin of Wilson Road providing ingress, egress and for the installation of utilities as noted in Book 1714 Page 1455 and Book 1697 Page 1681 and shown on Plat Book DB 1694 Page 301 as recorded in the Register's Office for Cumberland County, Tennessee.

