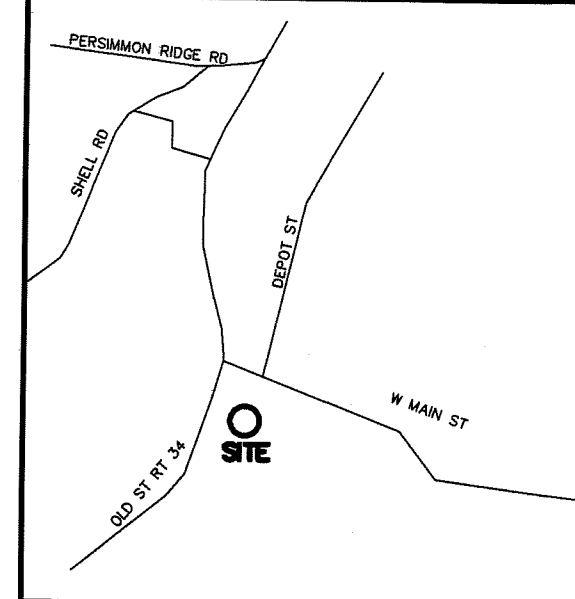




LEGEND

- IRON PIN SET
- IRON PIN FOUND
- × POINT ON RIGHT-OF-WAY
- UTILITY POLE

LINE	BEARING	DISTANCE
L1	N 18°49'41" E	140.59'
L2	S 18°49'41" W	77.73'
L3	S 20°24'54" W	80.59'
L4	N 20°24'54" E	72.49'



LOCATION MAP
NOT TO SCALE

* NORTH RECONCILED TO TN GRID

QUALITY PROPERTIES LP
TAX MAP-060
PARCEL-079.03
ROLL-391/IMAGE-1126

TRACT 1
5.05 AC±

TRACT 2
5.10 AC±

TRACT 3
5.06 AC±

TRACT 4
5.59 AC±

COLONY BROOKE CONDOS ASSOC
TAX MAP-059M "A"
PARCEL-001.00
ROLL-524/IMAGE-738

HAROLD COCHRAN
TAX MAP-060
PARCEL-080.00
D.B.-539/PAGE-48

ALEX WEAVER
TAX MAP-059
PARCEL-234.00
ROLL-1231/IMAGE-1022

OWNER SIGNATURE: _____ DATE: _____

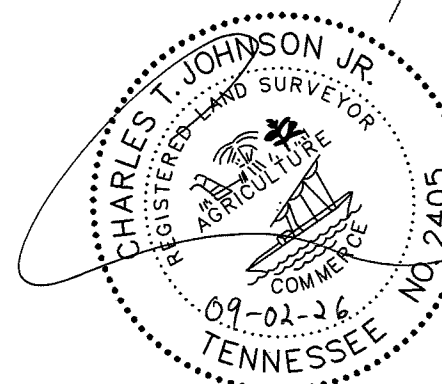
FLOOD NOTE: By graphic plotting only, this property is in Zone(s) _____ of the Flood Insurance Rate Map, Community Panel No. _____, which bears an effective date of _____ and is not in a Special Flood Hazard Area.

MISCELLANEOUS NOTES:

THE BUILDING SET-BACK LINES SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE IN EFFECT UPON THE SUBJECT PROPERTY.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

I certify this plot qualifies under the provisions of section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Jonesborough/Washington County minimum subdivision regulations, because (A) no new street or utility construction is required and (B) all resultant tracts are over five (5) acres in size. Surveyor Charles T. Johnson Jr Reg No 2405 Date 06/29/2026



SURVEY BY: CHARLES T. JOHNSON JR
NUMBER: 2405
PROJECT: 26127
DATE: 06/29/2026

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1-7500 AS SHOWN HEREON.



TN. PROFESSIONAL
SURVEYING INC.

405 N BOONE STREET
JOHNSON CITY TN, 37604 423-915-1136

Washington County Tennessee, Chelsie Summey, Register
RECEIPT #: 382582 INSTRUMENT #: 260015321

CONSIDERATION:	0.00	EDP FEE:	2.00
WORTHY TAX:	0.00	REGISTER FEE:	0.00
TRANSFER TAX:	0.00	OTHER FEES:	0.00
RECORDING FEE:	15.00	TOTAL AMOUNT:	17.00

SURVEY MAP
Roll/Image 1243 Page 1712-1712

PROPERTY REFERENCE:
MAXGRADE CAPITAL LLC & OH MY INVESTMENTS LLC
OLD STATE ROUTE 34
JONESBOROUGH, TN 37659
TAX MAP 060
PARCEL 079.02
ROLL 1185 IMAGE 1005

MAXGRADE CAP. & OH MY
INVEST. PROPERTY PARTITION
15TH CIVIL DISTRICT WASHINGTON CO. TN.

TFSI TN. PROFESSIONAL
SURVEYING INC.

405 N BOONE STREET JOHNSON CITY, TN 37604

SCALE: 1"=100' DATE: 06/29/2026

PROJECT: 26127 DRAWN BY: HLE