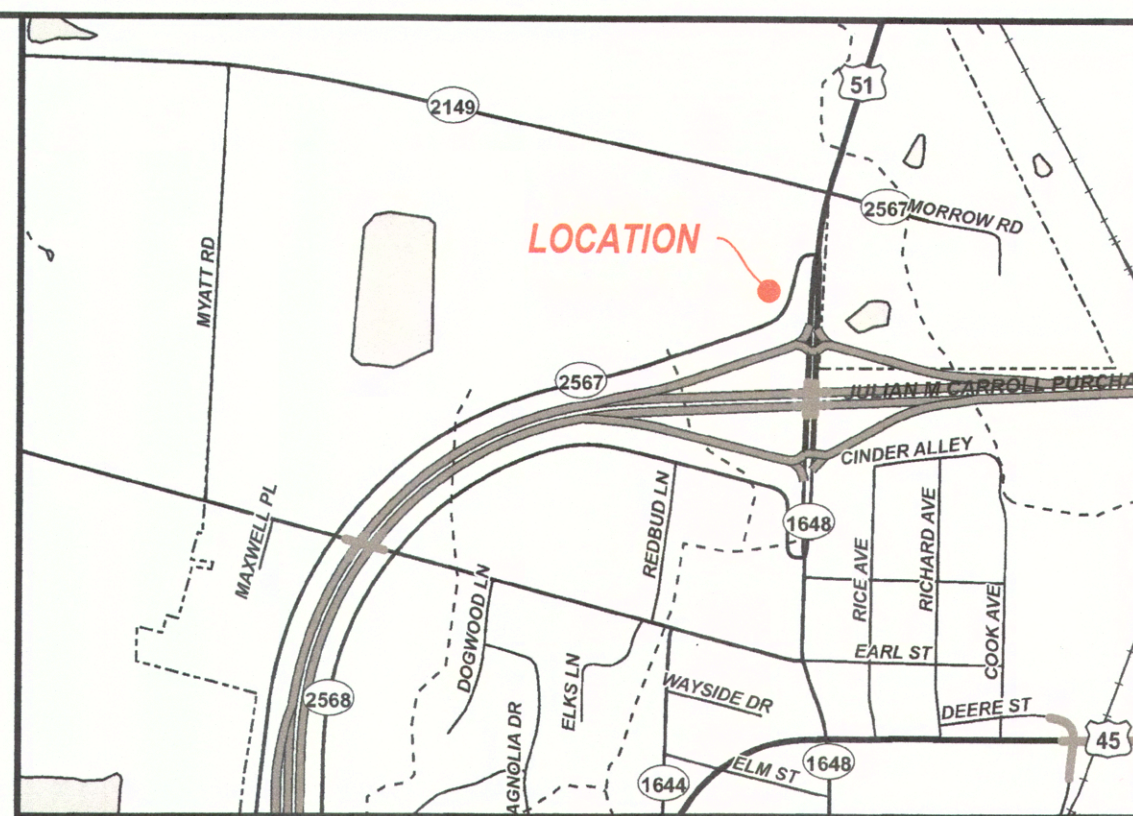


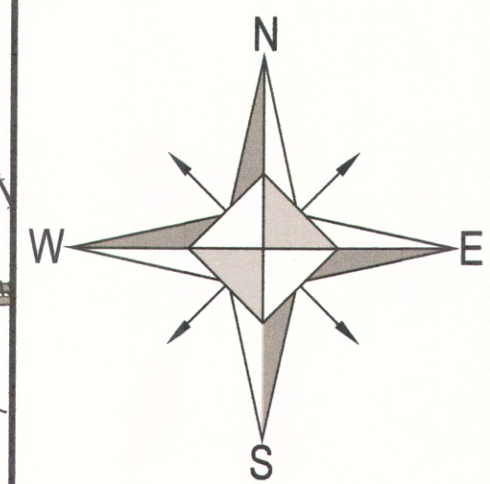
PLAT OF SURVEY

THE TCXIT 1, LLC PROPERTY
1000 HOLIDAY LANE, FULTON,
FULTON COUNTY, KENTUCKY.

MAIN SOURCE OF REFERENCE: DEED BOOK 205, PAGE 545

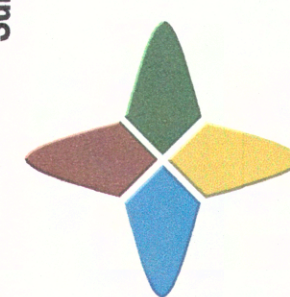


VICINITY MAP
NOT TO SCALE



BEARINGS ARE REFERENCED
TO KENTUCKY STATE PLANE
COORDINATES - SINGLE ZONE
NAD 83

Shawnee Professional Services
Surveyors & Energy Services
104 S 4TH STREET
P.O. BOX 125
Vienna, IL 62995
Tel: 618-658-6065
www.ShawneePS.com



PLAT OF SURVEY
THE TCXIT 1, LLC PROPERTY
1000 HOLIDAY LANE, FULTON,
FULTON COUNTY, KENTUCKY

Revisions

#	Date	Note

Drafted by: JKT
Project Manager: JKT
Date: 10/11/2023
Reviewed by: BJA
Scale: 1" = 50'
Job Number: 2023-378
Sheet: 1 OF 1

Drawing Status

☐ Preliminary Drawing
☒ Final Drawing

Requested By:

KLINGNER & ASSOCIATES
2150 W. MAIN ST.
CARBONDALE, IL 62901

TCXIT 1, LLC
317 E. STATE LINE ST.
SOUTH FULTON, TN 38257

THIS PLAT REPRESENTS A
BOUNDARY SURVEY THAT WAS
PERFORMED IN ACCORDANCE
WITH 201 KAR 18:150

DESCRIPTION OF SURVEY

4.235 ACRES - THE TCXIT 1, LLC PROPERTY

A PARCEL OF LAND BEING KNOWN AS 1000 HOLIDAY LANE, FULTON, KENTUCKY. SAID PARCEL IS INTENDED TO BE THE PROPERTY DESCRIBED AND RECORDED IN DEED BOOK 205, PAGE 545 IN THE FULTON COUNTY COURT HOUSE, IN THE NAME OF TCXIT 1, LLC, BY AND THROUGH ITS MEMBER, JEFFREY J. CAMPBELL, DATED JUNE 16TH, 2023. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF THE HOLIDAY FULTON PROPCO, LLC PROPERTY (BK 196, PG 412) AND THE SOUTHWEST CORNER OF THIS PROPERTY, SAID IRON PIPE ALSO BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF HOLIDAY LANE, A FRONTAGE ROAD TO THE JACKSON PURCHASE PARKWAY, SAID CORNER BEING APPROXIMATELY 883.2 FEET SOUTHWEST OF THE INTERSECTION OF HOLIDAY LANE AND U.S. HIGHWAY 51; THENCE N01°48'40"E 478.15 FEET, ALONG SAID HOLIDAY FULTON PROPCO, LLC PROPERTY, AND THE CAROLYN DUNAVANT PROPERTY (BK 190, PG 565) TO A 1/2" IRON ROD SET WITH CAP (#4520) AT THE SOUTHWEST CORNER OF THE SOUTHWESTERN KENTUCKY WATER DISTRICT PROPERTY (BK 91, PG 327); THENCE ALONG SAID SOUTHWESTERN KENTUCKY WATER DISTRICT PROPERTY THE FOLLOWING TWO (2) CALLS: THENCE S88°30'45"E 24.00 FEET TO A 1/2" IRON ROD SET WITH CAP (#4520); THENCE N01°48'40"E 40.00 FEET TO A 1/2" IRON ROD SET WITH CAP (#4520) IN THE SOUTH LINE OF THE BTT DEVELOPMENT III LIMITED PARTNERSHIP PROPERTY (BK 198, PG 189); THENCE S88°30'45"E 464.87 FEET ALONG SAID BTT DEVELOPMENT III LIMITED PARTNERSHIP PROPERTY AND THE CHARLES & BETTY WHITLOW PROPERTY (BK 176, PG 159) TO A 5/8" IRON ROD FOUND WITH CAP (#2700, #3450) IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HOLIDAY LANE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) CALLS: THENCE ALONG A CURVE TO THE LEFT WITH CHORD BEARING S31°32'07"W 78.59 FEET, A RADIUS OF 103.00 FEET, AND AN ARC LENGTH OF 80.63 FEET TO A 1/2" IRON ROD SET WITH CAP (#4520); THENCE S11°23'10"W 267.86 FEET, PASSING A 1/2" IRON ROD SET WITH CAP (#4520) AT 14.45 FEET, TO A 1/2" IRON ROD SET WITH CAP (#4520); THENCE S50°10'40"W 60.21 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT FOUND; THENCE S69°49'04"W 388.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL TO CONTAIN 4.235 ACRES, MORE OR LESS, PER SURVEY BY JARED K. THOMPSON, KENTUCKY PROFESSIONAL LAND SURVEYOR, NO. 4520, DATED 10/11/2023.

SAID PARCEL BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS, RECORDED OR OTHERWISE. ALL SITUATED IN THE COUNTY OF FULTON, STATE OF KENTUCKY.

GPS NOTE:

THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 BASE AND A TRIMBLE R8S ROVER WITH GPS, GLONASS AND DUAL FREQUENCY CAPABILITIES. A BASE STATION WAS ESTABLISHED UTILIZING THE KYCORS VRS NETWORK, AND THE REMAINING SURVEY WAS CONDUCTED UTILIZING A REAL TIME KINEMATIC (RTK) BASE AND ROVER SETUP. A REDUNDANCY OF MEASUREMENTS WAS ALSO TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDED THE ACCURACY OF STANDARDS FOR AN URBAN SURVEY, AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 (+/- 0.05" + 100 PPM). ALL DATA WAS CORRELATED WITH KENTUCKY STATE PLANE COORDINATES SINGLE ZONE NAD 83, NAVD 88, GEOID 18. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY IS 0.01" + 100 PPM.

SOURCE OF BEARINGS:

BEARINGS SHOWN ARE CORRELATED WITH KENTUCKY STATE PLANE COORDINATES SINGLE ZONE NAD 83, NAVD 88, GEOID 18, OBTAINED IN THE FIELD AT THE TIME OF SURVEY UTILIZING THE KYCORS VRS NETWORK.

FLOOD ZONE:

THE PROPERTY IS LOCATED IN FLOOD ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON MAP 21075C0219D - DATED 05/24/2011.

SURVEYOR'S NOTES & REFERENCES

- PURPOSE OF SURVEY - TO MONUMENT THE CORNERS OF THE TCXIT 1, LLC PROPERTY AS SHOWN HEREON.
- THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT AT THE TIME OF SURVEY.
- EASEMENTS SHOWN HEREON ARE LISTED IN THE TCXIT 1, LLC'S CURRENT RECORD DEED (BK 205, PG 545). NO RESEARCH FOR OTHER EXISTING EASEMENTS WAS COMPLETED AT TIME OF SURVEY.
- BOUNDARY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS AND PHYSICAL EVIDENCE FOUND THROUGH INSPECTION AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.
- RIGHT-OF-WAY LINES FOR HOLIDAY LANE (FRONTAGE ROAD) WERE ESTABLISHED PER THE RIGHT-OF-WAY PLANS FOR JACKSON PURCHASE PARKWAY/HIGHWAY 51 AND EXISTING MONUMENTS FOUND.
- REFERENCE IS MADE TO THE RIGHT-OF-WAY PLANS FOR JACKSON PURCHASE PARKWAY/HIGHWAY 51 PER THE KYTC PORTAL.
- IRON RODS SET PER S.P.S. SURVEY ARE 24" LONG, 1/2" DIAMETER REBAR WITH A SURVEY KAP LABELED "J. THOMPSON #4520", AND ARE FLUORESCENT GREEN IN COLOR, UNLESS OTHERWISE NOTED.

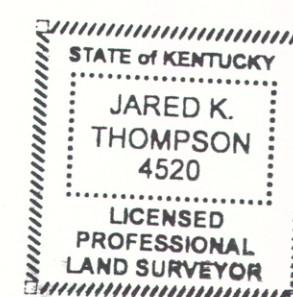
SURVEYOR'S CERTIFICATION

STATE OF KENTUCKY
COUNTY OF FULTON

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TO BE A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, ALL IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE KENTUCKY REVISED STATUTE AND THE KENTUCKY ADMINISTRATIVE REGULATIONS.

DATED THIS 11TH DAY OF OCTOBER, 2023.

JARED K. THOMPSON - KY PROFESSIONAL LAND SURVEYOR NO. 4520
LICENSE EXPIRES: 06/30/2024
FIELDWORK COMPLETED: 10/11/2023



KLINGNER
& ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Carbondale, Illinois
2150 West Main St.
Carbondale, IL 62901
Quincy, IL 62450
Burlington, IL 62018
Columbia, MO 65201

CAROLYN DUNAVANT
(BK 180, PG 565)

BTT DEVELOPMENT III
LIMITED PARTNERSHIP
(BK 198, PG 189)

CHARLES & BETTY WHITLOW
(BK 176, PG 159)

CHARLES & BETTY WHITLOW
(BK 176, PG 159)

IRF 1/2" - L.I. SMITH
IRF 1 1/2" - NO CAP
12.59'
11.41'
40.00' (M) (R)
N 01°48'40" E
40.00' (M) (R)
S 88°30'45" E
24.00' (M) (R)

SOUTHWESTERN KENTUCKY
WATER DISTRICT
(BK 91, PG 327)

25' ACCESS &
UTILITY EASEMENT
(BK 205, PG 545)

PART OF LOT "C"

CURVE
S74°37'24"W
72.69'
R = 103.00'
L = 74.29'

CURVE
S31°32'07"W
78.59'
R = 103.00'
L = 80.63'

IRF 5/8" - NO CAP

25' UTILITY EASEMENT
(BK 205, PG 545)

THE TCXIT 1, LLC PROPERTY
4.235 ACRES
(BK 205, PG 545)

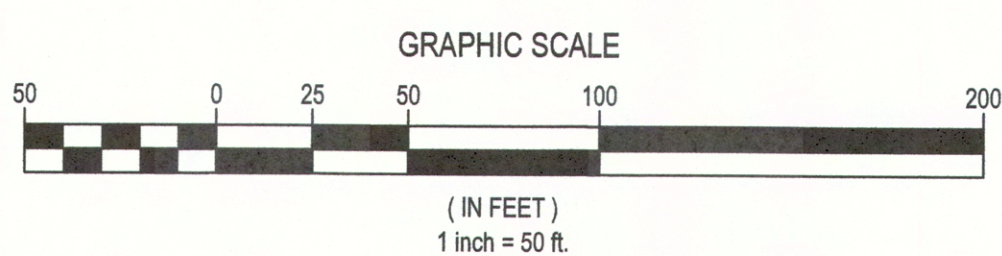
PART OF LOT "E"

HOLIDAY FULTON PROPCO, LLC
(BK 196, PG 412)

IRF 1" - NO CAP
P.O.B.
N. 3363856.08
E. 3997858.76

APPROX. 883.2' TO INTERSECTION OF
HOLIDAY LANE AND U.S. HWY 51
1/2" IRON ROD FOUND
S52°12'48"W 13.27'
FROM CORNER

HOLIDAY LANE - FRONTAGE ROAD (R.O.W. VARIES)



** LEGEND **

- IRON ROD SET "J. THOMPSON #4520"
- IRON ROD FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- RIGHT-OF-WAY MARKER FOUND
- P.O.B. POINT OF BEGINNING
- RIGHT-OF-WAY LINE
- CENTERLINE ROAD/DRIVE
- BOUNDARY LINE
- ADJOINER DEED LINE
- EXISTING EASEMENT
- BUILDING/STRUCTURE