

FILE NO. 21-46A

DESCRIPTION 7.675 ACRE TRACT:

A certain tract of land lying in the Second Civil District of Lawrence County, Tennessee on the south side of Burke Street and the north side of Dixon Branch Road, being a portion of the lands of Mark Stults, Mary Stults, Ethan Stults and Tammy Stults as shown in the Register's Office of Lawrence County in Record Book 552 at Page 18, and being more fully described as follows:

Beginning at a point in the center of Burke Street, being the northwest corner of the lands of Mark Stults as shown in Record Book 552 at Page 18, thence running with the center of said street South 81 degrees, 39 minutes, 32 seconds East 136.47 feet, thence leaving said street running with a line of division South 11 degrees, 38 minutes, 22 seconds West 17.70 feet to a mag nail at the end of the culvert, thence South 11 degrees, 38 minutes, 22 seconds West 1201.55 feet to an iron pin set, thence South 11 degrees, 38 minutes, 22 seconds West 23.59 feet to a point in the center of Dixon Branch Road, thence running with the center of said road North 81 degrees, 05 minutes, 47 seconds West 133.15 feet, thence North 82 degrees, 17 minutes, 55 seconds West 95.19 feet, thence leaving said road North 0 degrees, 25 minutes, 53 seconds West 15.56 feet to an existing iron pipe, thence running with the east boundary of the lands of Paul Kress as shown in Record Book 63 at Page 223 North 0 degrees, 25 minutes, 53 seconds West 140.96 feet to an existing iron pin, thence running with the east boundary of the lands of Paul Kress as shown in Record Book 63 at Page 225 North 1 degrees, 09 minutes, 45 seconds East 138.81 feet to an existing iron pipe, thence running with the east boundary of the lands of Mylon Irvin as shown in Record Book 462 at Page 275 and Roy Crabb as shown in Deed Book 132 at Page 81 North 0 degrees, 49 minutes, 53 seconds West 272.94 feet to an existing t post, thence running with the east boundary of the lands of Howard Roberson as shown in Deed Book 191 at Page 9 North 17 degrees, 52 minutes, 33 seconds East 88.12 feet to an existing iron pin, thence running with the east boundary of the lands of Edgar Nelson as shown in Record Book 387 at Page 46, Jons Lister as shown in Record Book 491 at Page 344 and Kathryn Keese as shown in Record Book 481 at Page 207 North 20 degrees, 17 minutes, 19 seconds East 299.94 feet to an existing iron pipe, thence running with the east boundary of the lands of Gary Russ as shown in Deed Book 210 at Page 345 North 20 degrees, 39 minutes, 11 seconds East 99.80 feet to an existing iron pipe, thence running with the lands of Mark Whitley as shown in Record Book 70 at Page 260 South 71 degrees, 52 minutes, 53 seconds East 149.30 feet to an existing iron pin, thence North 9 degrees, 05 minutes, 49 seconds East 226.21 feet to the point of beginning. Containing 7.675 acres of land more or less.

Subject to easement for existing roads and utilities.

According to a survey by David H. Parsons, T.R.L.S. No. 1693, dated August 1, 2021, File No. 21-46.

This is not a certification of ownership of the property shown hereon. The owners of the adjoining properties are according to the current assessors records. This survey is subject to the findings of an accurate title search and adjoining land owners agreeing to the property lines as shown hereon.

This survey is made subject to all prior deeds of trust, mortgages, liens, judgements, easements, right-of-ways, taxes, or claims as of this date upon the foregoing described tract of land.

All distances are based on a field run survey using electronic distance measuring equipment and have been adjusted for temperature.

This survey is copyrighted as of the date as shown on the plat, all rights reserved by D.P. Surveying, and is not to be copied, reproduced or used without written permission. This survey was done exclusively for our client and is not to be used by others unless other arrangements have been made with D.P. Surveying.

Certification of Accuracy:

This is a Category II Survey with the ratio of Precision on the unadjusted traverse of greater than 1' in 15,000'; and is correct to the best of my knowledge and belief.

LEGEND:

- POINT
- ⊙ IRON PIN SET
CAP MARKED DP 1693
- ⊠ IRON PIN EXISTING
- ▲ MAG NAIL SET
- ⊞ MAG NAIL EXISTING
- ⊞ MAG SPIKE SET
- ⊞ MAG SPIKE EXISTING
- ⊞ AXLE EXISTING
- ⊞ STEEL BAR EXISTING
- ⊞ IRON PIPE EXISTING
- ⊞ RAILROAD SPIKE SET
- ⊞ RAILROAD SPIKE EXISTING
- ⊞ CONCRETE MONUMENT EXISTING
- ⊞ WOOD FENCE POST
- ⊞ STEEL FENCE POST
- ⊞ BLAZED & PAINTED TREE
- ⊞ RAILROAD SPIKE EXISTING
- ⊞ RAILROAD SPIKE SET
- ⊞ WOOD FENCE POST EXISTING
- ⊞ STEEL FENCE POST EXISTING
- ⊞ CONCRETE MONUMENT EXISTING
- ⊞ IRON BAR EXISTING

THIS IS NOT A CERTIFICATION OF OWNERSHIP
OF THE PROPERTIES SHOWN HEREON. THE OWNERS
OF THE ADJOINING PROPERTIES ARE ACCORDING
TO THE CURRENT COUNTY ASSESSORS RECORDS.

THIS SURVEY IS MADE SUBJECT TO ALL PRIOR
DEEDS OF TRUST, MORTGAGES, LIENS, JUDGMENTS,
EASEMENTS, RIGHT-OF-WAYS, TAXES OR CLAIMS OF
WHATEVER EXISTING AND LEGALLY PERFECTED AS
OF THIS DATE UPON THE FOREGOING DESCRIBED
TRACT OF LAND.

THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN
ACCURATE TITLE SEARCH AND IS SUBJECT TO
ADJOINING LAND OWNERS AGREEING TO THE PROPERTY
LINES AS SHOWN HEREON.

ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY
USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED
FOR TEMPERATURE.

COPYRIGHT DATE AS SHOWN ON PLAT ALL RIGHTS
RESERVED BY D.P. SURVEYING. NOT TO BE COPIED
OR REPRODUCED WITHOUT WRITTEN PERMISSION.

CERTIFICATION OF ACCURACY:

THIS IS A CATEGORY II SURVEY WITH THE
RATIO OF PRECISION ON THE UNADJUSTED
TRaverse OF 1 IN 10,000. AND IS
MADE TO THE BEST OF MY KNOWLEDGE
AND BELIEF.

David H. Parsons
DAVID H. PARSONS, T.S.L.S. NO. 1493

D.P. SURVEYING
P.O. BOX 671
WAYNESBORO, TN 38485
PHONE: (931) 279-1290



ROY GRABB
D.B. 132 PG. 81
T.M. 151G GP. B PL. 13.01
T.M. 151G GP. B PL. 13

HOWARD ROBERSON
D.B. 191 PG. 9
T.M. 151G GP. B PL. 13.02

EDGAR NELSON
R.B. 387 PG. 46
T.M. 151G GP. B PL. 13.03

JONS LISTER
R.B. 491 PG. 344
T.M. 151G GP. B PL. 14

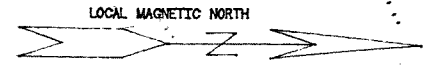
KATHRYN KEESSE
R.B. 481 PG. 207
T.M. 151G GP. B PL. 15

GARY RUSS
D.B. 210 PG. 345
T.M. 151G GP. B PL. 15.01

MARK WHITLEY
R.B. 70 PG. 260
T.M. 151G GP. B PL. 17

REMAINING LANDS
MARK STULTS
R.B. 552 PG. 18
T.M. 151 PL. 44.08

AREA: 7.675 ACRES+/-



BURKE STREET

DIXON BRANCH ROAD

SURVEY FOR
MARK STULTS, MARY STULTS, ETHAN STULTS & TAMMY STULTS
RECORD BOOK 552 PAGE 18 TAX MAP 151 PARCEL 44.08
SECOND CIVIL DISTRICT LAWRENCE COUNTY, TENNESSEE
AREA: 7.675 ACRES+/- DATE: AUGUST 1, 2021
FILE NO. 21-46