

## SURVEYOR'S DESCRIPTION

Being a certain tract or parcel of land lying and being in the Twenty-First Civil District of Rutherford County, Tennessee, in the City of Murfreesboro, located on Tax Map 090 as Parcel 21.07 and is the Cynthia Ruth Salisbury Stansell and Ronald T. Stansell property recorded in Record Book 2212, Page 1168, Register's Office of Rutherford County, Tennessee, and is more particularly described as follows:

Commencing at the centerline intersection of Halls Hill Pike and Twin Oak Drive; thence North 70°17'23" West, 53.00 feet to a ½" Rebar (N) with ELI cap where the rights-of-way of Halls Hill Pike and Twin Oak Drive intersect, this being the southeast corner of the property herein described and the Point of Beginning this survey; thence coincident with the north right-of-way of Halls Hill Pike for two calls: on a curve to the left having a radius of 1300.00 feet and an arc length of 119.49 feet (chord bearing South 68°47'42" West, chord distance of 119.45 feet) to a ½" Rebar (N) with ELI cap; South 66°09'42" West, 41.83 feet to a ½" Rebar (N) with ELI cap, this being the southwest corner of the property herein described; thence leaving the north right-of-way of Halls Hill Pike and coincident with the east right-of-way of Woods Edge Drive for two calls: on a non-tangent curve to the right having a radius of 30.00 feet and an arc length of 42.80 feet (chord bearing North 72°58'12" West, chord distance of 39.26 feet) to a ½" Rebar (N) with ELI cap; North 32°04'51" West, 486.12 feet to a ½" Rebar (O) with no cap at a fence corner, this being the southwest corner of the open space area of Woods Edge, Section I (PB 012/171) and the northwest corner of the property herein described; thence leaving the east right-of-way of Woods Edge Drive and coincident with the south line of the open space of Woods Edge, Section I and a fence North 47°38'32" East, 400.29 feet to a ½" Rebar (O) at a fence post at an old rock wall, this being the southeast corner of the open space area of Woods Edge, Section I and the northeast corner of the property herein described in the west line of Michaels Homes, LLC (RB 789/2100); thence leaving the south line of the open space area of Woods Edge, Section I and coincident with the west line of Michaels Homes, LLC and a fence South 33°04'38" East, 401.05 feet to a ½" Rebar (N) with ELI cap in the west right-of-way of Twin Oak Drive, this being the southwest corner of Michaels Homes, LLC and the easterly most corner of the property herein described; thence leaving Michaels Homes, LLC and coincident with the west right-of-way of Twin Oak Drive for three calls: South 23°58'11" West, 101.40 feet to a ½" Rebar (N) with Sexton Cap; on a curve to the left having a radius of 246.83 feet and an arc length of 149.56 feet (chord bearing South 06°36'42" West, chord distance of 147.28 feet) to a ½" Rebar (N) with ELI cap; South 10°54'34" West, 59.03 feet to the Point of Beginning containing 201064.22 square feet or 4.62 acres, more or less, according to a survey performed by Christopher Blake Sexton, RLS 2400, Energy Land and Infrastructure, LLC, 1420 Donelson Pike, Suite A-12, Nashville, TN 37217 on October 18, 2022.



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10/20/2022