

LEGAL DESCRIPTION

BEING A CERTAIN TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF CANNON COUNTY, TENNESSEE AND BEING FURTHER DESCRIBED AS FOLLOWS:

TRACT 1 BEGINNING AT AN IRON PIN FOUND IN THE SOUTHERLY RIGHT OF WAY OF MURFREESBORO ROAD, SAID POINT ALSO BEING THE NORTHEASTERY CORNER OF BRAGG, DEED BOOK 142, PAGE 170, R.O.C.C., TN;

THENCE WITH SAID RIGHT OF WAY N 75°59'54" E A DISTANCE OF 124.07' TO A POINT IN THE CENTER OF THE EAST FORK OF THE STONES RIVER, SAID POINT ALSO BEING THE WESTERLY CORNER OF ROBINS, DEED BOOK 161, PAGE 71, R.O.C.C., TN;

THENCE WITH ROBINS AND THE CENTER OF SAID RIVER THE NEXT TWO CALLS:

S 44°01'14" E A DISTANCE OF 627.85' TO A POINT;

THENCE S 68°39'24" E A DISTANCE OF 192.53' TO A POINT, SAID POINT BEING THE NORTHWESTERLY CORNER OF TRACT 2;

THENCE LEAVING CENTER OF SAID RIVER AND WITH NEW LINES ALONG TRACT 2 THE NEXT TWO CALLS:

S 09°31'19" E A DISTANCE OF 883.27' TO AN IRON PIN SET;

THENCE S 39°56'22" W A DISTANCE OF 256.55' TO AN IRON PIN SET IN THE CENTER OF A SHARED GRAVEL DRIVEWAY, SAID LINE ALSO BEING THE CENTER OF A 50' INGRESS/EGRESS & UTILITY EASEMENT, SAID POINT ALSO BEING IN THE NORTHERLY RIGHT OF WAY OF HOLLIS CREEK ROAD, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF TRACT 2;

THENCE LEAVING TRACT 2 AND WITH THE NORTHERLY RIGHT OF WAY OF SAID ROAD N 73°55'37" W A DISTANCE OF 219.75' TO AN IRON PIN SET, SAID POINT BEING THE SOUTHEASTERY CORNER OF SNYDER, DEED BOOK 222, PAGE 763, R.O.C.C., TN;

THENCE WITH SNYDER THE NEXT TWO CALLS:

N 15°49'21" E A DISTANCE OF 491.42' TO AN IRON PIN FOUND;

THENCE N 84°15'41" W A DISTANCE OF 156.91' TO AN IRON PIN FOUND, SAID POINT BEING THE NORTHEASTERY CORNER OF FOUTS, DEED BOOK 148, PAGE 243, R.O.C.C., TN;

THENCE WITH FOUTS N 84°17'37" W A DISTANCE OF 200.39' TO AN IRON PIN FOUND, SAID POINT BEING THE NORTHEASTERY CORNER OF MASON, DEED BOOK 179, PAGE 584, R.O.C.C., TN;

THENCE WITH MASON N 84°17'01" W A DISTANCE OF 213.92' TO AN IRON PIN FOUND, SAID IRON PIN BEING A NORTHEASTERY CORNER OF HERINGLAKE, DEED BOOK 172, PAGE 638, R.O.C.C., TN;

THENCE WITH HERINGLAKE THE NEXT TWO CALLS:

N 84°22'59" W A DISTANCE OF 97.79' TO AN IRON PIN FOUND;

THENCE N 17°43'49" E A DISTANCE OF 344.69' TO AN IRON PIN FOUND, SAID POINT BEING AN EASTERLY CORNER OF BRAGG, DEED BOOK 142, PAGE 170, R.O.C.C., TN;

THENCE WITH BRAGG THE NEXT EIGHT CALLS:

N 28°10'44" E A DISTANCE OF 90.38' TO AN IRON PIN FOUND;

THENCE N 19°57'57" E A DISTANCE OF 117.28' TO AN IRON PIN FOUND;

THENCE N 22°45'49" E A DISTANCE OF 111.60' TO AN IRON PIN FOUND;

THENCE N 00°56'23" E A DISTANCE OF 43.96' TO AN IRON PIN FOUND;

THENCE N 38°36'34" W A DISTANCE OF 113.79' TO A 16" STAG;

THENCE N 37°07'23" W A DISTANCE OF 73.86' TO AN IRON PIN FOUND;

THENCE N 21°04'32" W A DISTANCE OF 138.85' TO AN IRON PIN FOUND;

THENCE N 05°14'03" W A DISTANCE OF 112.16' BACK TO THE POINT OF BEGINNING AND HAVING AN AREA OF 15.2 ACRES (662,948 SQUARE FEET) MORE OR LESS.

TRACT 2 BEGINNING AT AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF HOLLIS CREEK ROAD, SAID POINT BEING S 24°42'24" E A DISTANCE OF 1716.46' FROM BRAGG'S NORTHEASTERY CORNER, DEED BOOK 142, PAGE 170, R.O.C.C., TN, SAID POINT ALSO BEING THE SOUTHEASTERY CORNER OF TRACT 1;

THENCE LEAVING SAID RIGHT OF WAY AND WITH NEW LINES ALONG TRACT 1 THE NEXT TWO CALLS:

N 39°56'22" E A DISTANCE OF 256.55' TO AN IRON PIN SET, SAID LINE BEING THE CENTER OF A 50' INGRESS/EGRESS & UTILITY EASEMENT;

THENCE N 09°31'19" W A DISTANCE OF 883.27' TO A POINT IN THE CENTER OF THE EAST FORK OF STONES RIVER, SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF ROBINS, DEED BOOK 161, PAGE 71, R.O.C.C., TN;

THENCE S 68°39'24" E A DISTANCE OF 154.37' TO A POINT, SAID POINT BEING THE INTERSECTION OF THE EAST FORK OF STONES RIVER AND THE WEST CHANNEL OF HOLLIS CREEK;

THENCE CONTINUING WITH THE CENTER OF SAID RIVER AND ROBINS SOUTHERLY LINE N 81°59'14" E A DISTANCE OF 280.56' TO A POINT IN SAID RIVER, SAID POINT BEING THE NORTHWESTERLY CORNER OF TRACT 3;

THENCE LEAVING THE CENTER OF SAID RIVER AND ROBINS AND WITH THE WESTERLY LINE OF TRACT 3 THE NEXT THREE CALLS:

S 19°04'48" W A DISTANCE OF 393.82' TO AN IRON PIN SET;

THENCE S 01°21'10" W A DISTANCE OF 414.21' TO AN IRON PIN SET;

THENCE S 33°14'45" W A DISTANCE OF 353.38' TO AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF HOLLIS CREEK ROAD;

THENCE WITH SAID RIGHT OF WAY N 73°55'37" W A DISTANCE OF 112.32' BACK TO THE POINT OF BEGINNING AND HAVING AN AREA OF 5.1 ACRES (222,943 SQUARE FEET) MORE OR LESS.

GENERAL NOTES

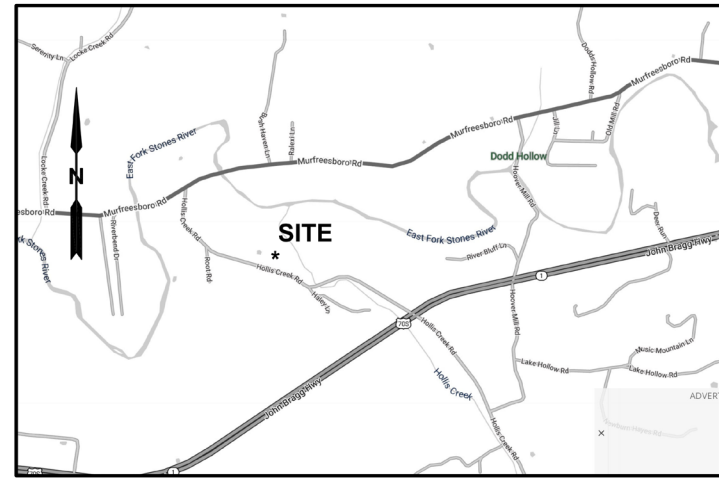
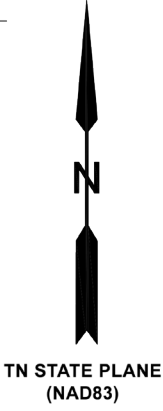
- 1. NORTH ARROW BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) OBTAINED WITH STATIC GPS OBSERVATIONS.
2. UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ON-SITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON. HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
3. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THIS SURVEYOR.
4. PROPERTY IS SUBJECT TO ALL EASEMENTS OR RIGHT OF WAYS RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL. A TITLE SEARCH REPORT WAS NOT PROVIDED TO THIS SURVEYOR.
5. A PORTION OF THIS PROPERTY LIES WITHIN THE DESIGNATED SPECIAL FLOOD ZONE AREAS (ZONE A - NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 47015C0085D, DATED 12/3/2010.

Table with 3 columns: LINK, BEARING, DISTANCE. Contains 6 rows of survey data.

I, THOMAS W. CROW, 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: BASE/ROVER RTK
(B) POSITIONAL ACCURACY: 0.05 FEET
(C) DATE OF SURVEY: 8/30/2022
(D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
(E) PUBLISHED/FIXED CONTROL: GPS
(F) GEOD MODEL: GE01D12A
(G) COMBINED GRID FACTOR: N/A - 1.000000

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT I AM THE LICENSED SURVEYOR OF RECORD AND THE UNADJUSTED SURVEY IS GREATER THAN 18 INCHES FROM HEREON.
THOMAS W. CROW, SURVEYOR
DATE 11/3/2023
TENN. REG. NO. 2758

PROPERTY INFORMATION:
TOTAL AREA: 30.8 ACRES (1,344,625 SQUARE FEET) MORE OR LESS
OWNER: GARY MACE (1/4 UNDIVIDED INTEREST), PHYLLIS BERRY (1/4 UNDIVIDED INTEREST), DAVID L MACE, ETUX (1/2 UNDIVIDED INTEREST)
LOCATION: 401, 487 HOLLIS CREEK ROAD WOODBURY, TN 37290
RECORDS: TAX MAP 45, PARCEL 34.00 & 37.00 DEED BOOK 156, PAGE 42 DEED BOOK 179, PAGE 163 TRACT 5 ON THE PLAN OF RIVERSIDE ACRES PLAT BOOK 2, PAGE 15A R.O.C.C., TN
ZONING: CLASS 11 (TAXCARD)
NOTE: BECAUSE ZONING REQUIREMENTS MAY REQUIRE INTERPRETATION, WE REFER YOU TO YOUR LOCAL ZONING ORDINANCE AND THE CODES DEPARTMENT



LEGEND

- POWER POLE SIGN
WATER METER
WATER VALVE
MANHOLE
TREE/CALIPER
STORM PIPE
SAN SEWER/SEPTIC
FENCE LINE
OVERHEAD POWER/TEL
WALL
PROPERTY LINE

VICINITY MAP

LEGAL DESCRIPTION (CONTINUED)

TRACT 3 BEGINNING AT AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF HOLLIS CREEK ROAD, SAID POINT BEING S 27°25'38" E A DISTANCE OF 1791.84' FROM BRAGG'S NORTHEASTERY CORNER, DEED BOOK 142, PAGE 170, R.O.C.C., TN, SAID POINT ALSO BEING THE SOUTHEASTERY CORNER OF TRACT 2;

THENCE LEAVING SAID RIGHT OF WAY AND WITH THE EASTERLY LINE OF TRACT 2 THE NEXT THREE CALLS:

N 33°14'45" E A DISTANCE OF 353.38' TO AN IRON PIN SET;

THENCE N 19°04'48" E A DISTANCE OF 393.82' TO A POINT IN THE CENTER OF THE EAST FORK STONES RIVER, SAID POINT ALSO BEING THE NORTHEASTERY CORNER OF TRACT 2;

THENCE WITH THE CENTER OF SAID RIVER N 81°59'14" E A DISTANCE OF 139.22' TO A POINT AT THE INTERSECTION OF SAID RIVER AND THE EASTERLY CHANNEL OF HOLLIS CREEK, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF CAMPBELL, DEED BOOK 212, PAGE 733;

THENCE WITH THE CENTER OF SAID CREEK AND CAMPBELL'S WESTERLY LINE THE NEXT FIVE CALLS:

S 04°41'44" E A DISTANCE OF 104.03' TO A POINT;

THENCE S 29°06'09" W A DISTANCE OF 154.59' TO A POINT;

THENCE S 33°28'02" W A DISTANCE OF 65.35' TO A POINT;

THENCE S 34°03'47" W A DISTANCE OF 136.28' TO A POINT;

THENCE S 37°12'41" E A DISTANCE OF 448.37' TO A POINT IN THE CENTER OF SAID CREEK, SAID POINT ALSO BEING THE NORTHERLY CORNER OF TRACT 4;

THENCE LEAVING THE CENTER OF SAID CREEK AND WITH TRACT 4 S 50°54'31" E A DISTANCE OF 585.15' TO AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF HOLLIS CREEK ROAD, SAID POINT ALSO BEING THE WESTERLY CORNER OF TRACT 4;

THENCE LEAVING TRACT 4 AND WITH THE NORTHERLY RIGHT OF WAY OF SAID ROAD N 73°55'37" W A DISTANCE OF 112.32' BACK TO THE POINT OF BEGINNING AND HAVING AN AREA OF 5.1 ACRES (222,943 SQUARE FEET) MORE OR LESS.

TRACT 4 BEGINNING AT AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF HOLLIS CREEK ROAD, SAID POINT BEING S 29°55'24" E A DISTANCE OF 1870.94' FROM BRAGG'S NORTHEASTERY CORNER, DEED BOOK 142, PAGE 170, R.O.C.C., TN, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF TRACT 3;

THENCE LEAVING SAID RIGHT OF WAY AND WITH TRACT 3 N 50°54'31" E A DISTANCE OF 585.15' TO A POINT IN THE CENTER OF HOLLIS CREEK, SAID POINT ALSO BEING IN THE SOUTHWESTERLY LINE OF CAMPBELL, DEED BOOK 212, PAGE 733, R.O.C.C., TN;

THENCE WITH CAMPBELL AND CENTER OF SAID CREEK THE NEXT TWO CALLS:

S 32°58'50" E A DISTANCE OF 455.88' TO A POINT;

THENCE S 29°39'36" E A DISTANCE OF 319.83' TO A POINT IN THE NORTHERLY RIGHT OF WAY OF HOLLIS CREEK ROAD, SAID POINT ALSO BEING CAMPBELL'S SOUTHWESTERLY CORNER;

THENCE WITH THE NORTHERLY RIGHT OF WAY OF HOLLIS CREEK ROAD THE NEXT FIVE CALLS:

S 71°02'00" W A DISTANCE OF 71.38' TO AN IRON PIN SET;

THENCE N 79°16'38" W A DISTANCE OF 128.49' TO AN IRON PIN SET;

THENCE N 49°25'46" W A DISTANCE OF 163.49' TO AN IRON PIN SET;

THENCE N 61°50'31" W A DISTANCE OF 128.44' TO AN IRON PIN SET;

THENCE N 73°55'37" W A DISTANCE OF 446.88' BACK TO THE POINT OF BEGINNING AND HAVING AN AREA OF 5.4 ACRES (235,938 SQUARE FEET) MORE OR LESS.

BEING A PORTION OF THE PROPERTY CONVEYED TO GARY MACE, PHYLLIS BERRY AND DAVID L MACE, ETUX, OF RECORD IN DEED BOOK 156, PAGE 42; ALSO BEING A PORTION OF TRACT 5, RIVERSIDE ACRES, PLAT BOOK 2, PAGE 15A AT THE REGISTER'S OFFICE OF CANNON COUNTY, TENNESSEE.

BOUNDARY SURVEY

THE MACE, ETAL PROPERTY
401 & 487 HOLLIS CREEK ROAD
2ND CIVIL DISTRICT
WOODBURY & CANNON COUNTY, TENNESSEE



CROW LAND SURVEYING
210 OLD HICKORY BLVD, UNIT #17
NASHVILLE, TN 37221
C - (615) 948-9021 PH - (615) 448-7760
crowlandsurvey@gmail.com

REVISED 9/12/2022 - ADDED FOURTH TRACT AS PER CLIENT REQUEST
REVISED 11/3/2023 - REVISED INGRESS/EGRESS EASEMENT AS PER CLIENT REQUEST



Know what's below. Call before you dig.