

BOUNDARY DESCRIPTION

"A portion of"

Malcolm & Jenny Johnson Property

9201 Highway 111

Byrdstown, Tennessee

3rd Civil District, Pickett County, Tennessee

Being a certain tract or parcel of land lying and being in the 3rd Civil District of Pickett County, Tennessee and being more particularly described as follows:

Beginning at a 1/2" Rebar (Old), said Rebar being located in the western right-of-way of Highway 111 (right-of-way width varies), being located in the southern right-of-way of Bakers Point Road (40' right-of-way), and being the northeast corner of the herein described tract;

Thence, leaving the southern right-of-way of said Bakers Point Road and with the western right-of-way of said Highway 111 for the following two (2) calls: 1.) S 33°09'11" W, 133.46' to a 1/2" Rebar (Old); and 2.) S 27°11'55" W, 268.78' to a 1/2" Rebar (Old), said Rebar being the northeast corner of Malcolm & Jenny Johnson (DB.154/P.890 – Tract 3 PB.4/P.16), and being the southeast corner of the herein described tract;

Thence, leaving the western right-of-way of said Highway 111 and with the northern line of said Johnson (Tract 3), N 71°29'09" W, 26.81' to a 1/2" Rebar (Old), said Rebar being the southeast corner of Byrdstown Storage 111, LLC (DB.188/P.676), being the southwest corner of the herein described tract, and being the beginning of a curve to the right with a radius of 107.09', an arc length of 101.50', a chord bearing and distance of N 44°16'12" W, 97.74';

Thence, leaving the northern line of said Johnson (Tract 3) and with the eastern line of said Byrdstown Storage 111, LLC for the following seven (7) calls: 1.) Along the arc of the above described curve, 101.50' to a 1/2" Rebar (Old); 2.) N 17°07'01" W, 14.36' to a 1/2" Rebar (Old), said Rebar being the beginning of a curve to the right with a radius of 96.60', an arc length of 100.00', a chord bearing and distance of N 12°32'19" E, 95.59'; 3.) Along the arc of the above described curve, 100.00' to a 1/2" Rebar (Old); 4.) N 42°11'38" E, 14.47' to a 1/2" Rebar (Old), said Rebar being the beginning of a curve to the right with a radius of 151.25', an arc length of 87.48', a chord bearing and distance of N 58°45'48" E, 86.26'; 5.) Along the arc of the above described curve, 87.48' to a 1/2" Rebar (Old); 6.) N 75°19'57" E, 6.52' to a 1/2" Rebar (Old); and 7.) N 24°18'36" W, 166.73' to a 1/2" Rebar (Old), said Rebar being located in the southern right-of-way of said Bakers Point Road, being the northwest corner of the herein described tract, and being the beginning of a curve to the right with a radius of 1046.57', an arc length of 54.89', a chord bearing and distance of N 75°42'33" E, 54.89';

Thence, leaving the eastern line of said Byrdstown Storage 111, LLC and with the southern right-of-way of said Bakers Point Road for the following three (3) calls: 1.) Along the arc of the above described curve, 54.89' to a 1/2" Rebar (Old); 2.) S 85°32'05" E, 121.03' to a 1/2" Rebar (Old); and 3.) S 58°25'44" E, 91.51' to the point of beginning, containing **1.43 Acres by Survey**. Actual field survey performed under the direct personal supervision of Taylor L. Dillehay, R.L.S. # 2597, Whittenburg Land Surveying, LLC, 214 East Stevens Street, Cookeville, Tennessee on February 18, 2025.

Being a portion of the same property as conveyed to Malcolm & Jenny Johnson in Deed Book 154 Page 890 of the Pickett County Register's Office, Byrdstown, Tennessee, which is the previous and last conveyance.

This property burdened by a 30' Access Easement (PB.4/P.16), is burdened by a 15' Utility Easement, and is subject to any other easements, right-of-ways, restrictions, etc. that a current title search would reveal.

I do hereby certify this survey to be accurate and correct to the best of my knowledge and belief and I do hereby certify that it meets or exceeds the requirements for surveying as set forth by the governing authorities.



WHITTENBURG LAND SURVEYING, LLC

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