

TROTWOOD/SUNNYSIDE REZONE

ALL OF TAX MAP 112, PARCEL 23 AND A PORTION OF 22.00

A tract of land located in Maury County, Tennessee. A portion of parcel 22.00 shown on Tax Map 112, and all of Tax Map 112, Parcel 23.00, the Dixie Fulton and Ruth McAllister property as recorded in Deed Book R1668, page 524 (a portion of Tract 1 and all of Tract 2), and being more particularly described as follows.

Beginning at an iron pin set, said point being the north west corner of Steven and Connie Thomason as recorded in Book 1138, page 207, being Lot 5 of Sunnymeade Subdivision as shown on the recorded in Plat Book P5, page 86, said point lying on the east margin of Sunnyside Lane (80' right of way), and having a Tennessee State Plane Coordinate N-459.367.7, E-1,643,170.5 (TDOT CORS).

Thence with the east margin of Sunnyside Lane, NORTH 29°46'27" WEST a distance of 454.08' to a point;
Thence with a curve turning to the right with an arc length of 36.26', with a radius of 25.00', with a chord bearing of NORTH 11°46'34" EAST, with a chord length of 33.16', to a point ;
Thence with the southern margin of Trotwood Avenue (60' right of way), NORTH 56°59'09" EAST a distance of 168.72' to a point;
Thence with the same, NORTH 60°13'33" EAST a distance of 111.07' to a point;
Thence with the same, 60°42'30" EAST a distance of 138.42' to a point;
Thence severing the property of Fulton/McAlister, SOUTH 32°52'52" EAST a distance of 487.96' to a point;
Thence with the north line of Sunnymeade Subdivision as shown on the recorded in Plat Book P5, page 86, SOUTH 60°13'22" WEST a distance of 466.37' which is the point of beginning, having an area of 220,090 square feet, 5.05 acres

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal. No title search was provided to the surveyor at the time of this survey.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by W.E.S. – ENGINEERS AND SURVEYORS – Job #21583, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 15TH day of April 2022.

Allen B. O'Leary
TN R.L.S. No. 1987

