

Magnetic North

Matthew Butterworth, ET UX  
deed book 123, page 558

0.278 acre, (12109.68 sq. ft.)

S 37° 04' 38" E 78.84'

Timmy Scott, ET UX  
deed book 103, page 510.

N 63° 22' 10" E 177.13'

N 37° 00' 05" W 60.29'

Tyler Cherry  
deed book 122, page 625

Tract II



shed



Tract I

0.721 acre.  
(31, 406.76 sq. ft.)

S 37° 04' 38" E 171.02'  
S 57° 24' 35" W 174.98'  
Highway 52 50' R/W.

N 37° 00' 05" W 188.18'

center line of 24' wide easement  
for ingress and other utilities

N 57° 24' 35" E 12.00'

Legend:

1/2" pipe (old) ⊙

1/2" rebar (new) ●

Actual field survey performed By Michael W. Asberry, P.L.S. # 1653 on the 20<sup>th</sup> day of February, 2024.

Being the same lands as of record in deed book 124, page 502 of the Clay County Register's Office Celina, Tennessee.

The bearings as described hereon have been correlated to the bearings described in deed book 124, page 502.

This survey is subject to any easements, rights-of-ways, restrictions, and/or exceptions which may affect said survey.

I do hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1': 10000' as shown hereon.

This survey was done in compliance with current Tennessee Minimum Standards of Practice.



### *Property Description*

*Being Tract I of a parcel of land lying and being in the Second Civil District of Clay County, Tennessee and more particularly described as follows:*

*Beginning on a ½" pipe (old) at the southeast corner of the lands of Tyler Cherry, deed book 122, page 625 and in the northern right-of-way of Highway 52, 50' R/W, thence leaving the said right-of-way and along the boundary of the lands of Cherry N 37 00' 05" W 189.45' to a ½" rebar (new) at the southwest corner of Tract II, thence leaving the lands of Cherry and along the southern boundary of Tract II, severing the lands of the grantors N 63 22' 10" E 177.13' to a ½" rebar (new) in the western boundary of the lands of Timmy Scott, ET UX, deed book 103, page 510, thence leaving Tract II and along the boundary of Scott S 37 04' 38" E 171.02' to a ½" pipe (old) at the aforesaid right-of-way of Highway 52, thence leaving the lands of Scott and along the said right-of-way S 57 24' 35" W 174.98' to the beginning and containing 0.721 acre, (31, 406.76 sq. ft.) by survey.*

*The hereon described Tract I is subject to a 24' wide easement for ingress and other utilities from the northern right of way of Highway 52 to Tract II the center line of which is described as follows: Beginning in the center of the 24' easement located N 57 24' 35" E 12.00' from the ½" pipe (old) at the beginning corner of the hereon described Tract I, in the northern right-of-way of Highway 52, thence leaving the said right-of-way and along the center of the said easement N 37 00' 05" W 188.18' to the southern boundary of Tract II.*

*Actual field survey performed By Michael W. Asberry, P.L.S. # 1653 on the 20<sup>th</sup> day of February, 2024.*

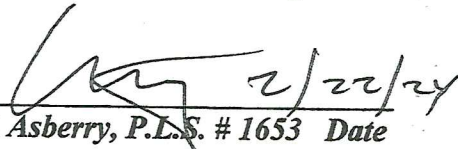
*Being the same lands as of record in deed book 124, page 502 of the Clay County Register's Office Celina, Tennessee.*

*The bearings as described hereon have been correlated to the bearings described in deed book 124, page 502.*

*This survey is subject to any easements, rights-of-ways, restrictions, and/or exceptions which may affect said survey.*

*I do hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1': 10000' as shown hereon.*

*This survey was done in compliance with current Tennessee Minimum Standards of Practice.*

  
Michael W. Asberry, P.L.S. # 1653 Date 2/22/24  
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