

FILE NO. 25-29A
DESCRIPTION 10.048 ACRE TRACT:

A certain tract of land lying in the Second Civil district of Lawrence County, Tennessee on the east side of Country Side Drive, being the lands of Keith Thomas and Kathie Thomas as shown in the Register's Office of Lawrence County in Deed Book 303 at Page 120, and being more fully described as follows:

Beginning at a point in the center of the intersection of Oak Shadow Drive and Country Side Drive, thence running with the center of Oak Shadow Drive North 30 degrees, 08 minutes, 04 seconds West 137.54 feet, thence leaving said road running with the south boundary of the lands of Ann Duplantis as shown in Record Book 394 at Page 809 South 76 degrees, 01 minutes, 51 seconds East 30.00 feet to an existing iron pin, thence South 76 degrees, 01 minutes, 51 seconds East 1222.51 feet to an existing iron pin, thence running with the lands of Nancy McClanahan as shown in Record Book 332 at Page 927 South 7 degrees, 34 minutes, 47 seconds West 393.41 feet to an existing iron pin, thence running with the north boundary of Wendell Thomas as shown in Deed Book 297 at Page 681 North 76 degrees, 04 minutes, 31 seconds West 1022.85 feet to an existing iron pin, thence North 76 degrees, 04 minutes, 31 seconds West 33.55 feet to a point in the center of Country side Drive, thence running in said drive North 8 degrees, 31 minutes, 32 seconds East 38.71 feet, thence North 5 degrees, 21 minutes, 44 seconds East 55.66 feet, thence North 7 degrees, 03 minutes, 16 seconds West 48.07 feet, thence North 15 degrees, 27 minutes, 10 seconds West 67.95 feet, thence North 23 degrees, 40 minutes, 29 seconds West 53.01 feet, thence North 28 degrees, 39 minutes, 20 seconds West 72.61 feet to the point of beginning. Containing 10.048 acres of land more or less. Subject to easement for existing roads and utilities. According to a survey by David H. Parsons, T.R.L.S. No. 1693, dated May 12, 2025, File No. 25-29.

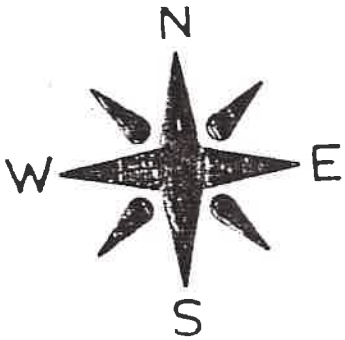
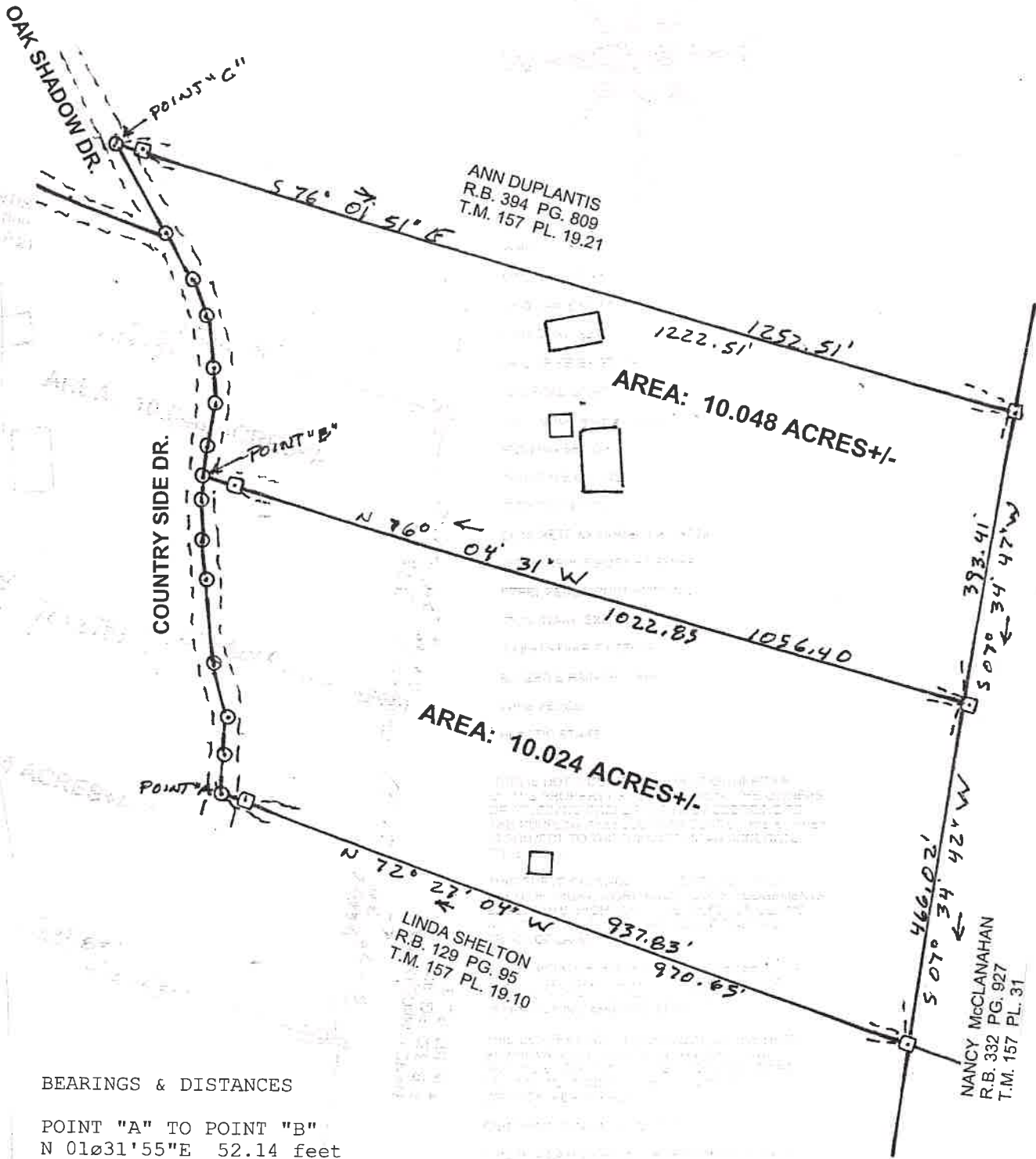
FILE NO. 25-29B
DESCRIPTION 10.024 ACRE TRACT:

A certain tract of land lying in the Second Civil District of Lawrence County, Tennessee on the east side of Country Side Drive, being the lands of Wendell Keith Thomas and Kathie Goodwin Thomas as shown in the Register's Office of Lawrence County in Deed Book 297 at Page 681, and being more fully described as follows:

Beginning at a point in the center of Country side Drive, being the northwest corner of this tract, thence leaving said tract running with the lands of Keith Thomas as shown in Deed Book 303 at Page 120 South 76 degrees, 04 minutes, 31 seconds East 33.55 feet to an existing iron pin, thence South 76 degrees, 04 minutes, 31 seconds East 1022.85 feet to an existing iron pin, thence running with the lands of Nancy McClanahan as shown in Record Book 332 at Page 927 South 7 degrees, 34 minutes, 42 seconds West 466.02 feet to an existing iron pin, thence running with the lands of Linda Shelton as shown in Record Book 129 at Page 95 North 72 degrees, 27 minutes, 04 seconds West 937.83 feet to an existing iron pin, thence North 72 degrees, 27 minutes, 04 seconds West 32.82 feet to a point in the center of Country Side Drive, thence running in said drive North 1 degrees, 31 minutes, 55 seconds East 52.14 feet, thence North 5 degrees, 36 minutes, 29 seconds West 49.85 feet, thence North 11 degrees, 49 minutes, 08 seconds West 73.61 feet, thence North 9 degrees, 38 minutes, 04 seconds West 112.23 feet, thence North 7 degrees, 35 minutes, 22 seconds West 56.49 feet, thence North 0 degrees, 52 minutes, 46 seconds East 45.11 feet, thence North 8 degrees, 31 minutes, 32 seconds East 38.38 feet to the point of beginning. Containing 10.024 acres of land more or less. Subject to easement for existing roads and utilities. According to a survey by David H. Parsons, T.R.L.S. No. 1693, dated May 12, 2025, File No. 25-29.

BEARINGS & DISTANCES

POINT "A" TO POINT "B"	
N 01°31'55"E	52.14 feet
N 05°36'29"W	49.85 feet
N 11°49'08"W	73.61 feet
N 09°38'04"W	112.23 feet
N 07°35'22"W	56.49 feet
N 00°52'46"E	45.11 feet
N 08°31'32"E	38.38 feet
POINT "B" TO POINT "C"	
N 08°31'32"E	38.71 feet
N 05°21'44"E	55.66 feet
N 07°03'16"W	48.07 feet
N 15°27'10"W	67.95 feet
N 23°40'29"W	53.01 feet
N 28°39'20"W	72.61 feet
N 30°08'04"W	137.54 feet



LEGEND:

- POINT
- MAG NAIL SET
- MAG NAIL EXISTING
- MAG SPIKE SET
- MAG SPIKE EXISTING
- RAILROAD SPIKE SET
- RAILROAD SPIKE EXISTING
- IRON PIN SET DP 1693
- IRON PIN EXISTING
- IRON PIPE EXISTING
- CONCRETE MONUMENT EXISTING
- WOOD FENCE POST EXISTING
- STEEL FENCE POST EXISTING
- IRON STAKE EXISTING
- WOOD STAKE EXISTING
- BLAZED & PAINTED TREE
- WIRE FENCE
- PLASTIC STAKE

THIS IS NOT A CERTIFICATION OF OWNERSHIP OF THE PROPERTY SHOWN HEREON. THE OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO THE CURRENT ASSESSORS RECORDS. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

THIS SURVEY IS MADE SUBJECT TO ALL PRIOR DEED OF TRUST, MORTGAGES, LIENS, JUDGEMENTS, EASEMENTS, RIGHT-OF-WAYS, TAXES OR CLAIMS AS OF THIS DATE UPON THE FOREGOING DESCRIBED TRACT OF LAND.

ALL BEARINGS AND DISTANCES ARE BASED ON A FIELD RUN SURVEY USING ELECTRONIC TOTAL STATION AND HAVE BEEN ADJUSTED FOR TEMPERATURE AND PRESSURE.

THIS SURVEY IS COPYRIGHTED AS OF THE DATE AS SHOWN ON THIS SURVEY, ALL RIGHTS RESERVED BY D.P. SURVEYING, AND IS NOT TO BE COPIED, REPRODUCED OR USED WITHOUT WRITTEN PERMISSION.

CERTIFICATION OF ACCURACY:

THIS IS A CATEGORY II SURVEY WITH THE RATIO OF PRECISION ON THE UNADJUSTED TRAVERSE GREATER THAN 1" IN 15,000'; AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David H. Parsons
DAVID H. PARSONS, T.R.L.S. NO. 1693

May 12, 2025

SURVEY OF
KEITH THOMAS & KATHIE THOMAS PROPERTY
DEED BOOK 303 PAGE 120 TAX MAP 157 PL. 19.16
AREA: 10.048 ACRES+/-
WENDELL KEITH THOMAS & KATHIE GOODWIN THOMAS
DEED BOOK 297 PAGE 681 TAX MAP 157 PARCEL 19.16
AREA: 10.024 ACRES+/-
SECOND CIVIL DISTRICT LAWRENCE COUNTY, TENNESSEE
DATE: MAY 12, 2025 SCALE: 1" = 200'
FILE NO. 25-29