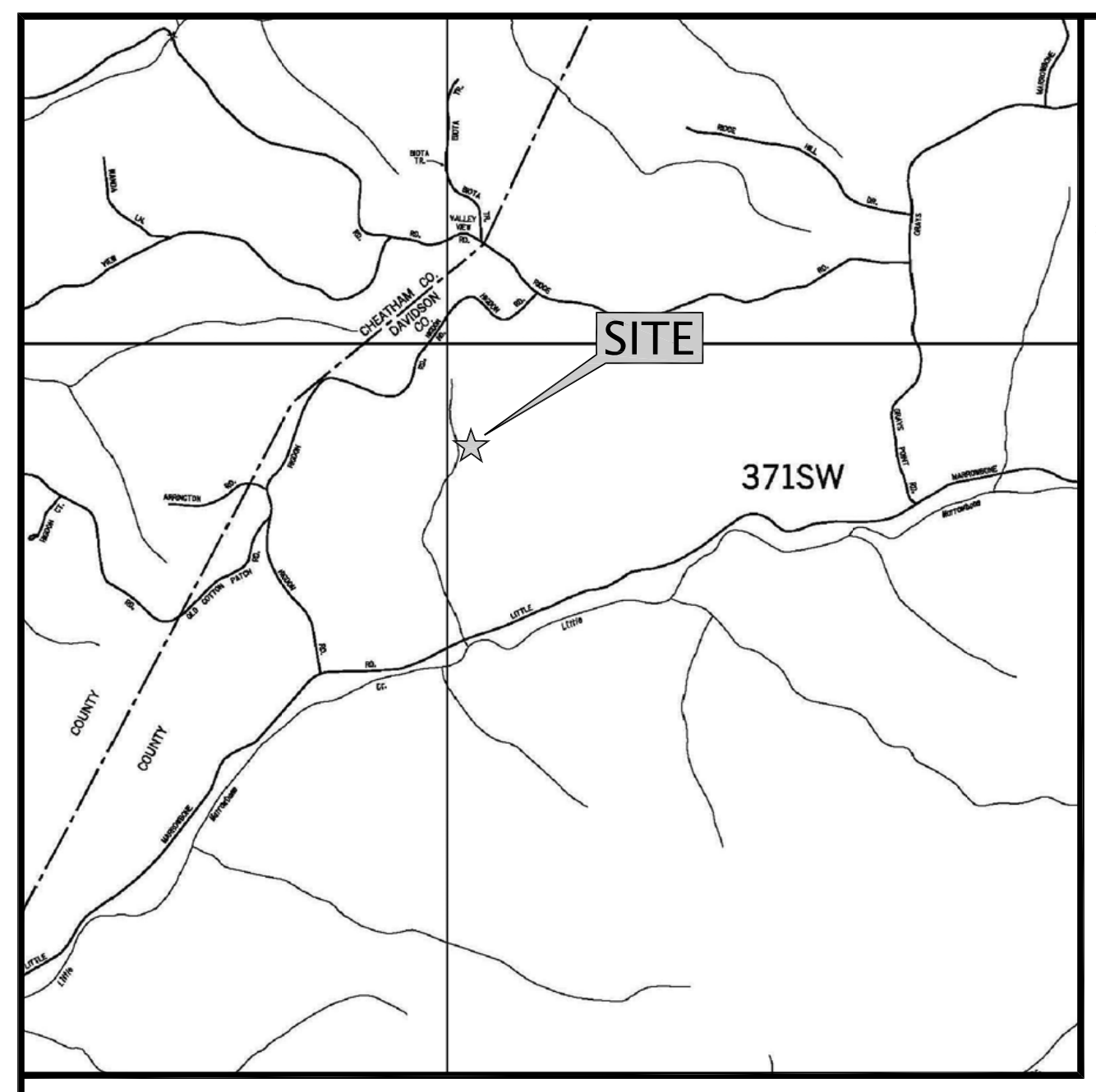


LOCATION MAP
Not To Scale

PROPERTY DESCRIPTION

BEING A TRACT OF LAND IN THE FIRST COUNCILMANIC DISTRICT OF METROPOLITAN-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO STACY WHITLOW & JONATHAN BOGGS, AS EVIDENCED IN INSTRUMENT NO. 20170703-0066591, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WHITLOW & BOGGS PROPERTY - *Parcel 13.00*

BEGINNING AT A CAPPED IRON ROD NEW, IN THE NORTHERLY MARGIN OF LITTLE MARROWBONE ROAD, AT A DISTANCE OF 25 FEET FROM THE CENTER OF SAID ROAD, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF THE J. D. STEVENS PROPERTY, AS EVIDENCED IN BOOK 4217, PAGE 692, R.O.D.C., TN.; THENCE LEAVING SAID MARGIN, SOUTH 32 DEG 32 MIN 16 SEC WEST, AT A DISTANCE OF 37.77 FEET TO A POINT IN THE CENTERLINE OF LITTLE MARROWBONE ROAD; THENCE WITH SAID CENTERLINE, WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 709.83 FEET, AN ARC LENGTH OF 181.56 FEET AND A CHORD BEARING OF SOUTH 65 DEG 31 MIN 23 SEC WEST, AT A CHORD DISTANCE OF 181.06 FEET TO A POINT; THENCE, SOUTH 58 DEG 11 MIN 45 SEC WEST, AT A DISTANCE OF 156.07 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 754.55 FEET, AN ARC LENGTH OF 275.70 FEET AND A CHORD BEARING OF SOUTH 68 DEG 39 MIN 48 SEC WEST, AT A CHORD DISTANCE OF 274.17 FEET TO A POINT; THENCE, SOUTH 79 DEG 07 MIN 51 SEC WEST, AT A DISTANCE OF 152.25 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 889.66 FEET, AN ARC LENGTH OF 239.50 FEET AND A CHORD BEARING OF SOUTH 71 DEG 25 MIN 07 SEC WEST, AT A CHORD DISTANCE OF 238.78 FEET TO A POINT; THENCE, SOUTH 63 DEG 42 MIN 23 SEC WEST, AT A DISTANCE OF 178.84 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,358.20 FEET, AN ARC LENGTH OF 246.49 FEET AND A CHORD BEARING OF SOUTH 66 DEG 42 MIN 03 SEC WEST, AT A CHORD DISTANCE OF 246.38 FEET TO A POINT; THENCE, SOUTH 69 DEG 41 MIN 43 SEC WEST, AT A DISTANCE OF 110.74 FEET TO A POINT; THENCE WITH A CURVE TO LEFT, HAVING A RADIUS OF 1,608.17 FEET, AN ARC LENGTH 40.47 FEET, AND A CHORD BEARING OF SOUTH 68 DEG 58 MIN 27 SEC WEST, AT A CHORD DISTANCE OF 40.47 FEET TO A POINT; THENCE LEAVING THE SAID CENTERLINE, NORTH 09 DEG 50 MIN 54 SEC EAST, PASSING THROUGH A 1 INCH IRON PIPE OLD AT A DISTANCE OF 26.10 FEET, BEING THE EASTMOST SOUTHEAST BOUNDARY CORNER OF THE 4794 LITTLE MARROWBONE TRUST, AS EVIDENCED IN INSTRUMENT NO. 20080507-004694, R.O.D.C., TN., AND CONTINUING FOR 3.18 FEET TO A POINT IN THE NORTHERLY MARGIN OF LITTLE MARROWBONE ROAD, AND CONTINUING FOR 128.01 FEET, FOR A TOTAL DISTANCE OF 157.29 FEET TO AN IRON ROD OLD, BEING THE EASTMOST NORTHEAST BOUNDARY CORNER OF THE SAID 4794 LITTLE MARROWBONE TRUST; THENCE WITH THE EASTMOST NORTH BOUNDARY LINE OF THE SAID 4794 LITTLE MARROWBONE TRUST, NORTH 82 DEG 17 MIN. 57 SEC WEST, AT A DISTANCE OF 1,145.49 FEET TO AN IRON ROD OLD; THENCE WITH THE EAST BOUNDARY OF THE SAID 4794 LITTLE MARROWBONE TRUST, NORTH 14 DEG 33 MIN 21 SEC WEST, AT A DISTANCE OF 344.84 FEET TO A 1/4 INCH IRON ROD OLD; THENCE, NORTH 34 DEG 21 MIN 54 SEC WEST, AT A DISTANCE OF 184.14 FEET TO AN IRON ROD OLD; THENCE, NORTH 30 DEG 10 MIN 10 SEC WEST, AT A DISTANCE OF 255.72 FEET TO A CAPPED IRON ROD OLD, RLS#2212; THENCE, NORTH 37 DEG 10 MIN 48 SEC WEST, AT A DISTANCE OF 148.45 FEET TO AN IRON ROD OLD; THENCE, NORTH 35 DEG 17 MIN 38 SEC WEST, AT A DISTANCE OF 116.11 FEET TO A CAPPED IRON ROD OLD, RLS#2212; THENCE WITH THE NORTH BOUNDARY LINE OF THE SAID 4794 LITTLE MARROWBONE TRUST, NORTH 64 DEG 04 MIN 17 SEC EAST, PASSING THROUGH A CAPPED WITNESS IRON ROD NEW AT A DISTANCE OF 188.34 FEET, AND CONTINUING FOR 26.91 FEET, FOR A TOTAL DISTANCE OF 215.25 FEET TO A POINT IN THE BRANCH, BEING THE SOUTHEAST BOUNDARY CORNER OF THE MICKEY TERRY FRANKLIN et ux PROPERTY,AS EVIDENCED IN BOOK 5100, PAGE 113, R.O.D.C., TN.; THENCE WITH THE MEANDERS OF THE SAID BRANCH AND THE EAST BOUNDARY LINE OF THE SAID FRANKLIN PROPERTY, NORTH 42 DEG 54 MIN 29 SEC WEST, AT A DISTANCE OF 25.33 FEET TO A POINT; THENCE, NORTH 23 DEG 42 MIN 43 SEC WEST, AT A DISTANCE OF 149.79 FEET TO A POINT; THENCE, NORTH 32 DEG 38 MIN 48 SEC WEST, AT A DISTANCE OF 76.27 FEET TO A POINT; THENCE, NORTH 58 DEG 09 MIN 38 SEC WEST, AT A DISTANCE OF 121.96 FEET TO A POINT; THENCE, NORTH 37 DEG 33 MIN 50 SEC WEST, AT A DISTANCE OF 104.92 FEET TO A POINT; THENCE, NORTH 08 DEG 50 MIN 43 SEC WEST, AT A DISTANCE OF 36.62 FEET TO A POINT; THENCE, NORTH 00 DEG 21 MIN 45 SEC EAST, AT A DISTANCE OF 29.89 FEET TO A P.K. NAIL & BOTTLE CAP NEW; THENCE, NORTH 10 DEG 07 MIN 51 SEC WEST, AT A DISTANCE OF 39.10 FEET TO A POINT; THENCE, NORTH 41 DEG 15 MIN 11 SEC WEST, PASSING THROUGH A POINT AT A DISTANCE OF 8.23 FEET, BEING THE APPROXIMATE SOUTHEAST BOUNDARY CORNER OF THE JESSY MARIE FRANKLIN PROPERTY, AS EVIDENCED IN BOOK 10102, PAGE 466, R.O.D.C., TN., AND CONTINUING WITH THE SAID BRANCH AND NOW THE EAST BOUNDARY OF THE SAID JESSY MARIE FRANKLIN PROPERTY AT A DISTANCE OF 77.22 FEET, FOR A TOTAL DISTANCE OF 85.45 FEET TO A POINT; THENCE, NORTH 61 DEG 55 MIN 17 SEC WEST, AT A DISTANCE OF 143.64 FEET TO A POINT; THENCE, NORTH 39 DEG 41 MIN 01 SEC WEST, AT A DISTANCE OF 37.38 FEET TO A POINT; THENCE, NORTH 49 DEG 57 MIN 47 SEC WEST, AT A DISTANCE OF 48.85 FEET TO A POINT; THENCE, NORTH 31 DEG 39 MIN 30 SEC WEST, AT A DISTANCE OF 37.29 FEET TO A POINT; THENCE, NORTH 41 DEG 27 MIN 26 SEC WEST, AT A DISTANCE OF 27.97 FEET TO A POINT; THENCE, NORTH 09 DEG 32 MIN 44 SEC WEST, AT A DISTANCE OF 13.52 FEET TO A POINT; THENCE, NORTH 55 DEG 15 MIN 02 SEC WEST, AT A DISTANCE OF 46.60 FEET TO A POINT; THENCE, NORTH 64 DEG 10 MIN 14 SEC WEST, AT A DISTANCE OF 63.48 FEET TO A 3 INCH POST OAK IN THE BRANCH; THENCE, NORTH 44 DEG 00 MIN 02 SEC WEST, AT A DISTANCE OF 71.23 FEET TO A POINT; THENCE, NORTH 59 DEG 16 MIN 52 SEC WEST, AT A DISTANCE OF 49.39 FEET TO A POINT; THENCE, NORTH 83 DEG 43 MIN 54 SEC WEST, AT A DISTANCE OF 66.99 FEET TO A POINT, BEING THE APPROXIMATE SOUTHEAST BOUNDARY CORNER OF THE CHARLES L. SCIPLE PROPERTY, AS EVIDENCED IN BOOK 10372, PAGE 391, R.O.D.C., TN.; THENCE CONTINUING WITH THE SAID BRANCH AND NOW WITH THE EAST BOUNDARY OF THE SAID SCIPLE PROPERTY, NORTH 30 DEG 51 MIN 34 SEC WEST, AT A DISTANCE OF 114.68 FEET TO A POINT; THENCE, NORTH 17 DEG 59 MIN 31 SEC WEST, AT A DISTANCE OF 69.37 FEET TO A POINT; THENCE, NORTH 33 DEG 22 MIN 15 SEC WEST, AT A DISTANCE OF 39.74 FEET TO A POINT; THENCE, NORTH 21 DEG 00 MIN 50 SEC WEST, AT A DISTANCE OF 54.74 FEET TO A POINT; THENCE, NORTH 31 DEG 47 MIN 30 SEC WEST, AT A DISTANCE OF 93.48 FEET TO A P.K. NAIL AND BOTTLE CAP NEW; THENCE, NORTH 58 DEG 05 MIN 38 SEC WEST, AT A DISTANCE OF 37.94 FEET TO A POINT; THENCE, NORTH 25 DEG 38 MIN 33 SEC WEST, AT A DISTANCE OF 44.06 FEET TO A POINT; THENCE, NORTH 43 DEG 04 MIN 48 SEC WEST, AT A DISTANCE OF 72.34 FEET TO A POINT; THENCE, NORTH 24 DEG 54 MIN 34 SEC WEST, AT A DISTANCE OF 23.51 FEET TO A POINT; THENCE, NORTH 06 DEG 06 MIN 50 SEC EAST, AT A DISTANCE OF 99.53 FEET TO A POINT; THENCE, NORTH 02 DEG 21 MIN 19 SEC WEST, AT A DISTANCE OF 273.26 FEET TO A 12 INCH POPLAR IN THE BRANCH; THENCE, NORTH 19 DEG 11 MIN 46 SEC WEST, AT A DISTANCE OF 17.55 FEET TO A POINT; THENCE, NORTH 30 DEG 27 MIN 48 SEC WEST, AT A DISTANCE OF 62.11 FEET TO A POINT; THENCE, NORTH 35 DEG 53 MIN 31 SEC WEST, PASSING THROUGH A POINT BEING THE APPROXIMATE SOUTHEAST BOUNDARY CORNER OF THE JOHN THOMAS SCALF PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20151119-0117471, R.O.D.C., TN., AT A DISTANCE OF 12.18 FEET, AND CONTINUING FOR 42.11 FEET WITH THE SAID BRANCH AND NOW THE EAST BOUNDARY OF THE SAID SCALF PROPERTY, FOR A TOTAL DISTANCE OF 54.29 FEET TO A POINT; THENCE, NORTH 37 DEG 18 MIN 25 SEC WEST, AT A DISTANCE OF 41.13 FEET TO A POINT; THENCE, NORTH 19 DEG 51 MIN 16 SEC EAST, AT A DISTANCE OF 16.40 FEET TO A POINT; THENCE, NORTH 27 DEG 43 MIN 51 SEC WEST, AT A DISTANCE OF 27.24 FEET TO A POINT; THENCE, NORTH 34 DEG 52 MIN 13 SEC WEST, AT A DISTANCE OF 42.12 FEET TO A POINT; NORTH 23 DEG 31 MIN 42 SEC WEST, AT A DISTANCE OF 44.04 FEET TO A POINT; THENCE, NORTH 03 DEG 53 MIN 15 SEC WEST, AT A DISTANCE OF 33.86 FEET TO A POINT; THENCE, NORTH 16 DEG 26 MIN 18 SEC WEST, AT A DISTANCE OF 40.70 FEET TO A CAPPED IRON ROD NEW IN SAID BRANCH; THENCE LEAVING SAID BRANCH AND CONTINUING WITH THE SAID EAST BOUNDARY OF SCALF, NORTH 16 DEG 46 MIN 25 SEC WEST, AT A DISTANCE OF 90.29 FEET TO A CAPPED IRON ROD NEW; THENCE, NORTH 28 DEG 47 MIN 30 SEC WEST, PASSING THROUGH AN IRON PIPE OLD AT A DISTANCE OF 223.16 FEET, AND CONTINUING FOR 9.79 FEET TO A POINT IN THE SOUTHERLY MARGIN OF HIGDON ROAD, AND CONTINUING FOR 25.36 FEET, FOR A TOTAL DISTANCE OF 258.31 FEET TO A POINT IN THE CENTERLINE OF HIGDON ROAD; THENCE WITH SAID CENTERLINE WITH A NONTANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 166.86 FEET, AN ARC LENGTH OF 166.63 FEET AND A CHORD BEARING OF NORTH 79 DEG 50 MIN 20 SEC EAST, AT A CHORD DISTANCE OF 159.79 FEET TO A POINT; THENCE, SOUTH 71 DEG 33 MIN 14 SEC EAST, AT A DISTANCE OF 122.20 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 9,328.90 FEET, AN ARC LENGTH OF 417.54 FEET AND A CHORD BEARING SOUTH 70 DEG 16 MIN 18 SEC EAST, AT A CHORD DISTANCE OF 417.50 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 825.12 FEET, AN ARC LENGTH OF 147.19 FEET AND A CHORD BEARING OF SOUTH 74 DEG 06 MIN 00 SEC EAST, AT A CHORD DISTANCE OF 147.00 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 15,000.00 FEET, AN ARC LENGTH OF 253.06 FEET AND A CHORD BEARING SOUTH 78 DEG 43 MIN 37 SEC EAST, AT A CHORD DISTANCE OF 253.06 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 167.09 FEET, AN ARC LENGTH OF 154.15 FEET AND A CHORD BEARING NORTH 75 DEG 19 MIN 33 SEC EAST, AT A CHORD DISTANCE OF 148.75 FEET TO A POINT; THENCE, NORTH 48 DEG 53 MIN 43 SEC EAST, AT A DISTANCE OF 75.52 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 268.74 FEET, AN ARC LENGTH OF 240.11 FEET AND A CHORD BEARING OF NORTH 23 DEG 17 MIN 57 SEC EAST, AT A CHORD DISTANCE OF 232.20 FEET TO A POINT; THENCE, NORTH 02 DEG 17 MIN 49 SEC WEST, AT A DISTANCE OF 84.14 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 240.74 FEET, AN ARC LENGTH 180.74 FEET, AND A CHORD BEARING OF NORTH 19 DEG 12 MIN 40 SEC EAST, AT A CHORD DISTANCE OF 176.53 FEET TO A POINT; THENCE, NORTH 40 DEG 43 MIN 10 SEC EAST, AT A DISTANCE OF 139.09 FEET TO A POINT; THENCE LEAVING THE SAID CENTERLINE, SOUTH 84 DEG 55 MIN 29 SEC EAST, PASSING THROUGH A CAPPED IRON ROD NEW IN THE EASTERLY MARGIN OF HIGDON ROAD AT A DISTANCE OF 30.76 FEET, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF THE NATHAN TODD READER PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20170711-0069724, R.O.D.C., TN., AND CONTINUING WITH THE SOUTH BOUNDARY LINE OF THE SAID READER PROPERTY AT A DISTANCE OF 885.38 FEET, FOR A TOTAL DISTANCE OF 916.14 FEET TO A CAPPED IRON ROD NEW, BEING THE SOUTHWEST BOUNDARY CORNER OF THE GEORGE A. STEELE, Jr. et ux PROPERTY, AS EVIDENCED IN BOOK 7060, PAGE 317, R.O.D.C., TN.; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID STEELE PROPERTY, SOUTH 84 DEG 35 MIN 59 SEC EAST, AT A DISTANCE OF 228.17 FEET TO A 1 INCH IRON ROD OLD; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID STEELE PROPERTY, NORTH 13 DEG 48 MIN 46 SEC EAST, PASSING THROUGH A POINT IN THE SOUTHERLY MARGIN OF HIGDON ROAD AT A DISTANCE OF 582.93 FEET, AND CONTINUING FOR 4.56 FEET THROUGH A CONCRETE MONUMENT OLD, AND CONTINUING FOR 21.01 FEET, FOR A TOTAL DISTANCE OF 608.50 FEET TO A POINT IN THE CENTERLINE OF HIGDON ROAD; THENCE WITH THE SAID CENTERLINE, WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 171.60 FEET, AN ARC LENGTH OF 113.03 FEET, AND A CHORD BEARING OF NORTH 71 DEG 57 MIN 42 SEC EAST, AT A CHORD DISTANCE OF 111.00 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 948.39 FEET, AN ARC LENGTH OF 194.10 FEET, AND A CHORD BEARING OF NORTH 47 DEG 13 MIN 45 SEC EAST, AT A CHORD DISTANCE OF 193.76 FEET TO A POINT; THENCE, NORTH 41 DEG 21 MIN 58 SEC EAST, AT A DISTANCE OF 153.48 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,634.34 FEET, AN ARC LENGTH OF 188.19 FEET, AND A CHORD BEARING OF NORTH 43 DEG 24 MIN 45 SEC EAST, AT A CHORD DISTANCE OF 188.15 FEET TO A POINT AT THE CENTERLINE INTERSECTION OF HIGDON ROAD AND RIDGE ROAD; THENCE WITH THE CENTERLINE OF RIDGE ROAD WITH A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 984.61 FEET, AN ARC LENGTH OF 417.88 FEET, AND A CHORD BEARING OF SOUTH 70 DEG 06 MIN 57 SEC EAST, AT A CHORD DISTANCE OF 414.75 FEET TO A POINT; THENCE LEAVING THE SAID CENTERLINE, SOUTH 06 DEG 28 MIN 45 SEC WEST, PASSING THROUGH A CAPPED IRON ROD NEW AT A DISTANCE OF 25.01 FEET, BEING THE NORTHWEST BOUNDARY CORNER OF THE DAWNA LESLIE PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20151012-0103593, R.O.D.C., TN. AND CONTINUING FOR 170.14 FEET WITH THE WEST BOUNDARY LINE OF THE SAID LESLIE PROPERTY, FOR A TOTAL DISTANCE OF 195.15 FEET TO A 1 INCH SQUARE IRON PIPE OLD, BEING THE NORTHWEST BOUNDARY CORNER OF THE JAMES E. STUBBLEFIELD et ux PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20060321-0032401, R.O.D.C., TN.; THENCE WITH THE WEST BOUNDARY LINE OF THE SAID STUBBLEFIELD PROPERTY, SOUTH 14 DEG 51 MIN 04 SEC WEST, AT A DISTANCE OF 150.50 FEET TO A 1 INCH IRON PIPE OLD, BEING THE NORTHWEST BOUNDARY CORNER OF THE MIKEAL J. PLASGROVE et ux PROPERTY, AS EVIDENCED IN BOOK 10672, PAGE 920, R.O.D.C., TN.; THENCE WITH THE WEST BOUNDARY OF THE SAID PLASGROVE PROPERTY, SOUTH 14 DEG 51 MIN 04 SEC WEST, AT A DISTANCE OF 20.76 FEET TO A CAPPED IRON ROD NEW IN THE CENTERLINE OF OLD SAM DEMONBREUM ROAD; THENCE CONTINUING WITH THE SAID WEST BOUNDARY AND NOW WITH THE CENTERLINE OF OLD SAM DEMONBREUM ROAD, SOUTH 00 DEG 38 MIN 11 SEC WEST, AT A DISTANCE OF 57.88 FEET TO A POINT; THENCE, SOUTH 09 DEG 00 MIN 40 SEC WEST, AT A DISTANCE OF 67.60 FEET TO A POINT; THENCE, SOUTH 21 DEG 36 MIN 16 SEC WEST, AT A DISTANCE OF 62.49 FEET TO A POINT; THENCE, SOUTH 00 DEG 23 MIN 41 SEC WEST, AT A DISTANCE OF 51.12 FEET TO A POINT; THENCE, SOUTH 07 DEG 55 MIN 07 SEC WEST, AT A DISTANCE OF 57.19 FEET TO A POINT; THENCE, SOUTH 09 DEG 23 MIN 51 SEC EAST, AT A DISTANCE OF 127.35 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE, BEING THE NORTHWEST BOUNDARY CORNER OF THE MIKEAL J. PLASGROVE et ux PROPERTY, AS EVIDENCED IN BOOK 10406, PAGE 152, R.O.D.C., TN.; THENCE CONTINUING WITH SAID CENTERLINE AND NOW WITH THE WEST BOUNDARY OF THE SAID PLASGROVE PROPERTY, SOUTH 07 DEG 12 MIN 07 SEC EAST, AT A DISTANCE OF 68.27 FEET TO A POINT; THENCE, SOUTH 34 DEG 14 MIN 41 SEC EAST, AT A DISTANCE OF 160.07 FEET TO A POINT; THENCE, SOUTH 32 DEG 54 MIN 03 SEC EAST, AT A DISTANCE OF 108.40 FEET TO A POINT; THENCE, SOUTH 50 DEG 07 MIN 28 SEC EAST, AT A DISTANCE OF 37.37 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE, BEING THE NORTHWEST BOUNDARY CORNER OF THE J. D. STEVENS PROPERTY, AS EVIDENCED IN BOOK 4217, PAGE 692, R.O.D.C., TN., SAID ROD ALSO LYING SOUTHWEST 23.43 FEET FROM A 5/8 INCH IRON ROD OLD IN THE NORTH BOUNDARY LINE OF THE SAID STEVENS PROPERTY; THENCE CONTINUING WITH THE SAID CENTERLINE AND NOW WITH THE WEST BOUNDARY LINE OF THE SAID STEVENS PROPERTY, SOUTH 50 DEG 07 MIN 28 SEC EAST, AT A DISTANCE OF 86.29 FEET TO A POINT; THENCE, SOUTH 49 DEG 28 MIN 43 SEC EAST, AT A DISTANCE OF 91.76 FEET TO A POINT; THENCE, SOUTH 43 DEG 43 MIN 01 SEC EAST, AT A DISTANCE OF 67.66 FEET TO A POINT; THENCE, SOUTH 60 DEG 17 MIN 05 SEC EAST, AT A DISTANCE OF 70.77 FEET TO A POINT; THENCE, SOUTH 41 DEG 05 MIN 19 SEC EAST, AT A DISTANCE OF 157.02 FEET TO A POINT; THENCE, SOUTH 30 DEG 37 MIN 22 SEC EAST, AT A DISTANCE OF 65.51 FEET TO A POINT; THENCE, SOUTH 15 DEG 05 MIN 06 SEC EAST, AT A DISTANCE OF 33.63 FEET TO A POINT; THENCE, SOUTH 24 DEG 22 MIN 07 SEC EAST, AT A DISTANCE OF 84.49 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH 42 DEG 46 MIN 42 SEC EAST, AT A DISTANCE OF 79.88 FEET TO A POINT; THENCE, SOUTH 48 DEG 53 MIN 04 SEC EAST, AT A DISTANCE OF 38.12 FEET TO A POINT; THENCE, SOUTH 58 DEG 15 MIN 15 SEC EAST, AT A DISTANCE OF 210.45 FEET TO A POINT; THENCE, SOUTH 46 DEG 12 MIN 23 SEC EAST, AT A DISTANCE OF 92.75 FEET TO A POINT; THENCE, SOUTH 51 DEG 21 MIN 01 SEC EAST, AT A DISTANCE OF 71.81 FEET TO A POINT; THENCE, SOUTH 45 DEG 49 MIN 36 SEC EAST, AT A DISTANCE OF 67.17 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH 27 DEG 05 MIN 59 SEC EAST, AT A DISTANCE OF 165.52 FEET TO A POINT; THENCE, SOUTH 03 DEG 03 MIN 39 SEC EAST, AT A DISTANCE OF 102.60 FEET TO A POINT; THENCE, SOUTH 14 DEG 53 MIN 35 SEC EAST, AT A DISTANCE OF 174.57 FEET TO A POINT; THENCE, SOUTH 05 DEG 57 MIN 57 SEC EAST, AT A DISTANCE OF 131.69 FEET TO A POINT; THENCE, SOUTH 15 DEG 02 MIN 58 SEC EAST, AT A DISTANCE OF 58.72 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH 06 DEG 45 MIN 18 SEC EAST, AT A DISTANCE OF 115.81 FEET TO A POINT; THENCE, SOUTH 14 DEG 42 MIN 43 SEC EAST, AT A DISTANCE OF 91.74 FEET TO A POINT; THENCE, SOUTH 07 DEG 33 MIN 31 SEC EAST, AT A DISTANCE OF 105.28 FEET TO A POINT; THENCE, SOUTH 24 DEG 10 MIN 54 SEC EAST, AT A DISTANCE OF 124.47 FEET TO A POINT; THENCE, SOUTH 09 DEG 28 MIN 30 SEC EAST, AT A DISTANCE OF 110.21 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH 05 DEG 58 MIN 20 SEC EAST, AT A DISTANCE OF 111.35 FEET TO A POINT; THENCE, SOUTH 01 DEG 52 MIN 49 SEC EAST, AT A DISTANCE OF 89.31 FEET TO A POINT; THENCE, SOUTH 01 DEG 38 MIN 51 SEC EAST, AT A DISTANCE 101.28 FEET TO A POINT; THENCE, SOUTH 00 DEG 08 MIN 48 SEC WEST, AT A DISTANCE OF 85.26 FEET TO A POINT; THENCE, SOUTH 08 DEG 53 MIN 15 SEC EAST, AT A DISTANCE OF 110.06 FEET TO A POINT; THENCE, SOUTH 00 DEG 12 MIN 08 SEC WEST, AT A DISTANCE OF 59.05 FEET TO A CAPPED IRON ROD NEW IN SAID CENTERLINE; THENCE, SOUTH 14 DEG 30 MIN 14 SEC WEST, AT A DISTANCE OF 37.24 FEET TO A POINT; THENCE, SOUTH 21 DEG 47 MIN 58 SEC WEST, AT A DISTANCE OF 87.21 FEET TO A POINT; THENCE, SOUTH 27 DEG 46 MIN 06 SEC WEST, AT A DISTANCE OF 99.91 FEET TO A POINT; THENCE, SOUTH 33 DEG 30 MIN 24 SEC WEST, AT A DISTANCE OF 91.14 FEET TO A POINT; THENCE, SOUTH 32 DEG 32 MIN 16 SEC WEST, AT A DISTANCE OF 171.17 FEET TO THE **POINT OF BEGINNING**, CONTAINING 303.90 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND SURVEYING, JOB NO. 17-136, ON SEPTEMBER 02, 2017.

LEGEND *(Typical)*

Symbol	Description
○ CIR(N)	CAPPED IRON ROD (New)
● CIR(O)	CAPPED IRON ROD (Old)
▣ CIR(N)	CAPPED IRON ROD (New), IN CONC.
▣ CIR(O)	CAPPED IRON ROD (Old), IN CONC.
● IR(O)	IRON ROD (Old)
◉ IP(O)	IRON PIPE (Old)
■ CM(O)	CONCRETE HWY. MONUMENT (Old)
△	P.K. Nail (New)
T	METAL T-POST (Old)
● F.P.(O)	WOOD FENCE POST (Old)
⊕	AXLE (Old)
┏	ANGLE IRON (Old)
🟩	BOUNDARY TREE
△	POINT
∅	POWER POLE
[T]	TELE. PEDESTAL
(XX)	LOT/TRACT NUMBER
(XX.XX)	PARCEL NUMBER
—— x ——	CHAINLINK FENCE
—— P ——	O.H. POWER LINE
—— · · ——	DITCH/BRANCH LINE
—— · · · ——	CREEK/STREAM LINE
—— – – ——	PROPERTY LINE
━━ ━ ━ ━━	MARKED PROPERTY LINE
━━ ✖ ━━	BOUNDARY FENCE LINE
—— – ——	CENTERLINE
0000	STREET ADDRESS
▨	ASPHALT/C&S SURFACE
▨	CONCRETE SURFACE
▨	EXISTING EASEMENT

* The first six iron rod/pipe symbols are marked with *.

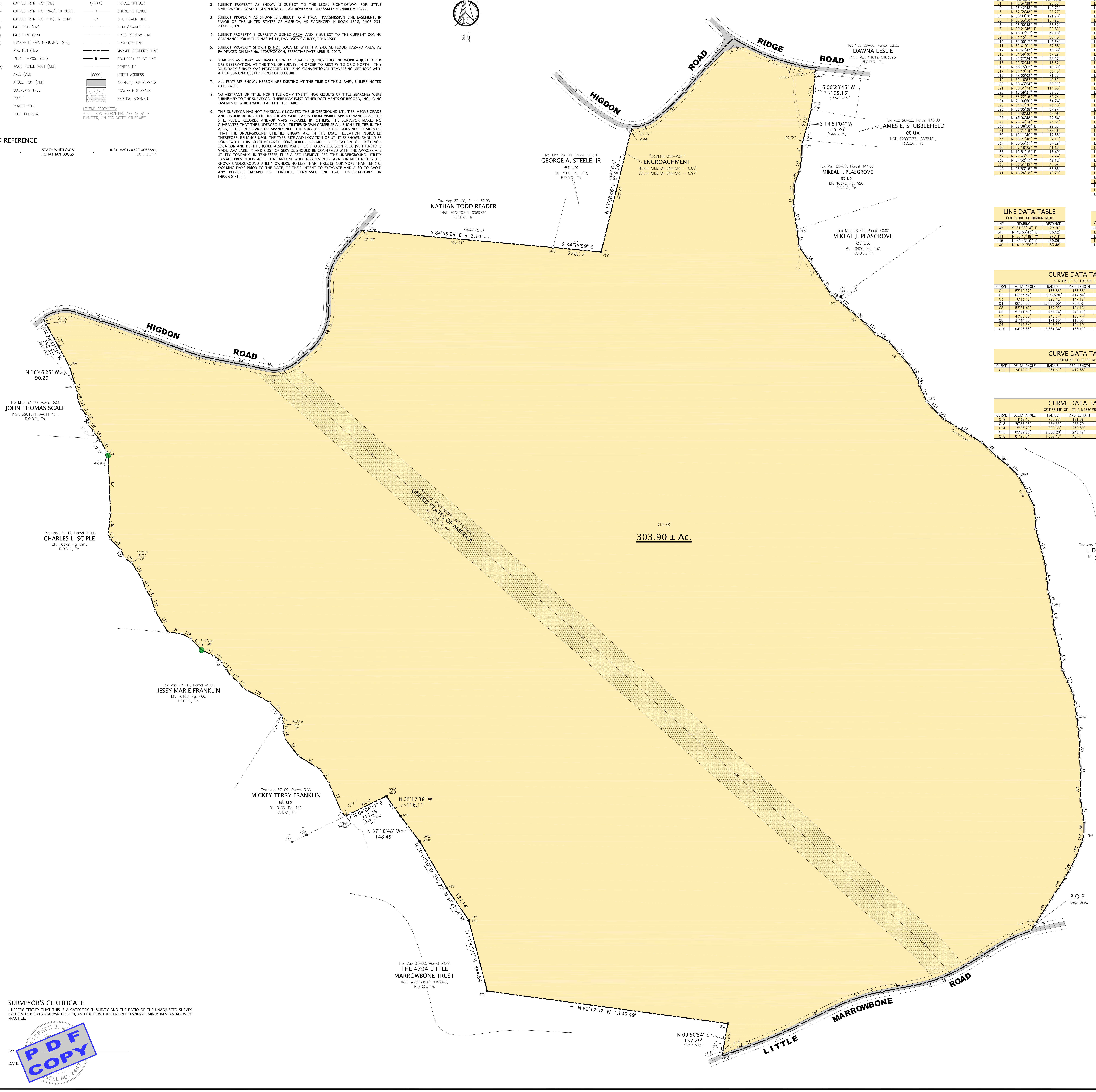
LEGEND FOOTNOTES:
* ALL IRON RODS/PIPES ARE AN ½" IN DIAMETER, UNLESS NOTED OTHERWISE.

DEED REFERENCE

(13.00) - STACY WHITLOW & JONATHAN BOGGS - INST. #20170703-0066591, R.O.D.C., Tn.

SURVEYOR'S NOTES

1. SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 13.00, AS SHOWN ON METRO-NASHVILLE, DAVIDSON COUNTY TAX MAP NUMBER 37-00.
2. SUBJECT PROPERTY AS SHOWN IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR LITTLE MARROWBONE ROAD, HIGDON ROAD, RIDGE ROAD AND OLD SAM DEMONBREUM ROAD.
3. SUBJECT PROPERTY AS SHOWN IS SUBJECT TO A T.V.A. TRANSMISSION LINE EASEMENT, IN FAVOR OF THE UNITED STATES OF AMERICA, AS EVIDENCED IN BOOK 1318, PAGE 231, R.O.D.C., TN.
4. SUBJECT PROPERTY IS CURRENTLY ZONED AR2A, AND IS SUBJECT TO THE CURRENT ZONING ORDINANCE FOR METRO-NASHVILLE, DAVIDSON COUNTY, TENNESSEE.
5. SUBJECT PROPERTY SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS EVIDENCED ON MAP No. 47037C0100H, EFFECTIVE DATE APRIL 5, 2017.
6. BEARINGS AS SHOWN ARE BASED UPON AN DUAL FREQUENCY TDOT NETWORK ADJUSTED RTK GPS OBSERVATION, AT THE TIME OF SURVEY, IN ORDER TO RECTIFY TO GRID NORTH. THIS BOUNDARY SURVEY WAS PERFORMED UTILIZING CONVENTIONAL TRAVERSING METHODS WITH A 1:16,006 UNADJUSTED ERROR OF CLOSURE.
7. ALL FEATURES SHOWN HEREON ARE EXISTING AT THE TIME OF THE SURVEY, UNLESS NOTED OTHERWISE.
8. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, INCLUDING EASEMENTS, WHICH WOULD AFFECT THIS PARCEL.
9. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE, OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.


RIDGE ROAD
HIGDON ROAD
HIGDON ROAD
LITTLE MARROWBONE ROAD
Tax Map 28-00, Parcel 38.00
DAWNA LESLIE
INST. #20151012-0103593, R.O.D.C., Tn.
S 06°28'45" W 195.15' (Total Dist.)
S 14°51'04" W 165.26' (Total Dist.)
Tax Map 28-00, Parcel 146.00
JAMES E. STUBBLEFIELD et ux
INST. #20060321-0032401, R.O.D.C., Tn.
Tax Map 28-00, Parcel 144.00
MIKEAL J. PLASGROVE et ux
Bk. 10672, Pg. 920, R.O.D.C., Tn.
Tax Map 28-00, Parcel 40.00
MIKEAL J. PLASGROVE et ux
Bk. 10406, Pg. 152, R.O.D.C., Tn.
Tax Map 28-00, Parcel 122.00
GEORGE A. STEELE, JR et ux
Bk. 7060, Pg. 317, R.O.D.C., Tn.
"EXISTING CAR-PORT" ENCROACHMENT
NORTH SIDE OF CARPORT = 0.85'
SOUTH SIDE OF CARPORT = 0.97'
N 13°48'46" E 608.50' (Total Dist.)
Tax Map 37-00, Parcel 62.00
NATHAN TODD READER
INST. #20170711-0069724, R.O.D.C., Tn.
S 84°55'29" E 916.14' (Total Dist.)
885.38'
S 84°35'59" E 228.17'
N 16°46'25" W 90.29'
Tax Map 37-00, Parcel 2.00
JOHN THOMAS SCALF
INST. #20151119-0117471, R.O.D.C., Tn.
Tax Map 36-00, Parcel 12.00
CHARLES L. SCIPLE
Bk. 10372, Pg. 391, R.O.D.C., Tn.
Tax Map 37-00, Parcel 49.00
JESSY MARIE FRANKLIN
Bk. 10102, Pg. 466, R.O.D.C., Tn.
Tax Map 37-00, Parcel 3.00
MICKEY TERRY FRANKLIN et ux
Bk. 5100, Pg. 113, R.O.D.C., Tn.
N 64°04'17" E 215.25' (Total Dist.)
N 35°17'38" W 116.11'
N 37°10'48" W 148.45'
N 30°10'10" W 255.72'
N 34°21'54" W 184.14'
N 14°33'21" W 344.84'
Tax Map 37-00, Parcel 74.00
THE 4794 LITTLE MARROWBONE TRUST
N 82°17'57" W 1,145.49'
N 09°50'54" E 157.29' (Total Dist.)
Tax Map 37-00, Parcel 14.00
J. D. STEVENS
Bk. 4217, Pg. 692, R.O.D.C., Tn.
P.O.B.
UNITED STATES OF AMERICA
(13.00)
303.90 ± Ac.

LINE DATA TABLE
MEANDERS OF BRANCH

LINE	BEARING	DISTANCE
L1	N 42°54'29" W	25.33'
L2	N 23°42'43" W	149.79'
L3	N 32°38'48" W	76.27'
L4	N 58°09'38" W	121.96'
L5	N 37°33'50" W	104.92'
L6	N 08°50'43" W	36.62'
L7	N 00°21'45" E	29.89'
L8	N 10°07'51" W	39.10'
L9	N 41°15'11" W	85.45'
L10	N 61°55'17" W	143.64'
L11	N 39°41'01" W	37.38'
L12	N 49°57'47" W	48.85'
L13	N 31°39'30" W	37.29'
L14	N 41°27'26" W	27.97'
L15	N 09°32'44" W	13.52'
L16	N 55°15'02" W	46.60'
L17	N 64°10'14" W	63.48'
L18	N 44°00'02" W	71.23'
L19	N 59°16'52" W	49.39'
L20	N 83°43'54" W	66.99'
L21	N 30°51'34" W	114.68'
L22	N 17°59'31" W	69.37'
L23	N 33°22'15" W	39.74'
L24	N 21°00'50" W	54.74'
L25	N 31°47'30" W	93.48'
L26	N 58°05'38" W	37.94'
L27	N 25°38'33" W	44.06'
L28	N 43°04'48" W	72.34'
L29	N 24°54'34" W	23.51'
L30	N 06°06'50" E	99.33'
L31	N 02°21'19" W	273.26'
L32	N 19°11'46" W	17.55'
L33	N 30°27'48" W	62.11'
L34	N 35°53'31" W	54.29'
L35	N 37°18'25" W	41.13'
L36	N 19°51'16" E	16.40'
L37	N 27°43'51" W	27.24'
L38	N 34°52'13" W	42.12'
L39	N 23°31'42" W	44.04'
L40	N 03°53'15" W	33.86'
L41	N 16°26'18" W	40.70'

LINE DATA TABLE
CENTERLINE OF OLD SAM DEMONBREUM RD.

LINE	BEARING	DISTANCE
L47	S 00°38'11" W	57.88'
L48	S 09°00'40" W	67.60'
L49	S 21°36'16" W	62.49'
L50	S 00°23'41" W	51.12'
L51	S 07°55'07" W	57.19'
L52	S 09°23'51" E	127.35'
L53	S 07°12'07" E	68.27'
L54	S 34°14'41" E	160.07'
L55	S 32°54'03" E	108.40'
L56	S 50°07'28" E	37.37'
L57	S 50°07'28" E	86.29'
L58	S 49°28'43" E	91.76'
L59	S 43°43'01" E	67.66'
L60	S 60°17'05" E	70.77'
L61	S 41°05'19" E	157.02'
L62	S 30°37'22" E	65.51'
L63	S 15°05'06" E	33.63'
L64	S 24°22'07" E	84.49'
L65	S 42°46'42" E	79.88'
L66	S 48°53'04" E	38.12'
L67	S 58°15'15" E	210.45'
L68	S 46°12'23" E	92.75'
L69	S 51°21'01" E	71.81'
L70	S 45°49'36" E	67.17'
L71	S 27°05'59" E	165.52'
L72	S 03°03'39" E	102.60'
L73	S 14°53'35" E	174.57'
L74	S 05°57'57" E	131.69'
L75	S 15°02'58" E	58.72'
L76	S 06°45'18" E	115.81'
L77	S 14°42'43" E	91.74'
L78	S 07°33'31" E	105.28'
L79	S 24°10'54" E	124.47'
L80	S 09°28'30" E	110.21'
L81	S 05°58'20" E	111.35'
L82	S 01°52'49" E	89.31'
L83	S 01°38'51" E	101.28'
L84	S 00°08'48" W	85.26'
L85	S 08°53'15" E	110.06'
L86	S 00°12'08" W	59.05'
L87	S 14°30'14" W	37.24'
L88	S 21°47'58" W	87.21'
L89	S 27°46'06" W	99.91'
L90	S 33°30'24" W	91.14'
L91	S 32°32'16" W	171.17'
L92	S 32°32'16" W	37.77'

LINE DATA TABLE
CENTERLINE OF HIGDON ROAD

LINE	BEARING	DISTANCE
L42	S 71°33'14" E	122.20'
L43	N 48°53'43" E	75.52'
L44	N 02°17'49" W	84.14'
L45	N 40°43'10" E	139.09'
L46	N 41°21'58" E	153.48'

LINE DATA TABLE
CENTERLINE OF LITTLE MARROWBONE RD.

LINE	BEARING	DISTANCE
L93	S 58°11'45" W	156.07'
L94	S 79°07'51" W	152.25'
L95	S 63°42'23" W	178.84'
L96	S 69°41'43" W	110.74'

CURVE DATA TABLE
CENTERLINE OF HIGDON ROAD

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	57°12'52"	166.86'	166.63'	N 79°50'20" E	159.79'
C2	02°33'52"	9,328.90'	417.54'	S 70°16'18" E	417.50'
C3	10°13'15"	825.12'	147.19'	S 74°06'00" E	147.00'
C4	00°58'00"	15,000.00'	253.06'	S 78°43'37" E	253.06'
C5	52°51'40"	167.09'	154.15'	N 75°19'33" E	148.75'
C6	51°11'31"	268.74'	240.11'	N 23°17'57" E	232.20'
C7	43°00'58"	240.74'	180.74'	N 19°12'40" E	176.53'
C8	37°44'20"	171.60'	113.03'	N 71°57'42" E	111.00'
C9	11°43'34"	948.39'	194.10'	N 47°13'45" E	193.76'
C10	04°05'35"	2,634.34'	188.19'	N 43°24'45" E	188.15'

CURVE DATA TABLE
CENTERLINE OF RIDGE ROAD

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C11	24°19'01"	984.61'	417.88'	S 70°06'57" E	414.75'

CURVE DATA TABLE
CENTERLINE OF LITTLE MARROWBONE ROAD

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C12	14°39'17"	709.83'	181.56'	S 65°31'23" W	181.06'
C13	20°56'06"	754.55'	275.70'	S 68°39'48" W	274.17'
C14	15°25'28"	889.66'	239.50'	S 71°25'07" W	238.78'
C15	05°59'20"	2,358.20'	246.49'	S 66°42'03" W	246.38'
C16	01°26'31"	1,608.17'	40.47'	S 68°58'27" W	40.47'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000 AS SHOWN HEREON, AND EXCEEDS THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

BY: ______________________

DATE: ______________________

STEPHEN B. M... TENNESSEE NO. 2462

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LAND PLANNING & SURVEYING SERVICES

3024 Highway 46-S
Dickson, TN. 37055
(615)-412-XCEL (p)
(615)-823-2864 (f)
www.xcelsurvey.com

NO.:	REVISION:	DATE:

0' 75' 150' 225' 300'
GRAPHIC SCALE
1 INCH = 150 FEET

DATE:	09-02-2017
DRAWN BY:	R.E.W.
CHECKED BY:	S.B.M.
JOB NO.:	17-136

BOUNDARY SURVEY
WHITLOW & BOGGS PROPERTY
DAVIDSON COUNTY TAX MAP 37-00, PARCEL 13.00
Little Marrowbone Road, Higdon Road & Ridge Road - Ashland City, Tn. 37015
First Coucilmanic District of Metro-Nashvill, Davidson County, Tennessee

SHEET NO.
1
OF 1

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