

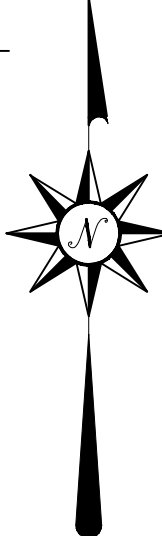
# TRACT 3 LEGAL DESCRIPTION

Situated and lying in the 9th Civil District of Dickson County, Tennessee being a particular Tract of land more fully described as follows:

Beginning at a Point in the centerline of Bell Hollow Road in the Western line of Stokes (D.B.V. 339, Page 214) and being the Northeast corner to this tract; thence leaving Bell Hollow Road and with Stokes S 28°42'33" E passing an Iron Rod Set at 23.00' a total distance of 133.57' to an Iron Rod Set in a Slump; thence following an old fence line the following calls: S 84°02'17" E a distance of 127.54' to a 30" Sycamore; thence S 55°15'44" E a distance of 23.26' to a 15" Hickory; thence S 50°41'20" E a distance of 51.52' to a 40" Red Oak; thence S 41°32'10" E a distance of 132.20' to a 24" Maple; thence S 36°42'00" E a distance of 80.52' to an 18" Maple; thence S 28°08'26" W a distance of 117.14' to a 20" Gum; thence S 49°39'18" W a distance of 50.19' to a 20" Gum; thence S 49°16'34" W a distance of 56.01' to a 10" Gum; thence S 55°45'12" W a distance of 82.72' to a 10" Gum; thence S 49°18'05" W a distance of 81.32' to a 15" Ash; thence S 40°01'30" W a distance of 96.90' to a 10" Maple; thence S 33°36'08" E a distance of 76.59' to a 6" Hickory; thence S 31°28'57" E a distance of 150.81' to a 20" Ash; thence S 18°29'27" E a distance of 148.04' to a 20" Ash; thence S 28°59'01" E a distance of 132.83' to a 8" Hickory; thence S 14°34'26" E a distance of 67.65' to a 28" Ash; thence S 61°21'17" W a distance of 72.37' to a 20" Cherry; thence S 73°33'06" W a distance of 88.98' to a 20" Cherry; thence S 03°16'57" E a distance of 332.55' to a 20" Hickory; thence S 05°31'40" E a distance of 106.51' to a 8" Persimmon; thence S 00°28'04" E a distance of 129.20' to a Point in the fence; thence S 09°19'25" E a distance of 144.61' to a Point in the fence; thence S 06°07'32" E a distance of 71.12' to a Point in the fence; thence S 09°21'10" E a distance of 321.24' to a Point in the fence; thence S 33°54'56" E a distance of 57.86' to a Point in the fence; thence S 49°18'00" E a distance of 68.26' to a Rock Pile in the fence; thence S 10°15'29" E a distance of 58.32' to a 24" Hickory; thence S 01°35'53" W a distance of 101.63' to a Point in the fence; thence S 01°38'34" W a distance of 113.32' to a Point in the fence; thence S 02°40'52" W a distance of 126.10' to a Rock Pile in the fence; thence S 16°18'56" W a distance of 83.37' to a 24" Hickory; thence S 62°06'46" W a distance of 39.61' to a Point in the fence; thence S 11°51'42" W a distance of 250.38' to a Point in the fence; thence S 16°26'27" E a distance of 87.14' to a Point in the fence; thence S 22°09'42" E a distance of 74.07' to a Point in the fence; thence S 13°44'38" E a distance of 63.29' to a Point in the fence; thence S 04°04'21" E a distance of 54.96' to a 8" Persimmon; thence S 13°30'29" E a distance of 373.40' to a Point in the fence; thence S 04°18'57" E a distance of 195.17' to a 10" Gum; thence S 22°48'12" W a distance of 147.76' to a 14" Oak; thence S 23°52'47" W a distance of 64.36' to a 12" Persimmon; thence S 07°07'44" W a distance of 115.44' to an 18" Hickory; thence S 00°48'05" W a distance of 116.99' to an 18" Hickory; thence S 02°02'54" W a distance of 65.85' to a Point in the fence; thence S 06°17'30" W a distance of 80.24' to a Point in the fence; thence S 14°39'58" E a distance of 23.99' to a Metal Post Old in the Northern right of way of Murphy Hollow Road; thence leaving Stokes and Murphy Hollow Road and with Murphy (D.B.V. 1351, Page 69) following an old fence N 81°55'01" W a distance of 3919.79' to an Iron Rod Old being corner to Weaver (D.B.V. 369, Page 252); thence leaving Murphy and with Weaver N 07°30'49" E a distance of 2208.58' to an Iron Rod Old in the hollow being corner to Allen (D.B.V. 1385, Page 66); thence leaving Weaver and with Allen N 07°30'02" E a distance of 1438.52' to an Iron Rod Old on the North side of a creek; thence N 87°17'26" W a distance of 247.73' to an Iron Rod Old; thence N 09°07'50" W a distance of 239.21' to a Wood Post Old; thence N 07°08'26" W a distance of 26.16' to a Point in the centerline of Bell Hollow Road being the Northeast corner to this tract; thence leaving Allen and with Bell Hollow Road the following calls: N 77°56'42" E a distance of 95.76' to a Point; thence N 85°11'25" E a distance of 70.09' to a Point; thence N 89°00'12" E a distance of 871.90' to a Point; thence S 79°46'04" E a distance of 204.33' to a Point; thence S 80°53'49" E a distance of 133.67' to a Point; thence N 71°58'43" E a distance of 62.34' to a Point; thence N 83°34'35" E a distance of 535.37' to a Point; thence N 80°07'41" E a distance of 102.89' to the point of beginning having an area of 15228509.3 square feet or 349.60 acres more or less.

## NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATES.
- PARCEL NUMBERS PERTAIN TO DICKSON COUNTY TAX MAPS.
- BEARINGS AND DISTANCES ARE BASED ON AN ACTUAL FIELD SURVEY.
- UNDERGROUND UTILITY LOCATIONS WERE TAKEN FROM FIELD LOCATIONS AND/OR APPROPRIATE GOVERNING AGENCIES AND ARE APPROXIMATE. PRECISE LOCATION OF UNDERGROUND UTILITIES IS RECOMMENDED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY. CALL TN-ONECALL.
- NO ABSTRACT OF TITLE PROVIDED TO SURVEYOR. THERE MAY EXIST OTHER EASEMENTS (WRITTEN OR UNWRITTEN) OR DOCUMENTS OF RECORD THAT COULD EFFECT THIS PROPERTY.
- PROPERTY SUBJECT TO BELL HOLLOW ROAD.
- A PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA. PER FEMA MAP NO. 47043C0132C DATED 9/25/2009.



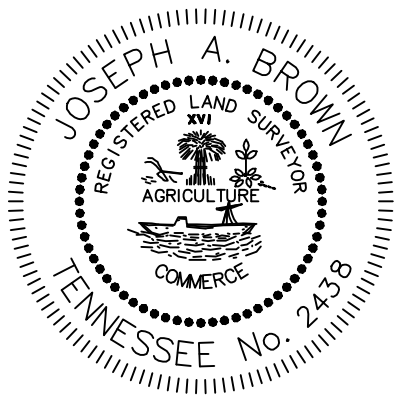
## LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- UNMONUMENTED POINT
- TREE
- PROPERTY LINE
- N.T.S. NOT TO SCALE

## CERTIFICATION

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE ORIGINAL FIELD MEASUREMENTS IS BETTER THAN 1:10,000.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. FIELD WORK WAS COMPLETED ON: **MARCH 31, 2020**. THE MONUMENTS SHOWN WERE IN PLACE ON THAT DATE.



WILDA WEAVER, ET VIR  
D.B.V. 369, PAGE 252  
TAX MAP 37, PARCEL 5.00



105 Luther Road  
Dickson, TN 37055

615.446.3700 phone  
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brownsurvey@bellsouth.net

TRACT 3  
15228509.3 SQ. FT.  
349.60 ACRES

WILLIAM FRANK MURPHY, ET UX  
D.B.V. 1351, PAGE 69  
TAX MAP 48, PARCEL 9.02

LINE	BEARING	DISTANCE
L1	S 84°02'17" E	127.54'
L2	S 55°15'44" E	23.26'
L3	S 50°41'20" E	51.52'
L4	S 41°32'10" E	132.20'
L5	S 36°42'00" E	80.52'
L6	S 28°08'26" W	117.14'
L7	S 49°39'18" W	50.19'
L8	S 49°16'34" W	56.01'
L9	S 55°45'12" W	82.72'
L10	S 49°18'05" W	81.32'
L11	S 40°01'30" W	96.90'
L12	S 33°36'08" E	76.59'
L13	S 31°28'57" E	150.81'
L14	S 18°29'27" E	148.04'
L15	S 28°59'01" E	132.83'
L16	S 14°34'26" E	67.65'
L17	S 61°21'17" W	72.37'
L18	S 73°33'06" W	88.98'
L19	S 03°16'57" E	332.55'
L20	S 05°31'40" E	106.51'
L21	S 00°28'04" E	129.20'
L22	S 09°19'25" E	144.61'
L23	S 06°07'32" E	71.12'
L24	S 09°21'10" E	321.24'
L25	S 33°54'56" E	57.86'
L26	S 49°18'00" E	68.26'
L27	S 10°15'29" E	58.32'
L28	S 01°35'53" W	101.63'
L29	S 01°38'34" W	113.32'
L30	S 02°40'52" W	126.10'
L31	S 16°18'56" W	83.37'
L32	S 62°06'46" W	39.61'
L33	S 11°51'42" W	250.38'
L34	S 16°26'27" E	87.14'
L35	S 22°09'42" E	74.07'
L36	S 13°44'38" E	63.29'
L37	S 04°04'21" E	54.96'
L38	S 13°30'29" E	373.40'
L39	S 04°18'57" E	195.17'
L40	S 22°48'12" W	147.76'
L41	S 23°52'47" W	64.36'
L42	S 07°07'44" W	115.44'
L43	S 00°48'05" W	116.99'
L44	S 02°02'54" W	65.85'
L45	S 06°17'30" W	80.24'
L46	S 14°39'58" E	23.99'

## DIVISIONAL BOUNDARY SURVEY OF:

## CLOVERDALE FARM, LLC PROPERTY

BELL HOLLOW ROAD  
CUMBERLAND FURNACE, TN 37051  
DISTRICT 9 OF DICKSON COUNTY, TENNESSEE  
D.B.V. 1411, PAGE 653  
TAX MAP 37, PARCEL 7.00  
SCALE 1" = 400' MARCH 31, 2020

## GRAPHIC SCALE



( IN FEET )  
1 inch = 400 ft.

JOB# 20-0101