

DESCRIPTION OF SURVEY
LOT 1
1.00 ACRES

Being a survey of LOT 1 (1.00 Acres-43571.01SF), part and parcel of the property of Tisha L. Verhoef at 957 Tom Osborne Road, Columbia, Tennessee 38401. Recorded in **Plat Book P23, Page 441**, Deed Book R2316, Page 526 and Plat Book P12, Page 263 in the Register's office of Maury County, Tennessee. Being Parcel 28.00 on Tax Map 91. Located on the East side of Cothran Road and on the North side of Tom Osborne Road and in the (4th) Fourth Civil District of Maury County, Tennessee. Being more accurately described as follows:

Beginning at a CRB (Alexander) set on the North right of way margin of Tom Osborne Road (25 feet out of centerline and approximately 54 feet Southwest from the centerline intersection of Cothran Road and Tom Osborne Road), marking the Southwest corner and the POINT OF BEGINNING for survey of LOT 1 (1.00 Acre); thence on a curve to the right, run an Arc distance of 38.81 feet, along the North right of way margin of Tom Osborne Road and into the East right of way margin of Cothran Road, having a radius of 25 feet, and a chord bearing of North 37 degrees 46 minutes 34 seconds West 35.03 feet, to a CRB (Alexander) set; thence run North 06 degrees 42 minutes 24 seconds East 136.82 feet, along the East right of way margin of Cothran Road, to a CRB (Alexander) set (25 feet out of centerline), marking the Northwest corner of LOT 1 (1.00 Acres); thence leaving said right of way margin on a new line run South 83 degrees 21 minutes 06 seconds East 240.81 feet, along the South line of Tisha L. Verhoef (Parent Tract) per Plat Book P23, Page 441, Deed Book R2316, Page 526 and Plat Book P12, Page 263 (R.O.M.C.T.), to a CRB (Alexander) set on the West bank of a branch; thence on a new line continue South 83 degrees 21 minutes 06 seconds East 10.74 feet, along the South line of Tisha L. Verhoef (Parent Tract), to a point in the centerline of said Branch, marking the Northeast corner of this LOT 1 (1.00 Acre); thence on a new line run South 10 degrees 14 minutes 55 seconds West 80.18 feet, along the centerline of said branch, to a CRB (Alexander) set; thence on a new line run South 43 degrees 02 minutes 26 seconds East 69.70 feet, along the centerline of said branch, to a CRB (Alexander) set; thence on a new line run South 29 degrees 58 minutes 55 seconds East 43.74 feet, along the centerline of said branch, to a CRB (Alexander) set on the North right of way margin of Tom Osborne Road (25 feet out of centerline), marking the Southeast corner of this LOT 1, (1.00 Acre); thence leaving said Branch, run North 84 degrees 40 minutes 03 seconds West 71.77 feet, along the North right of way margin of Tom Osborne Road, to a CRB found; thence run North 83 degrees 20 minutes 43 seconds West 229.63 feet, along the North right of way margin of Tom Osborne Road, back to the POINT OF BEGINNING. Containing (1.00 Acres-43571.01SF), per survey by Glen W. Alexander, R.L.S. #2035, 2481 Mooresville PK, Culleoka, TN 38451, (931-698-2338), glenwood@bellsouth.net, July 9, 2024.

This LOT 1 (1.00 acres) is subject to any, and all easements and rights of way that may exist recorded and/or unrecorded.