

BOYATT LAND SURVEYING

JOHNNY@BOYATTSURVEYING.COM
423-319-8213

P.O. Box 4584
ONEIDA, TN 37841

Lot 1

Map 053, Part of Parcel 093.00
Fentress County, Tennessee.

Being a 0.67, more or less, acre tract of land situated within the First Civil District of Fentress County, Tennessee, lying in the name of Jeremy Little and being a portion of the property described in Book 380, Page 829, of the Scott County, Register's Office, also see Life Estate conveyed in Book 397, Page 279, of said Register's Office and being more fully described as follows:

BEGINNING at a set 1/2" iron pin with cap stamped TN3165/KY4219 lying on the easterly margin of Maynard Avenue and maintaining coordinates based on the Tennessee Coordinate System of 1983 of N:769,958.58, E:2,279,790.01 and lying North 10 Degrees 19 Minutes West, a distance of 1339 feet, more or less, from the centerline intersection of Maynard Avenue and Fairgrounds Road, said point being the most southwesterly corner of the herein described tract; thence with said easterly margin the following two (2) calls:

with a curve to the left having a radius of 555.07 feet, an arc length of 58.78 feet, a chord bearing of North 38 Degrees 24 Minutes 45 Seconds West, and a chord distance of 58.69 feet to a point; thence North 40 Degrees 57 Minutes 47 Seconds West, a distance of 275.14 feet to a found 1/2" iron pin with cap stamped Hughes,

said point being the most northwesterly corner of the herein described tract and being the most southwesterly corner of the property standing in the name of Leslie V. Ward, which is of record in Deed Book T5, Page 142, of said Register's Office; thence with the common line of the herein described tract and the aforementioned Ward property the following two (2) calls:

North 69 Degrees 11 Minutes 00 Seconds East, a distance of 46.94 feet to a found wood fence post; thence North 79 Degrees 47 Minutes 45 Seconds East, a distance of 106.86 feet to a found t-post (bent),

said point being the most northeasterly corner of the herein described tract and being the most southeasterly corner of the aforementioned Ward property, said point also lying on the westerly margin of the property standing in the name of the State of Tennessee, which is of record in Deed Book V7, Page 572, of said Register's Office; thence with the common line of the herein described tract and said State property the following three (3) calls:

South 19 Degrees 32 Minutes 58 Seconds East, a distance of 119.81 feet to a found t-post; thence South 30 Degrees 01 Minutes 03 Seconds East, a distance of 86.20 feet to a found wood fence post; thence South 38 Degrees 17 Minutes 20 Seconds East, a distance of 47.41 feet to a point,

said point being the most southeasterly corner of the herein described tract; thence severing the aforementioned Little property South 34 Degrees 43 Minutes 52 Seconds West, passing a set 1/2" iron pin with cap stamped TN3165/KY4219 at 8.40 feet, for a total distance of 78.62 feet to a set 1/2" iron pin with cap stamped TN3165/KY4219, said point being the **POINT-OF-BEGINNING** of the herein described property, containing 0.67 acres, more or less, as shown on the survey entitled, "Division Survey of Tract Three of the Jeremy Little Property", prepared by Boyatt Land Surveying, Oneida, Tennessee, dated 01 January 2026, and bearing File Name 25256-DIV.dwg.

This description was prepared by Boyatt Land Surveying, PO Box 4584, Oneida, Tennessee 37841.