

BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY A SEABORD SYSTEMS RAILROAD, THOMAS NAPIER JR. & EDWARD BRADSHAW GORDON WILL BOOK K, PAGE 402, & RECORD BOOK 2217, PAGE 48, AND TN SOUTHERN RAILROAD CO. INC. RECORD BOOK 1935, PAGE 353 ON THE NORTH, OLD ZION ROAD EXTENSION ON THE EAST, THE LANDS OF MAP 111, PARCEL 29.06 DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 2734, PAGE 1072, & MAP 111, PARCEL 29.05 ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15 RECORD BOOK 1358, PAGE 833 ON THE SOUTH, AND MAP 111, PARCEL 29.04 ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. RECORD BOOK 2957, PAGE 38, & ZION ROAD ON THE WEST BEING MORE PARTICULARLY DISCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH AN OLD CAP ON THE EASTERN RIGHT OF WAY OF ZION ROAD; THENCE, WITH THE SOUTH AND EAST LINES RESPECTIVELY OF THOMAS NAPIER JR. & EDWARD BRASHAW GRODON FOR THE FOLLOWING CALLS:

N 58°53'35" E, 579.57' TO A POINT, BEING 7.5' NORTHWEST FROM A 1/2" IRON PIN FOUND IN CONCRETE DISTURBED; THENCE, N 33°46'25" W, 227.04' TO A POINT; THENCE, N 56°43'35" E, 139.26' TO A 1/2" IRON PIN FOUND WITH A CAP STAMPED RLS 596; THENCE, N 33°46'25" W, 52.14' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE; THENCE, WITH THE SOUTHERN RIGHT OF WAY A SEABORD SYSTEMS RAILROAD 56°58'35" E, 697.00' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE; THENCE, WITH THE SOUTH LINE OF TN SOUTHERN RAILROAD CO. INC. S 82°47'24" E, 1851.82' TO A 1/2" IRON PIN FOUND BENT; THENCE, WITH THE WESTERN RIGHT OF WAY OF OLD ZION ROAD EXTENSION FOR THE FOLLOWING CALLS: S 01°28'28" E, 280.00' TO A POINT; THENCE, S 01°28'28" E, 131.06' TO A POINT; THENCE, S 03°00'15" E, 938.00' TO A POINT; THENCE, ACROSS THE LANDS OF DANN C. JR. MCLENDON TRACT 3, ANNIE BARTON ARMSTRONG PARTNERSHIP, & ADALINE A. PASOUR TRACT 2, ANNIE BARTON ARMSTRONG PARTNERSHIP RESPECTIVELY S 72°20'56" W, 1735.81' TO A POINT; THENCE, WITH THE EAST, AND NORTH LINES RESPECTIVELY OF ALEXANDER DAWSON ARMSTRONG TRUSTEE WILLIS FRIERSON ARMSTRONG, JR. FOR THE FOLLOWING CALLS N 25°35'45" W, 1111.96' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE; THENCE, N 34°41'55" W, 464.80' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE; THENCE, S 58°43'35" W, 604.56' TO A 1/2" IRON PIN FOUND WITH AN OLD CAP IN CONCRETE; THENCE, WITH THE EASTERN RIGHT OF WAY OF ZION ROAD N 25°49'13" W, 52.76' TO THE POINT OF BEGINNING, HAVING AN AREA OF 3771616.0 SQUARE FEET +/-, 86.584 ACRES +/- PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.

SEC, Inc.
www.sec-civil.com

WWW.SEC-CIVIL.COM

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37130

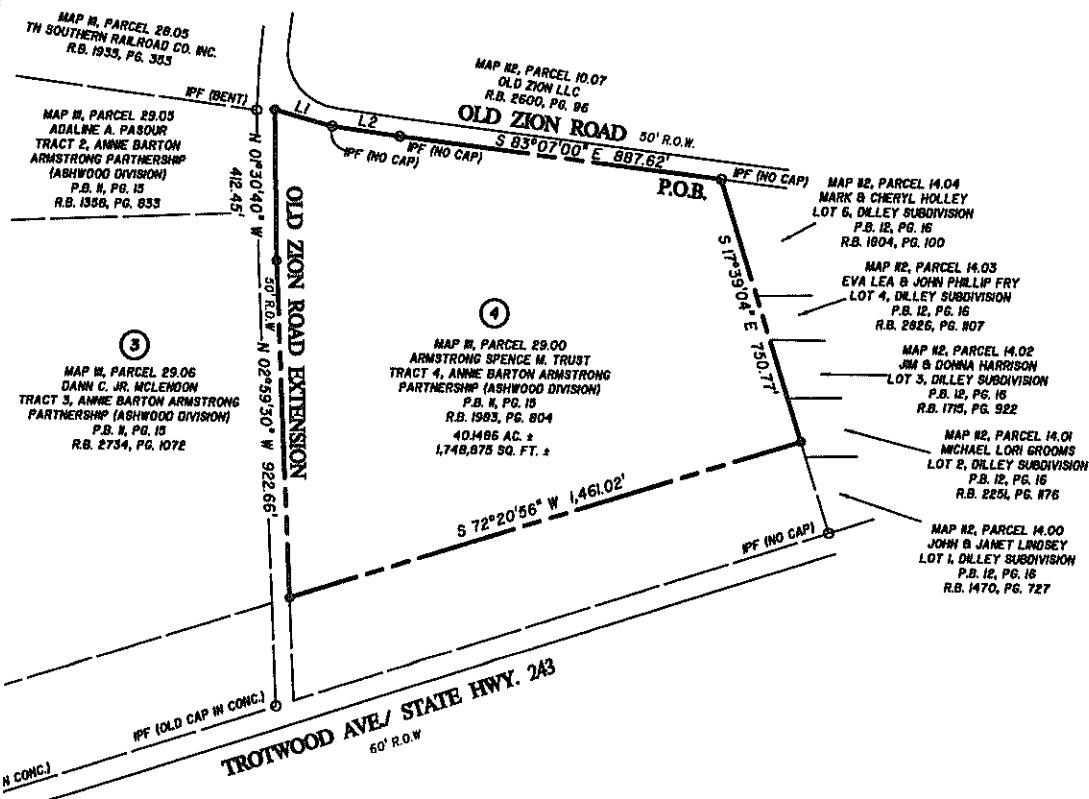
PHONE (615) 880-3881 • FAX (615) 882-6557



T.S.P.C.S.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 74°34'23" E	163.97'
L2	S 82°11'26" E	186.06'



ZONING EXHIBIT FOR
MAP III, PART OF PARCEL 29.00
ARMSTRONG SPENCE M. TRUST
TRACT 4, ANNIE BARTON ARMSTRONG
PARTNERSHIP (ASHWOOD DIVISION)
P.B. II, PG. 15
R.B. 1983, PG. 804

REV DATE:

DATE: 6-25-2025 SCALE 1"=400'

22828



BEING A TRACT OF LAND LYING IN THE 8TH CIVIL DISTRICT OF MAURY COUNTY TENNESSEE, GENERALLY BOUNDED BY OLD ZION ROAD ON THE NORTH, DILLEY SUBDIVISION PLAT 12, PAGE 16 ON THE EAST, THE REMAINING LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4, ANNIE BARTON ARMSTRONG PARTNERSHIP (ASHWOOD DIVISION) PLAT BOOK 11, PAGE 15, AND RECORD BOOK 1983, PAGE 804 ON THE SOUTH, AND OLD ZION ROAD EXTENSION ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND WITH NO CAP ON THE SOUTHERN RIGHT OF WAY OF OLD ZION ROAD; THENCE, WITH THE WEST LINE OF DILLEY SUBDIVISION S 17°39'04" E, 750.77' TO A POINT; THENCE, ACROSS THE LANDS OF ARMSTRONG SPENCE M. TRUST TRACT 4 ANNIE BARTON ARMSTRONG PARTNERSHIP S 72°20'56" W, 1461.02' TO A POINT ON THE EAST MARGIN OF OLD ZION EXTENSION FOR THE FOLLOWING CALLS; THENCE, N 02°59'30" W, 922.66' TO A POINT; THENCE, N 01°30'40" W, 412.45' TO A POINT; THENCE, WITH THE SOUTHERN MARGIN OF OLD ZION ROAD FOR THE FOLLOWING CALLS: S 74°34'23" E, 163.97' TO A 1/2" IRON PIN FOUND WITH NO CAP; THENCE, S 82°11'26" E, 186.06' TO A 1/2" IRON PIN FOUND WITH NO CAP; THENCE, S 83°07'00" E, 887.62' TO THE POINT OF BEGINNING, HAVING AN AREA OF 1350001.4 SQUARE FEET, 30.992 ACRES +/-, PER SURVEY BY DAVID A. PARKER OF SEC, INC. TN RLS # 2381.