

**M. Lacey Land Surveying, LLC**

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March 23, 2021

**RE: Project 10560121  
Tax Parcel 031-011.00  
Poplar Grove Road  
Claiborne County, TN**

**Metes & Bounds Description**

All that tract, piece, parcel of land situate, lying, and being in the Fifth (5th) Civil District of Claiborne County, Tennessee, and being more particularly described as follows:

Beginning at a ½-inch iron rod with plastic cap set at the intersection on the common boundary line between the herein describe parcel and the lands now of formerly of Wiley Longworth III with the westerly sideline of Poplar Grove Road (25 feet from centerline), said iron rod having Tennessee State Plane Coordinates of 816869.78 feet north, 2691960.59 feet east (NAD83 2011); thence running partially along the lands now or formerly of Wiley Longworth III, and partially along the lands now or formerly of Sophia Longworth the following four courses: (1) south 89 degrees 11 minutes 18 seconds west, for a distance of 96.07 feet to a ½-inch iron rod with plastic cap set, (2) south 70 degrees 50 minutes 40 seconds west, for a distance of 289.97 feet to a 5/8-inch iron rod found, (3) south 66 degrees 48 minutes 01 seconds west, for a distance of 92.13 feet to a 30-inch hickory, (4) south 69 degrees 35 minutes 45 seconds west, for a distance of 214.92 feet to a persimmon; thence following a wire fence along the lands now or formerly Larry Longworth to following two courses: (1) south 87 degrees 16 minutes 43 seconds west, for a distance of 521.08 feet to a stump, (2) south 81 degrees 28 minutes 32 seconds west, for a distance of 1018.20 feet to a ½-inch iron rod with plastic cap set; thence following a wire fence along the lands now or formerly of Clyde Lay the following 15 courses: (1) north 06 degrees 02 minutes 05 seconds west, for a distance of 155.31 feet to a 14-inch poplar, (2) north 08 degrees 11 minutes 45 seconds east, for a distance of 229.82 feet to a snag, (3) north 00 degrees 49 minutes 55 seconds east, for a distance of 220.48 feet to a ½-inch iron rod found, (4) north 84 degrees 34 minutes 15 seconds east, for a distance of 187.70 feet to a 18-inch oak, (5) north 82 degrees 31 minutes 41 seconds east, for a distance of 269.23 feet to a 36-inch oak, (6) north 83 degrees 46 minutes 00 seconds east, for a distance of 181.09 feet to a 18-inch hickory, (7) north 56 degrees 38 minutes 42 seconds east, for a distance of 106.14 feet to a 10-inch hickory, (8) north 66 degrees 25 minutes 13 seconds east, for a distance of 107.83 feet to a ½-inch iron rod found, (9) north 15 degrees 54 minutes 47 seconds west, for a distance of 111.74 feet to a 14-inch oak, (10) north 37 degrees 25 minutes 11 seconds west, for a distance of 77.01 feet to a triple oak, (11) north 19 degrees 32 minutes 40 seconds west, for a distance of 117.62 feet to a 14-inch oak, (12) north 35 degrees 12 minutes 57 seconds west, for a distance of 127.43 feet to a 26-inch oak, (13) north 23 degrees 07 minutes 43 seconds west, for a distance of 135.76 feet 24-inch hickory, (14) north 11 degrees 19 minutes 27 seconds west, for a distance of 145.93 feet to a 24-inch beech, (15) north 42 degrees 58 minutes 53 seconds east, for a distance of 38.35

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feet to ½-inch iron rod found; thence following a wire fence along the lands now or formerly Kelly and Melody Howard the following eleven courses: (1) north 00 degrees 46 minutes 15 seconds east, for a distance of 18.10 feet to a 14-inch sycamore, (2) north 08 degrees 28 minutes 33 seconds east, for a distance of 90.51 feet to a post, (3) north 33 degrees 31 minutes 11 seconds west, for a distance of 167.19 feet to a post, (4) north 20 degrees 51 minutes 49 seconds west, for a distance of 94.27 feet to a 10-inch oak, (5) north 56 degrees 46 minutes 17 seconds west, for a distance of 73.48 feet to a persimmon, (6) north 04 degrees 03 minutes 42 seconds west, for a distance of 81.55 feet to a 14-inch oak, (7) north 29 degrees 24 minutes 05 seconds east, for a distance of 44.95 feet to a persimmon, (8) north 02 degrees 08 minutes 26 seconds west, for a distance of 125.83 feet to a 26-inch hickory, (9) north 06 degrees 54 minutes 06 seconds east, for a distance of 313.59 feet to a 36-inch oak, (10) north 09 degrees 47 minutes 21 seconds west, for a distance of 128.51 feet to a 30-inch oak, (11) north 19 degrees 09 minutes 53 seconds west, for a distance of 55.23 feet to a T-post; thence along the lands now of formerly of Vickie Cavins the following four courses: (1) north 45 degrees 35 minutes 07 seconds east, for a distance of 298.70 feet to a 26-inch hickory with embedded wire, (2) north 63 degrees 34 minutes 30 seconds east, for a distance of 506.14 feet to a stump with embedded wire, (3) north 88 degrees 06 minutes 13 seconds east, for a distance of 414.32 feet to a 12-inch hickory with embedded wire, (4) north 71 degrees 36 minutes 11 seconds east, for a distance of 17.64 feet to a 20-inch poplar; thence following a wire fence partially along the lands now or formerly of Vickie Cavins and partially along the lands now or formerly of Michael Cavins the following fifteen courses: (1) south 02 degrees 17 minutes 55 seconds west, for a distance of 96.99 feet to a snag, (2) south 05 degrees 31 minutes 40 seconds east, for a distance of 63.65 feet to a 24-inch oak, (3) south 80 degrees 29 minutes 34 seconds east, for a distance of 74.73 feet to a 24-inch oak, (4) north 89 degrees 24 minutes 30 seconds east, for a distance of 146.25 feet to a 10-inch sassafras, (5) north 73 degrees 29 minutes 13 seconds east, for a distance of 123.51 feet to a 28-inch oak, (6) north 52 degrees 31 minutes 39 seconds east, for a distance of 90.54 feet to a T-post, (7) north 47 degrees 32 minutes 45 seconds east, for a distance of 138.68 feet to a 8-inch oak, (8) north 51 degrees 40 minutes 51 seconds east, for a distance of 244.12 feet to a 12" sweet gum, (9) north 48 degrees 56 minutes 58 seconds east, for a distance of 136.04 feet to a 12-inch sassafras, (10) north 46 degrees 47 minutes 14 seconds east, for a distance of 116.05 feet to a 26-inch oak (11) north 41 degrees 47 minutes 43 seconds east, for a distance of 139.86 feet to a T-post, (12) north 54 degrees 31 minutes 27 seconds east, for a distance of 106.17 feet to a T-post, (13) north 71 degrees 51 minutes 59 seconds east, for a distance of 126.54 feet to a 24-inch oak, (14) south 88 degrees 45 minutes 51 seconds east, for a distance of 219.19 feet to a 8-inch oak, (15) south 77 degrees 39 minutes 39 seconds east, for a distance of 70.50 feet to a 14-inch maple; thence following a fence along the lands now or formerly Mitchell Cosby the following four courses: (1) south 21 degrees 46 minutes 25 seconds east, for a distance of 135.55 feet to a 12-inch maple, (2) south 37 degrees 26 minutes 11 seconds east, for a distance of 79.80 feet to a 24-inch poplar, (3) south 18 degrees 57 minutes 45 seconds east, for a distance of 217.67 feet to a 20-inch hickory, (4) south 02 degrees 33 minutes 58 seconds west, for a distance of 278.36 feet to a stump; thence following a fence along the lands now or formerly of Janette and Erna Cosby the following seven courses: (1) south 15 degrees 04 minutes 40 seconds east, for a distance of 303.70 feet to a stump, (2)

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south 11 degrees 45 minutes 58 seconds east, for a distance of 257.77 feet to a stump, (3) south 06 degrees 19 minutes 50 seconds west, for a distance of 70.30 feet to a 14-inch oak, (4) south 08 degrees 10 minutes 03 seconds west, for a distance of 207.28 feet to a stump, (5) south 64 degrees 12 minutes 07 seconds east, for a distance of 30.74 feet to a 14-inch maple, (6) north 87 degrees 20 minutes 41 seconds east, for a distance of 112.96 feet to a T-post, (7) south 89 degrees 26 minutes 15 seconds east, for a distance of 117.45 feet a ½-inch iron rod with plastic cap set; thence along the westerly sideline of Poplar Grove Road ((25 feet from centerline) the following sixteen courses: (1) south 00 degrees 18 minutes 46 seconds west, for a distance of 307.43 feet, (2) south 04 degrees 12 minutes 31 seconds west, for a distance of 91.63 feet, (3) along a curve to the right, having a radius of 80.00 feet, an arc length of 97.12 feet, with a chord which bears south 38 degrees 59 minutes 16 seconds west for a distance of 91.27 feet, (4) south 73 degrees 46 minutes 00 seconds west, for a distance of 63.11 feet, (5) south 77 degrees 43 minutes 47 seconds west, for a distance of 218.48 feet, (6) south 75 degrees 13 minutes 07 seconds west, for a distance of 272.26 feet, (7) along a curve to the left, having a radius of 495.00 feet, an arc length of 350.92 feet, with a chord which bears south 54 degrees 54 minutes 33 seconds west for a distance of 343.62 feet, (8) along a curve to the right, having a radius of 560.00 feet, an arc length of 120.16 feet, with a chord which bears south 40 degrees 44 minutes 48 seconds west for a distance of 119.93 feet, (9) south 46 degrees 53 minutes 37 seconds west, for a distance of 55.27 feet, (10) south 43 degrees 43 minutes 11 seconds west, for a distance of 80.14 feet, (11) south 40 degrees 59 minutes 34 seconds west, for a distance of 143.41 feet, (12) along a curve to the left, having a radius of 755.00 feet, an arc length of 215.70 feet, with a chord which bears south 32 degrees 48 minutes 29 seconds west for a distance of 214.97 feet, (13) along a curve to the left, having a radius of 200.00 feet, an arc length of 168.30 feet, with a chord which bears south 00 degrees 30 minutes 58 seconds west for a distance of 163.38 feet, (14) south 23 degrees 35 minutes 29 seconds east, for a distance of 83.21 feet, (15) along a curve to the right, having a radius of 70.00 feet, an arc length of 96.13 feet, with a chord which bears south 15 degrees 45 minutes 01 seconds west for a distance of 88.75 feet, (16) south 55 degrees 03 minutes 39 seconds west, for a distance of 90.18 feet to the point of beginning containing 165.149 acres more or less, as shown on a survey dated March 18, 2021, by M. Lacey Land Surveying, Whitesburg, Tennessee.