

## LEGAL DESCRIPTION

Melanie Collier

0.14 Acres

Being a certain tract or parcel of land lying and being in the First Civil District of Cumberland County, Tennessee and is located on Tax Map 113C Group E as parcel 018.00 and is the Melanie Collier property as recorded in Deed Book 1431 Page 1483 and is more particularly described as follows:

The point of beginning is a ½” iron rebar new with cap stamped Sexton RLS # 1898 in the east right-of-way of Webb Avenue and the north right-of-way of an unopened alleyway having State Plane Coordinates N:588,471.76, E:2,257,899.08 being the southwest corner of this survey with reference to a ½” iron rebar old with cap stamped Ault RLS # 2678 in said right-of-way; Thence with said right-of-way of Webb Avenue N 40°20'02" W a distance of 50.00' to a ½” iron rebar new with cap stamped Sexton RLS # 1898 in the east right-of-way of Webb Avenue the northwest corner of this survey and a common corner of Collier and David A. Nunes (342/336); Thence leaving Webb Avenue and with the south line of Nunes and Crossville Housing Authority (1221/2037) , running with and near a concrete block wall, N 50°48'39" E a distance of 124.06' to a ½” iron rebar new with cap stamped Sexton RLS # 1898 the northeast corner of this survey and the southeast corner of Crossville Housing Authority being in the west line of Sean C. Pugh (1321/834); Thence with the line of Pugh S 40°06'24" E a distance of 50.00' to a ½” iron rebar old with cap stamped Pugh # 699 in the north right-of-way of aforementioned alleyway the southeast corner of this survey and the southwest corner of Pugh; Thence leaving Pugh and with said alleyway S 50°48'41" W a distance of 123.86' to the point of beginning having an area of 6,197 square feet, 0.14 acres more or less as surveyed by:

John Chris Sexton, RLS 1898

467 Southridge Circle, Crossville, Tennessee 38555

Business Phone: 615.785.3609 or 931-787-6943

Email: [chris.sexton53@gmail.com](mailto:chris.sexton53@gmail.com)

Identified as job number 2020-008 dated 03/25/2020.

*This property is subject to all restrictions, covenants, and easements applicable at the time of this survey. See attached plat for a more complete overview.*

*Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements that were visible at the time of making of this survey: Building set back lines: Restrictive covenants: Subdivision restrictions: Zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.*

Property to be conveyed to Melanie Collier from the City of Crossville containing 0.04 acres being a portion of an unopened alleyway adjoining the south property line of Collier and more fully described as follows:

Beginning at a ½” iron rebar new with cap stamped Sexton RLS # 1898 in the east right-of-way of Webb Avenue the southwest corner of Melanie Collier (1431/1483) and the northwest most point of said alleyway having State Plane Coordinates N:588,471.76, E:2,257,899.08; Thence leaving said Webb Avenue and with the south line of Collier and the north line of said alleyway N 50°48'41" E a distance of 123.86' to a ½” iron rebar old with cap stamped Pugh # 699 being the southwest corner of Sean C. Pugh (1321/834); Thence leaving Pugh S 39°09'17" E a distance of 12.53' to a ½” iron rebar new with cap stamped Sexton RLS # 1898 in the approximate centerline of said alleyway; Thence with said centerline S 50°49'40" W a distance of 123.60' to a ½” iron rebar new with cap stamped Sexton RLS # 1898 in the east right-of-way of Webb Avenue; Thence with Webb Avenue N 40°20'02" W a distance of 12.50' to the point of beginning having an area of 1,548 square feet, 0.04 acres more or less as surveyed by:

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