

Legal Description – Zoning Request – R-1 to RAC

SITUATED in District One (1) of Blount County, Tennessee and being a portion of Tract 2 of the David Tex Hill Estate Property, as shown by map of the same of record in Map File 4475A in the Register's Office for Blount County, Tennessee, to which map specific reference is hereby made for a more particularly described as followed:

BEGINNING at an iron rod old at concrete monument at the southern right-of-way of U.S Highway 411 South and being South 63-42 West 840.2 feet to the centerline intersection with U.S Highway 411 South and Henry Lane, thence with the southern right-of-way of U.S. Highway 411 South, North 57-35-35 East 155.28 feet to an iron rod old and the common corner with Tracts 1 and 2 of the David Tex Hill Estate Property (Map File 4475A) and being the Point of Beginning; thence continuing with the southern right-of-way of U.S. Highway 411 South the following two (2) calls: (1) North 57-35-35 East 147.76 feet to an iron rod old at a concrete monument; thence (2) North 54-37-55 East 130.84 feet to an iron rod old and common corner with Tracts 2 and 3; thence leaving the southern right-of-way of U.S. Highway 411 South and with Tract 3, South 25-15-24 East 507.89 feet to a point; thence across Tract 2, South 54-37-55 West 54.60 feet to a point; thence South 57-35-35 West 223.40 feet to a point at the common line with Tract 1; thence with Tract 1, North 25-15-24 West 503.92 feet to the point of the beginning and containing 3.194 acres, as shown by Kevin Edgar Pitts, Tennessee Registered Land Surveyor No. 2324, 1710 W. Lamar Alexander Parkway, Maryville, Tennessee 37801, dated June 21, 2024 and Job Number 12574.

THIS CONVEYANCE is made subject to all applicable restrictions, conditions, rights-of-way of U.S Highway 411 South, etc. of record in the Register's Office for Blount County, Tennessee, and including but not limited to Map File 4475A.