



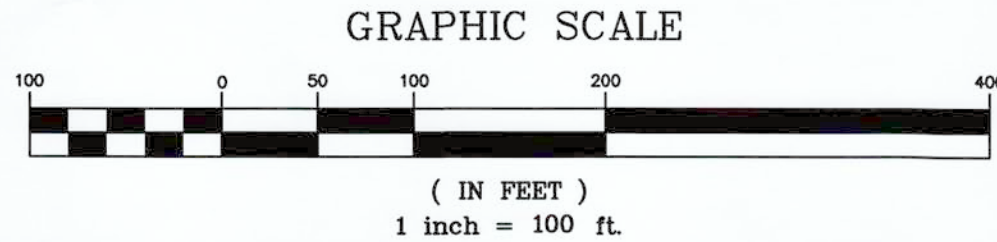
Tract "A" Property Description:

Beginning at a 1/4" rebar found, said rebar being the southwestern corner of Lot 7 James Forest Subdivision as recorded in Plat Book 33 Page 302 in the Registers Office of Hamilton County (ROHC), said rebar also being the Point of Beginning; thence with and along the southwestern line of said Lot 7, S 46°19'39" E a distance of 200.02' to a 1" crimp top pipe found, said pipe being the southwestern corner of Lot 5 James Forest Subdivision as recorded in Plat Book 33 Page 302 (ROHC); thence, with and along the southwestern line of said Lot 5, S 46°39'35" E a distance of 260.56' to a 1/4" rebar found, said rebar being in the southern line of Lot 4 James Forest Subdivision as recorded in Plat Book 33 Page 302 (ROHC), said rebar also being the most northerly corner of Lot 13 James Forest Subdivision as recorded in Plat Book 53 Page 109 (ROHC); thence leaving said Lot 4 and continuing with and along the western line of said Lot 13, S 44°12'40" W a distance of 476.23' to a 1/4" rebar found, said rebar being the southwestern corner of said Lot 13; thence, leaving said Lot 13 southwestern corner and continuing with and along a new severance line of the property hereon described, N 55°50'22" W a distance of 973.64' to a 5/8" capped rebar set, said rebar being in the southern line of Lot 6 St. Ives Community as recorded in Plat Book 52 Page 150 (ROHC); thence, with and along the southern line of said Lot 6, N 39°38'03" E a distance of 1074.85' to a 5/8" capped rebar set, said rebar being in the southern line of Lot 12 St. Ives Community as recorded in Plat Book 52 Page 150 (ROHC), said rebar also being in the southern right-of-way of Murrell Road; thence, leaving said Lot 12 and continuing with and along said southern right-of-way of Murrell Road, S 46°10'15" E a distance of 551.72' to a 5/8" capped rebar set, said rebar being the northeasterly corner of the property owned by Town of Signal Mountain as recorded in Deed Book 3149 Page 572 (ROHC); thence, leaving said Murrell Road southern right-of-way and continuing with and along said Town of Signal Mountain northern line, S 43°49'45" W a distance of 235.00' to a 5/8" capped rebar set, said rebar being in the western right-of-way of Autumn Way Lane; thence, with and along said western right-of-way of Autumn Way Lane, S 46°10'15" E a distance of 29.50' to a 5/8" capped rebar set, said rebar being the northeasterly corner of Lot 7 James Forest Subdivision as recorded in Plat Book 33 Page 302 (ROHC); thence, leaving said Autumn Way Lane right-of-way and continuing with and along the northern line of said Lot 7, S 43°52'35" W a distance of 200.00' to the Point of Beginning and containing 18.09 acres more or less.

Tract "B" Property Description:

Beginning at a capped rebar found, said rebar being the northeasterly corner of the property owned by Stephen Ernest Depasquale as recorded in Deed Book 13677 Page 509 in the Registers Office of Hamilton County (ROHC), said rebar also being in the southern line of Lot 42 Applewood Subdivision as recorded in Plat Book 31 Page 329 (ROHC), said rebar also begin the Point of Beginning; thence, leaving said Depasquale property and continuing with and along the southern line of said Lot 42, N 39°12'14" E a distance of 160.86' to a 1/2" rebar found, said rebar being the southeasterly corner of said Lot 42, said rebar also being the southwestern corner of Lot 6 St Ives Community as recorded in Plat Book 52 Page 150 (ROHC); thence, leaving said Lot 42 southeasterly corner and continuing with and along the southern line of said Lot 6, N 39°38'03" E a distance of 100.00' to a 5/8" capped rebar set, said rebar being in the southern line of said Lot 6; thence, leaving said Lot 6 southern line and continuing with and along a new severance line to the property hereon described, S 55°50'22" E a distance of 973.64' to a 1/4" rebar found, said rebar being the southwestern corner of Lot 13 James Forest Subdivision as recorded in Plat Book 53 Page 109 (ROHC); thence, continuing with and along the southern line of said Lot 13, S 46°36'51" E a distance of 210.34' to a 5/8" rebar found, said rebar being the southwestern corner of said Lot 13, said rebar also being the northwestern corner of Lot 19 Chestnut Oaks Subdivision as recorded in Plat Book 42 Page 248 (ROHC); thence, leaving said Lot 13 and continuing with and along the western line of said Lot 19, S 14°47'00" E a distance of 142.85' to a 5/8" capped rebar set, said rebar being the southwestern corner of said Lot 19, said rebar also being in the northern right-of-way of Majestic Oaks Drive; thence, leaving said Lot 19 and continuing with and along said northern right-of-way of Majestic Oaks Drive for the next two calls, S 64°24'56" W a distance of 52.73' to a point of curve turning to the left with an arc length of 98.27', with a radius of 130.15', with a chord bearing of S 42°47'04" W, with a chord length of 95.95', to a capped rebar found, said rebar being the northeasterly corner of Lot 20 Chestnut Oaks Subdivision as recorded in Plat Book 42 Page 248 (ROHC); thence, leaving said Majestic Oaks Drive right-of-way and continuing with and along the northern line of said Lot 20 for the next two calls, N 68°19'54" W a distance of 123.38' to a 5/8" rebar found; thence S 44°05'30" W a distance of 163.09' to a 5/8" capped rebar set, said rebar being in the eastern line of said Depasquale property; thence, leaving said Lot 20 and continuing with and along said eastern line of Depasquale property, N 45°57'52" W a distance of 1140.01' to the Point of Beginning and containing 10.04 acres more or less.

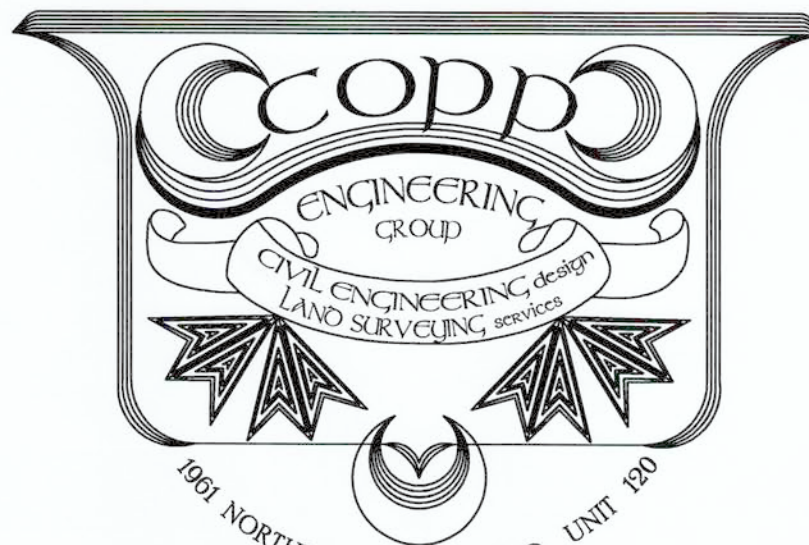
This document is provided as a courtesy for the sake of reference only. Seller and Seller's agent assume no responsibility for the accuracy of this document. Best practices would compel Purchasers to complete their own due diligence if deemed important.



1. Unless stated otherwise, governmental jurisdictional areas or negative easements, if any, which might impact on the use of the premises were not located. No liability is assumed by the undersigned for any loss resulting from the exercise of any governmental jurisdiction affecting the use of the premises.
2. Unless stated otherwise hereon, only evidence of easements or structures thereto which are readily apparent and obvious from a casual above ground view of premises are shown. No liability is assumed by the undersigned for loss relating to the existence of any easement not discovered from my casual visual above ground view of the premises.
3. This is a Class II survey and closure exceeds 1:7,500.
4. This survey does not purport to reflect any of the following: Restrictive covenants, subdivision restrictions, zoning or other land-use regulations, and any facts that an accurate and current title search may disclose.
5. This property is not located in 100 year flood boundary per F.E.M.A. Firm Map # 47065C0214G dated 02/03/16
6. GPS Certification:
Positional Accuracy: 0.07
Type of GPS field procedure: RTK
Date of Survey: 05/13/25
Datum/Epoch: NAD83
Published/Fixed-control use: N/A
Geoid Model: N/A
Combined Grid Factors: N/A

I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that it is a category IV survey that was done in compliance with the current Tennessee minimum standards of practice

William L. Hixson
Copp Engineering Group
1961 Northpoint Blvd. Unit 120
Hixson, TN. 37343
423-847-9100 Office
423-847-9185 Fax



BOUNDARY SURVEY

11 St Nicholas Way

TAX MAP #098G F 006
Rickie S Garrison
Deed Book 11182 Page 542 ROHC
THIRD CIVIL DISTRICT

SIGNAL MOUNTAIN, HAMILTON COUNTY, TENNESSEE

Date : 06/24/25
Scale : 1"= 100'
Drawn : DUSTIN
Checked : WAB

COPP ENGINEERING GROUP
1961 Northpoint Blvd. Unit 120
Hixson, TN. 37343
423-847-9100 Office
423-847-9185 Fax

Dwg. Name
ST NICHOLAS WAY 11-GARRISON
ST NICHOLAS WAY 11.dwg