

Tax Map 062 Parcel 005.00 Lot 1

Pickett County, Tennessee

Being a parcel of land situated in the Fourth Civil District of Pickett County, Tennessee located on Bolestown Loop, being a portion of a parcel identified on Tax Map 062 Parcel 005.00 and being identified as Lot 1 of Roncati Subdivide on Plat of Survey dated August 24, 2024 by Hughes Surveying, PLLC. Commencing on the intersection of Easport Road and Bolestown Loop continue westerly 0.24 miles to the parcel described hereon:

Beginning on a metal T post in the northern margin of Bolestown Loop and being a common corner with Stoltzfus, deed book 191 page 115, thence with Stoltzfus, N 29° 44' 01" W, 359.95' to an iron pin, thence S 38° 44' 46" W, 266.91' to an iron pin in the line of Young, deed book 55 page 422, thence with the line of Young, N 37° 04' 01" W, 862.95' to an iron pin set in the line of Tennessee Valley Authority – U.S. Corps of Engineers (TVA-USACE), thence with the line of TVA-USACE N 74° 30' 01" E, 449.51' to an iron pin set being the northwest corner of Lot 2, thence with the line of Lot 2, S 31° 01' 54" E, 1005.18' to an iron pin set in the northern margin of Bolestown Loop, thence with the northern margin of Bolestown Loop, S 58° 58' 06" W, 100.00' to the point of beginning containing 7.37 acres more or less as surveyed on August 24, 2024 by Tony R Hughes, RLS 2631, Hughes Surveying, PLLC.

