

# CARMAN SURVEYING

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PEGGY ELAINE HAWKER

3.24 ACRES

BEING located in the 3<sup>RD</sup> Civil District, Dekalb County, Tennessee, on the south side of Old Mill Hill Road, and being the property of record in Record Book 265, Page 633, Register's Office, Dekalb County, Tennessee. See Tax Map 74, Parcel 60.16, Tax Assessor's Office, Dekalb County, Tennessee, and is more particularly described as follows:

BEGINNING at an iron rod in the centerline of drive in the south margin of Old Mill Hill Road, same being the northwest corner of this tract and the northeast corner of Beckwith & Houston (RB 273, PG 166, RODCT); thence with said margin North 78 degrees 48 minutes 52 seconds East 25.67 feet to an iron rod at a post; thence leaving road with line of Peggy Elaine Hawker (RB 348, PG 547 RODCT, Plat book 1, PG 2064 RODCT) South 02 degrees 05 minutes 15 seconds West 367.18 feet to an iron rod at a post; thence South 88 degrees 21 minutes 09 seconds East 125.24 feet to an iron rod; thence South 88 degrees 01 minute 45 seconds East 36.51 feet to an iron rod at a post; thence with line of Peggy Elaine Hawker (RB 597, PG 597 RODCT) South 03 degrees 15 minutes 32 seconds West 739.56 feet to an iron rod at a 12-inch beech tree; thence with line of Ronnie L Henderixson (DB 15, PG 572 RODCT) North 66 degrees 35 minutes 45 seconds West 111.04 feet (passing a witness iron rod at 99.04 feet) to a point in center line of hollow; thence South 21 degrees 07 minutes 35 seconds West 72.31 feet to a point in center line of hollow; thence South 61 degrees 00 minutes 50 seconds West 52.25 feet (passing a witness iron rod at 30.00 feet) to an iron rod at a post; thence with line of John T. Caldwell (RB 137, PG 676 RODCT) North 02 degrees 05 minutes 36 seconds East 793.33 feet to an iron rod at a post; thence continuing with line of John T. Caldwell and Beckwith & Houston North 02 degrees 06 minutes 12 seconds East 361.29 feet to the point of beginning containing 3.24 acres more or less by survey by Jim Carman, Registered Land Surveyor, Tennessee Number 2053, address 50 Linda Lane, Hartsville, Tennessee, 37074, dated October 23, 2025.