

- ### General Notes
- All distances were measured with E.D.M. equipment and have been adjusted for temperature.
  - This property is currently zoned: ER (Estate Residential) Consult Chapter 3.3 "Site Development Standards" of the Franklin Zoning Ordinance for setback and development requirements. This lot is designated a "Critical Lot" and must have a separate critical lot plan submitted, prior to the issuance of a building permit, to Franklin Engineering for review and approval.
  - This Survey has been prepared using the current deed of record and does not represent a title search by this Surveyor or a guarantee of title, and is subject to any state of facts a current and accurate title search may reveal.
  - Surveyor's liability for this document shall be limited to the original purchaser/client and does not extend to any unnamed person or entity without an expressed recertification by the Surveyor whose signature appears upon this map of survey.
  - The word "certify" or "certificate" as shown hereon and used hereon means expression of professional opinion regarding the facts of the map of survey and does not constitute a warranty or guarantee, expressed or implied.
  - This survey meets the requirements for a Topographic Survey pursuant to Tennessee Minimum Standards of Practice for Land Surveyors. Contours were derived from radial trigonometric field survey utilizing DTM methods. Contour intervals = 1 Foot
  - Under the Rules of Tennessee State Board of Land Surveyors Standards of Practice Chapter 0820-03 Section 0820-03--06: (5) Electronic survey documents such as CAD files, PDF copies, and word processor documents or other emailed or digitally copied and/or other electronically forwarded information and documents are considered "Preliminary" or "Draft" documents. Original signed/sealed documents on file in the office of Initial Point Land Surveying.

### Tree Table

No.	Size	Common Name
1	24"	OAK
2	16"	HACKBERRY
3	12"	ELM
4	12"	MAPLE
5	12"	HACKBERRY
6	12"	HACKBERRY
7	12"	ELM
8	14"	HACKBERRY
9	10"	ELM
10	10"	HACKBERRY
11	10"	MAPLE
12	10"	ELM
13	16"	TREE
14	8"	MAPLE
15	18"	BODOCK
16	10"	HACKBERRY
17	10"	HACKBERRY
18	10"	ELM
19	10"	HACKBERRY
20	10"	HACKBERRY
21	14"	HACKBERRY
22	10"	HACKBERRY
23	8"	HACKBERRY
24	12"	HACKBERRY
25	10"	ELM
26	10"	HACKBERRY
27	14"	HACKBERRY
28	14"	HACKBERRY
29	12"	HACKBERRY
30	10"	HACKBERRY
31	10"	HACKBERRY
32	10"	HACKBERRY
33	14"	HACKBERRY
34	8"	ELM
35	16"	BODOCK
36	32"	BODOCK
37	18"	BODOCK
38	12"	HACKBERRY
39	12"	HACKBERRY
40	10"	HACKBERRY
41	8"	HACKBERRY
42	14"	ELM
43	12"	BODOCK
44	20"	BODOCK
45	10"	HACKBERRY
46	10"	HACKBERRY
47	10"	HACKBERRY
48	8"	HACKBERRY
49	10"	HACKBERRY
50	12"	HACKBERRY
51	10"	ELM
52	8"	ELM
53	14"	BODOCK
54	14"	BODOCK
55	10"	BODOCK
56	8"	HACKBERRY
57	8"	ELM
58	12"	HACKBERRY
59	12"	HACKBERRY
60	12"	HACKBERRY
61	8"	ELM
62	10"	HACKBERRY
63	6"	ELM
64	8"	HACKBERRY
65	12"	HACKBERRY
66	12"	HACKBERRY
67	8"	HACKBERRY
68	8"	ELM
69	14"	ELM

### Utility Notes


This Surveyor has not physically located the underground utilities. Above grade and underground utilities shown hereon were taken from visible appearances at the site, public records and/or maps prepared by others. Although reasonable care and effort has been taken by this Surveyor, this Surveyor makes no guarantee that the underground utilities shown hereon comprise all public and private utilities, active or abandoned, in the survey area. This Surveyor does not warrant that the underground utilities are in the "exact" location indicated. Therefore, reliance upon the type, size and location of all utilities shown hereon should be done so with this circumstance considered. Detailed verification of the existence, location and depth of all utilities should be made prior to any excavation or construction upon the survey area. It is the responsibility of the owner/client to verify all utility availability and any and all costs of service that may be required by the appropriate utility company or agency.

In the state of Tennessee, per the "Underground Utility Damage Prevention Act", State Law requires anyone about to engage in either digging, excavation, moving of earth, demolition or any type of activity that disturbs the earth and therefore possibly involving a danger to damaging underground utility lines, to notify Tennessee One Call, of their intent to dig.

Tennessee One Call will then notify the member utilities of your proposed work. The utility company locator will then have 72 hours, excluding holidays and weekends, to locate those underground facilities.

While not required by law, in addition to calling Tennessee One Call, you may also want to contact any non-member utilities that you know are in the area of your proposed work.

The locate ticket you receive is only valid for 15 calendar days from the start date indicated on the ticket, after which time, it expires. If you wish to continue working, you must call in at least 3 working days before the expiration date to renew your locate ticket, at which time you would be given a new ticket number.



**DIG SAFELY CALL TENNESSEE ONE CALL**  
 DIAL 811 or 1 (800) 351-1111  
 CALL US FIRST IT'S THE LAW!

### Flood Reference

By means of graphic plotting upon Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Number: 47187C0209F, Dated: 09-29-2006, Zone: X, it has been determined that the Parcel described hereon does not lie within a flood hazard area.

### GPS Certification


A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

### Surveyor's Certification of Accuracy

I hereby certify this is a Category I (Urban and Subdivision) Survey and the Survey was performed in accordance with the Current Standards of Practice for Surveyors in Tennessee and the unadjusted closure is 1:10,000 or greater. The fieldwork was completed on: November 10, 2017


L. Kevin Morehead  
 Professional Surveyor

TN Registration No.: 2315  
 Date: November 13, 2017





Original issue of this drawing is designated by a pressed embossing over the Surveyor's seal. Copyright © 2017 Initial Point Land Surveying, Inc.

Prepared By:



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### Deed Reference

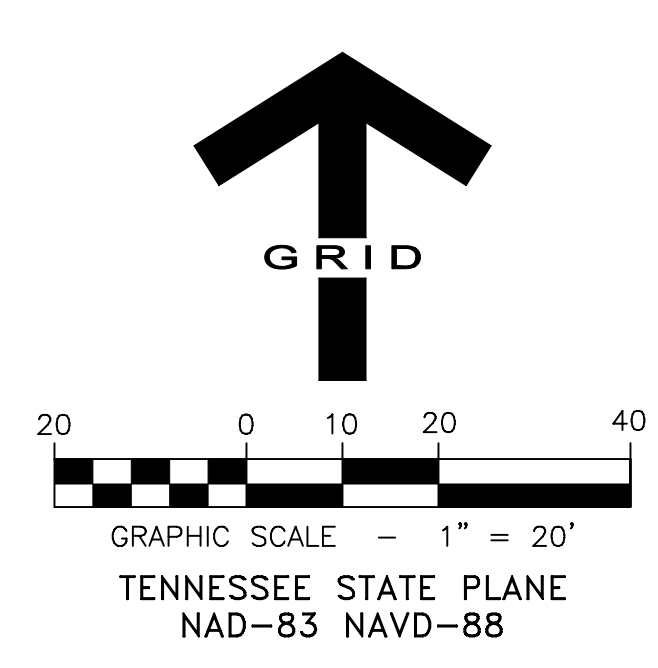
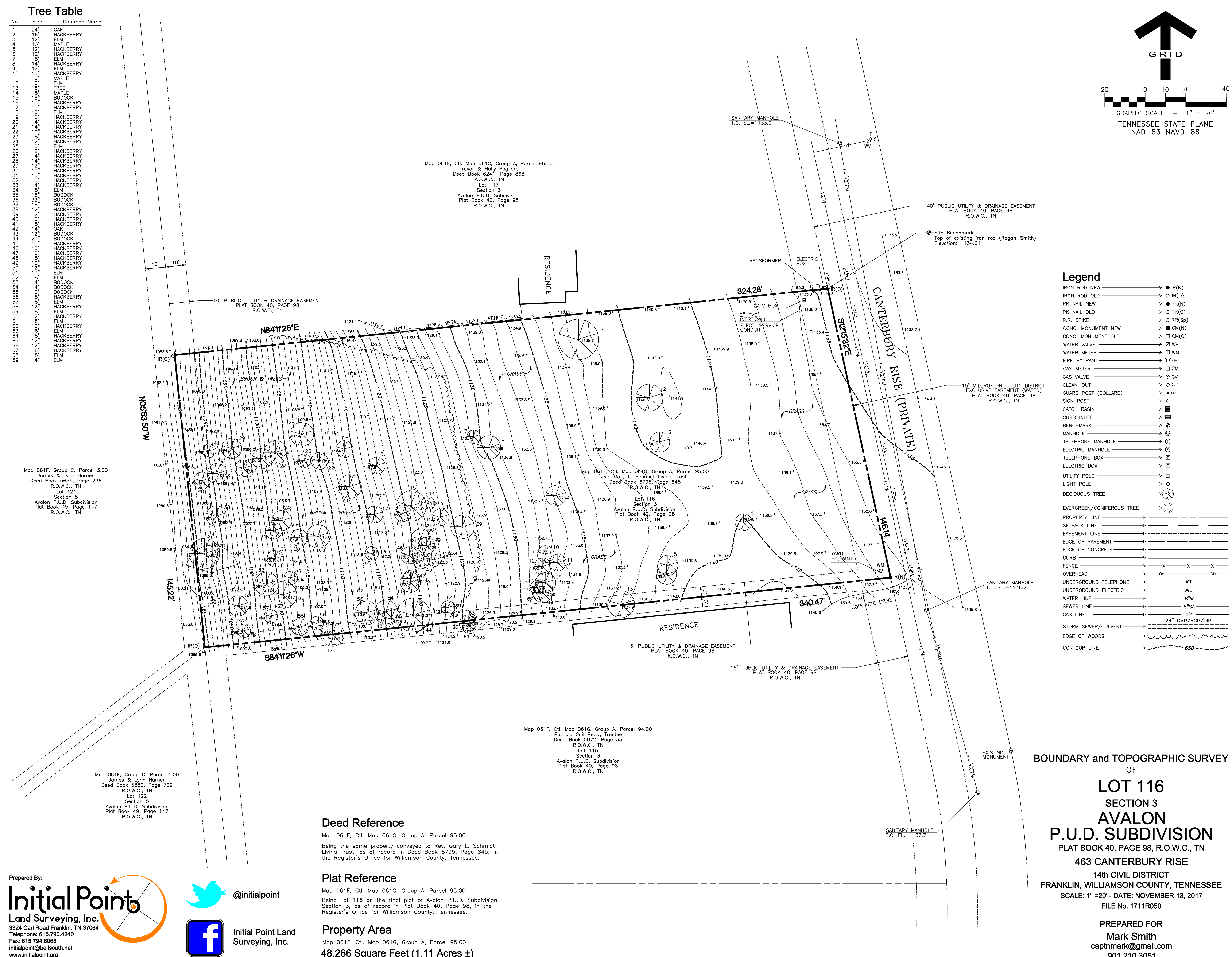
Map 061F, Ctl. Map 061G, Group A, Parcel 95.00  
 Being the same property conveyed to Rev. Gary L. Schmidt Living Trust, as of record in Deed Book 6795, Page 845, in the Register's Office for Williamson County, Tennessee.

### Plat Reference

Map 061F, Ctl. Map 061G, Group A, Parcel 95.00  
 Being Lot 116 on the final plat of Avalon P.U.D. Subdivision, Section 3, as of record in Plat Book 40, Page 98, in the Register's Office for Williamson County, Tennessee.

### Property Area

Map 061F, Ctl. Map 061G, Group A, Parcel 95.00  
**48,266 Square Feet (1.11 Acres ±)**



### Legend

IRON ROD NEW	→	● IR(N)
IRON ROD OLD	→	○ IR(O)
PK NAIL NEW	→	● PK(N)
PK NAIL OLD	→	○ PK(O)
R.R. SPIKE	→	○ RR(Sp)
CONC. MONUMENT NEW	→	■ CM(N)
CONC. MONUMENT OLD	→	□ CM(O)
WATER VALVE	→	⊠ WV
WATER METER	→	⊠ WM
FIRE HYDRANT	→	⊠ FH
GAS METER	→	⊠ GM
GAS VALVE	→	⊠ GV
CLEAN-OUT	→	○ C.O.
GUARD POST (BOLLARD)	→	● GP
SIGN POST	→	⊠ SP
CATCH BASIN	→	⊠ CB
CURB INLET	→	⊠ CI
BENCHMARK	→	⊠ BM
MANHOLE	→	⊠ MH
TELEPHONE MANHOLE	→	⊠ TMH
ELECTRIC MANHOLE	→	⊠ EMH
TELEPHONE BOX	→	⊠ TB
ELECTRIC BOX	→	⊠ EB
UTILITY POLE	→	⊠ UP
LIGHT POLE	→	⊠ LP
DECIDUOUS TREE	→	⊠ DT
EVERGREEN/CONIFEROUS TREE	→	⊠ ET
PROPERTY LINE	→	—
SETBACK LINE	→	- - -
EASEMENT LINE	→	- · - · -
EDGE OF PAVEMENT	→	—
EDGE OF CONCRETE	→	—
CURB	→	—
FENCE	→	X X X
OVERHEAD	→	OH OH OH
UNDERGROUND TELEPHONE	→	UGT
UNDERGROUND ELECTRIC	→	UGE
WATER LINE	→	8\"W
SEWER LINE	→	8\"SA
GAS LINE	→	4\"G
STORM SEWER/CULVERT	→	24\" CMP/RCP/DIP
EDGE OF WOODS	→	—
CONTOUR LINE	→	650

**BOUNDARY and TOPOGRAPHIC SURVEY**  
 OF  
**LOT 116**  
 SECTION 3  
**AVALON**  
**P.U.D. SUBDIVISION**  
 PLAT BOOK 40, PAGE 98, R.O.W.C., TN  
 463 CANTERBURY RISE  
 14th CIVIL DISTRICT  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
 SCALE: 1\"/>