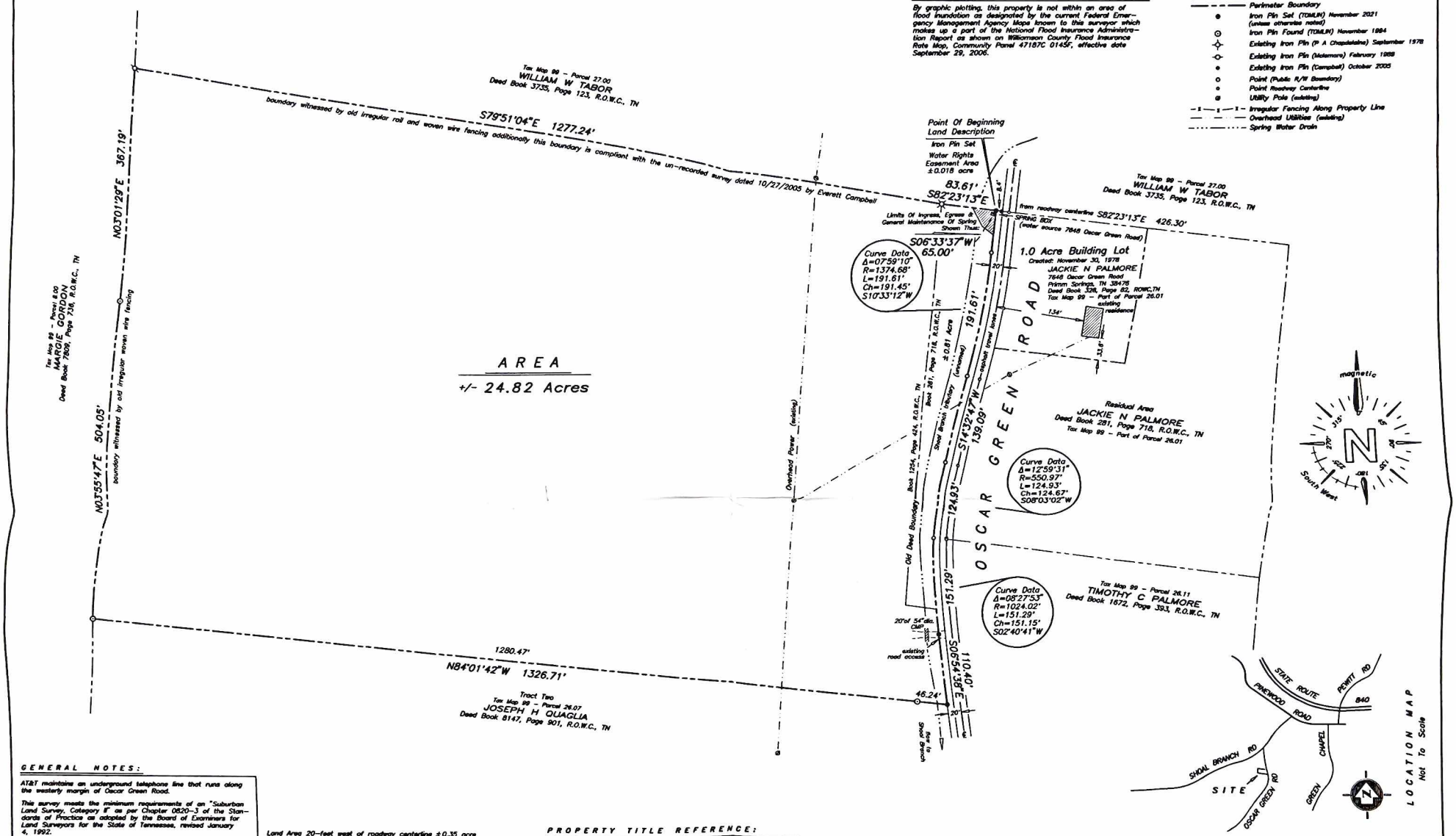
## FLOOD NOTATION:

By graphic plotting, this property is not within an area of flood inundation as designated by the current Federal Emergency Management Agency Maps known to this surveyor which makes up a part of the National Flood Insurance Administration Report as shown on Williamson County Flood Insurance Rate Map, Community Panel 47187C 0145F, effective date September 29, 2006.

## LEGEND:

- Perimeter Boundary
- Iron Pin Set (TOMLIN) November 2021 (unless otherwise noted)
- Iron Pin Found (TOMLIN) November 1994
- Existing Iron Pin (P A Chapdelaine) September 1978
- Existing Iron Pin (Mckemore) February 1988
- Existing Iron Pin (Campbell) October 2005
- Point (Public R/W Boundary)
- Point Roadway Centerline
- Utility Pole (existing)
- Irregular Fencing Along Property Line
- Overhead Utilities (existing)
- Spring Water Drain




## GENERAL NOTES:

AT&T maintains an underground telephone line that runs along the westerly margin of Oscar Green Road.

This survey meets the minimum requirements of an "Suburban Land Survey, Category II" as per Chapter 0820–3 of the Standards of Practice as adopted by the Board of Examiners for Land Surveyors for the State of Tennessee, revised January 4, 1992.

Iron Pin Set – 1/2 inch diameter rebar with plastic cap, having a designation of TOMLIN/RLS 383

Bearings are based on matters of record.

Adjoining properties identified by map & parcel number, current owner, deed book & page.

This survey was made without the benefit of a Title Report, therefor it is subject to the findings of an accurate title search. Additionally the property shown hereon is subject to both recorded easements and those unknown to this surveyor.

This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge.

This surveyor has not physically located the underground utilities. Above grade and underground utilities if shown were taken from visible appurtenances at the site and or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated.

Land Area 20–feet west of roadway centerline ±0.35 acre

Planning to dig or excavate? It's the law to comply with "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" to avoid any possible hazard or conflict. Contact the Tenn. One–Call System, at 1–800–351–1111.

The surveyed land is subject to approvals by state and local governmental agencies including the Williamson County Department of Sewage Disposal Management and Community Development (Planning Commission) prior to the issuance of permits for construction. This survey was made without investigation of compliance of state and county requirements.

The Williamson County Highway Department, dictates where new driveway cuts can occur on county maintained roadways. If sight distance is questionable, we recommend that preliminary approval is obtained.

Middle Tennessee Electric maintains vegetation growth within 20–feet of over head powerlines, therefor a 40–foot easement runs along existing power lines.

There appear to be no cemeteries on the surveyed premises. Furthermore, the current owner indicated that no burial sites exist on the site.

## PROPERTY TITLE REFERENCE:

Being part of the same property conveyed to Jackie Palmore and wife, Maggie G Palmore by deed of record in book 281, page 718, R.O.W.C., TN.

Being part of the same property conveyed to Jackie N Palmore and wife, Maggie J Palmore by deed of record in book 1254, page 424, R.O.W.C., TN.

## CERTIFICATE OF ACCURACY:

I hereby state that this survey was actually made in the field, to the best of my knowledge, belief, and in my professional opinion is a Category "II" Survey as defined by the standards of practice as adopted by the Board of Examiners for Land Surveyors on January 4, 1992, and that the ratio of precision of the unadjusted survey is greater than 1/ 7,500.

26 November 2021

JOB #21109

BILLY CARL TOMLIN, R.L.S. #383

BILLY CARL TOMLIN REGISTERED LAND SURVEYOR No. 383 STATE OF TENNESSEE


TOMLIN & ASSOCIATES
Land Surveyors
1931 Lewisburg Pike
Franklin, Tennessee 37064
615\790–1231


Map 99 – Part of Parcels 26.08 & 26.01

WILLIAMSON COUNTY PLANNING DISTRICT

Current Zoning: RP–5

BOUNDARY SURVEY

# PALMORE PROPERTY

Second Civil District Of Williamson County, State Of Tennessee

SCALE 1"=100' 26 NOVEMBER 2021

Graphic Scale

0 50 100 200 300