

PROPERTY SURVEY FOR DIVISION

OWNERSHIP OF RECORD: JOE BALAZS (DECEASED)  
AND WIFE, SHARON BALAZS  
RECORDATION: DB 231, P. 551, ROFCT  
DB 219, P. 26, ROFCT

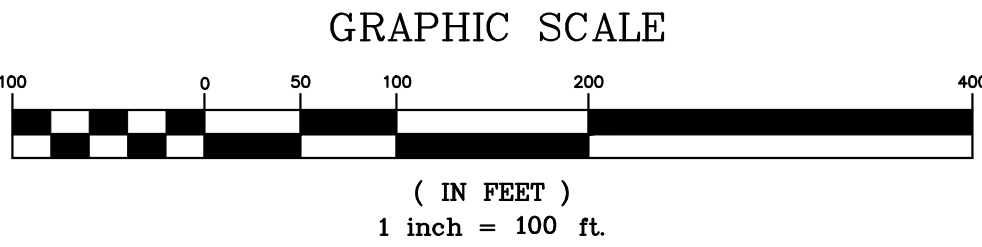
ELEVENTH CIVIL DISTRICT  
FRANKLIN COUNTY, TENNESSEE  
MAP 097 PARCEL 011.03  
ZONING: A  
SETBACKS: 40' FRONT AND REAR, 25' SIDE  
OWNER'S ADDRESS: 5257 HOLDERS COVE ROAD  
WINCHESTER, TN 37398

- NOTES
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83, SPC(4100 TN), BY GPS OBSERVATION.
  2. THIS DRAWING IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION.
  3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THIS PROPERTY IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE REPORT WOULD DISCLOSE.
  4. TRACT 2 IS TO BE CONVEYED SUBJECT TO NON-EXCLUSIVE INGRESS/EGRESS/UTILITY EASEMENTS OVER EASEMENT AREAS #1, #2, AND #3 AS SHOWN HEREON.
  5. IT IS PROPOSED THAT FOGO (DB 392, P. 616, ROFCT) WILL BE CONVEYED EASEMENT RIGHTS OVER EASEMENT AREA #1.
  6. IT IS PROPOSED THAT BALAZS (REMAINING) WILL RETAIN EASEMENT RIGHTS OVER EASEMENT AREAS #1 AND #2.
  7. VANZANT (DB 333, P. 81, ROFCT) ALREADY HAS EASEMENT RIGHTS OVER EASEMENT AREAS #1, #2, AND #3 AS DESCRIBED IN DB 333, P. 81, ROFCT.
  8. TRACT 1, SHOWN HEREON, WILL NOT HAVE EASEMENT RIGHTS OVER EASEMENT AREAS #1, #2, OR #3.

I hereby certify that this is a  
Category II survey and that the ratio  
of precision of the unadjusted  
survey is greater than 7,500:1 as  
shown hereon.

THOMAS M. ORE, SURVEYOR  
TENN. REG. NO. 1610

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 01°30'40" W | 50.01'   |
| L2   | N 89°20'48" W | 198.09'  |
| L3   | N 89°16'45" W | 137.52'  |
| L4   | S 00°43'15" W | 50.00'   |
| L5   | S 00°35'47" W | 50.00'   |



|             |       |              |                                                                                                                             |
|-------------|-------|--------------|-----------------------------------------------------------------------------------------------------------------------------|
|             | Date: | OCT. 7, 2025 | THOMAS ORE<br>LAND SURVEYING<br>THOMAS M. ORE, R.L.S.<br>1131 DINAH SHORE BOULEVARD<br>WINCHESTER, TN 37398<br>931-967-2604 |
| Drawn By:   | WIC   | Scale:       |                                                                                                                             |
| Checked By: | 1610  | Job No:      |                                                                                                                             |