

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

IPF
IPF
PT.

Any cutting, filling or compacting will void this soil map

HENLEY
329-635

50.1 N 0.75 E
Hob
Holston
+
Emory
51.5 N
Stop 30.1
0-30.1
75-0
75-0

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.

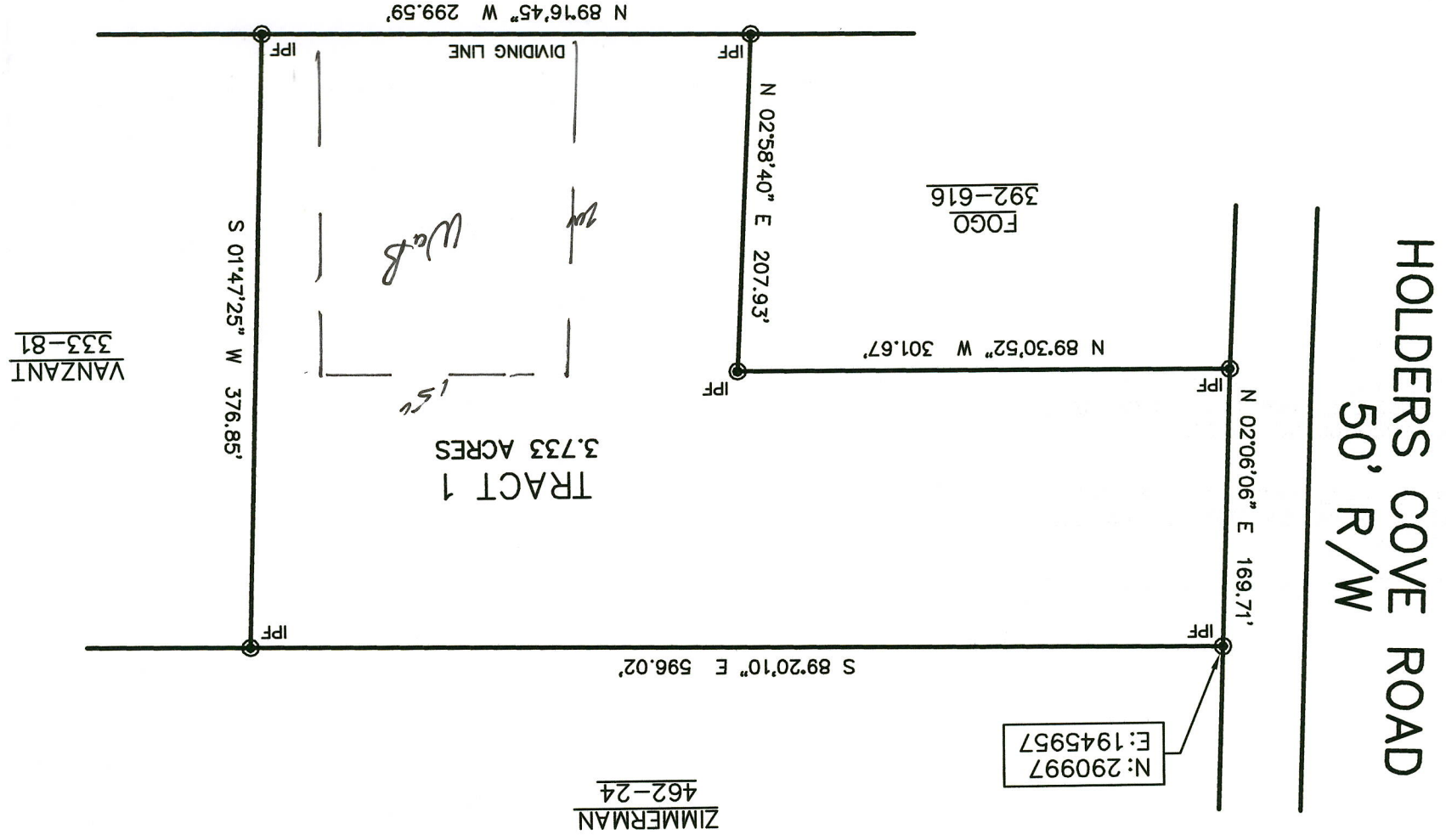
Number of children	Frequency
0	350
1	250
2	150
3	100
4	50

1. BENEFITS AND COORDINATES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83, SPc4014 (N), 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 ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE REPORT WOULD DISCLOSE.
4. TRACT 2 IS TO BE CONVEYED SUBJECT TO NON-EXCLUSIVE INTERESTS/INTERESTS/RIGHTS OVER EASEMENT AREAS #1, #2, AND #3 AS SHOWN HEREON.
5. IT IS PROPOSED THAT P000 (DB 392, P. 616, ROCT) WILL BE CONVEYED EASEMENT RIGHTS OVER EASEMENT AREA #1.
6. IT IS PROPOSED THAT BALZAS (REMAINING) WILL RETAIN EASEMENT RIGHTS OVER EASEMENT AREAS #1 AND #2.
7. VANCE (DB 333, P. 81, ROCT) ALREADY HAS EASEMENT RIGHTS OVER EASEMENT AREAS #1, #2, AND #3 AS DESCRIBED IN DB 333, P. 81, ROCT.
8. TRACT 1 WAS APPROVED BY A MINOR SURVEY BY THE FRANKLIN COUNTY PLANNING COMMISSION IN OCTOBER OF 2020.

THOMAS ORE LAND SURVEYING	THOMAS M. ORE, R.L.S. 1131 DINAH SHORE BOULEVARD WINCHESTER, TN 37396 831-967-2604
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PROPERTY SURVEY FOR SOIL STUDY

OWNERSHIP OF RECORD: JOE BALAZS (DECEASED)
AND WIFE, SHARON BALAZS
AS RECORDED IN: DB 231, P. 551, ROFCI
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



HOLDERS COVE ROAD
50' R/W

N: 290997
E: 1945957

ZIMMERMAN
462-24

VANZANT
333-81

FOGO
392-616

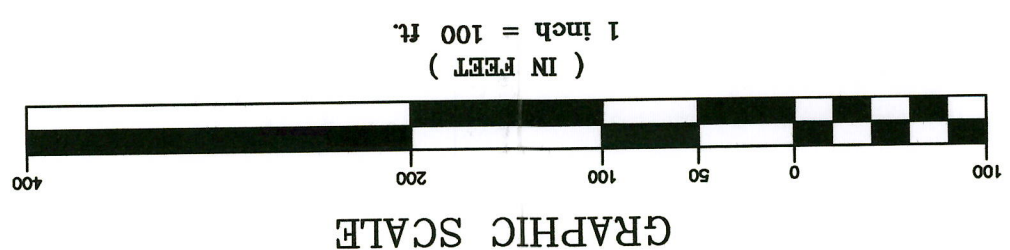
50.1 Acre
WLB
Woyneboro
Holshen
5754
Slo/4
C-30' 60 M/L
36-48' 75 M/L

BALAZS
(REMAINING)
219-26

I, Tim Baker affirm that this soil
map meets the standards established
in the Regulations to Govern Subsurface
Sewage Disposal, the Soils Handbook,
and the Soil Taxonomy. No other
warranties are made or implied.

Signature of Soil Consultant
does not constitute approval
of this map by the
Division of Water Resources

High Intensity Soil Map Completed by: *[Signature]*
DATE: 10/27/25



DATE: OCT. 10, 2025
JOB NO.: 2509190
SCALE: 1" = 100'

THOMAS ORE
LAND SURVEYING
THOMAS M. ORE, R.L.S.
1131 DINNAH SHORE BOULEVARD
WINCHESTER, TN 37398
931-967-2604



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

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

- 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
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