

DEED REFERENCE
 BEING A PORTION OF THE PROPERTY CONVEYED TO RON BUCK AND WIFE, MARY BUCK BY DEED OF RECORD IN DEED BOOK 3819, PAGE 534, AND DEED BOOK 6691, PAGES 735, R.O.W.C.

PROPERTY MAP REFERENCE
 BEING PARCEL 52.08 AND A PORTION OF PARCEL 52.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 41.

NOTES

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983).
- PROPERTY IS ZONED AS FOLLOWS:
 PARCEL NO. 52.08 - RESIDENTIAL (CLASS 100)
 PARCEL NO. 52.01 - AGRICULTURAL (CLASS 111)
- BASED UPON A GRAPHIC SCALE, A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP COMMUNITY NO. 47024, PANEL NO. 0158 G, DATED: DECEMBER 22, 2018, ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD); SHADED ZONE "X" (AREAS OF 2% ANNUAL CHANCE FLOOD); AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS AFFECTED BY 1% ANNUAL CHANCE FLOOD; NO ELEVATIONS OR CONTOURS WERE OBTAINED AS A PART OF THIS SURVEY.
- ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPEARANCES. UTILITIES MAY NOT BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER ABOVE OR UNDERGROUND UTILITIES SHOWN ARE NOT WARRANTED THAT THE UTILITIES SERVICE OR ABANDONED ARE IN THE EXACT LOCATION PHYSICALLY LOCATED THROUGH THE STATES. THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE: CALL TENNESSEE ONE CALL AT 1-800-351-1111.
- OLD HARDING ROAD RIGHT OF WAY WIDTH (35') TAKEN FROM WILLIAMSON COUNTY HIGHWAY DEPARTMENT ROAD LIST ATTACHED TO RESOLUTION NO. 1-10-20, DATED 1/22/2020.

SURVEYOR'S DESCRIPTION
TRACT 3A (P/O Tax Map 41 Parcel 52.01)

Being a part of land located in the First Civil District, Williamson County, Tennessee, situated on the east side of Old Harding Road approximately 2.5 miles southwest of its intersection with State Route 96, being more particularly described as follows:

BEGINNING at an existing iron rod on the southwest corner of property conveyed to Ronald Buck and wife, Mary Buck of record in Deed Book 6691, Page 735, R.O.W.C.; said point also being 220.45 feet from centerline of Old Harding Road.

THENCE, leaving said southwest corner with the easterly line of Buck property N 35°14' 14" E, 147.49 feet to an old iron rod.

Thence, with same the following call:
 N 79°47' 08" E, 258.78 feet to an old iron rod.
 N 85°54' 56" E, 299.80 feet to an old iron rod.

THENCE with a severance line through said property S 60°07' 08" E, 299.80 feet to the approximate centerline of South Harpeth River.

THENCE with said centerline the following call:
 S 79°58' 44" E, 42.44 feet
 N 84°18' 35" E, 170.94 feet
 S 80°02' 33" E, 102.94 feet
 N 84°18' 35" E, 170.94 feet
 N 73°09' 40" E, 79.22 feet
 N 52°28' 08" E, 112.83 feet
 N 34°27' 11" E, 6.68 feet
 N 16°25' 07" E, 194.83 feet
 N 11°22' 13" E, 130.03 feet
 N 10°21' 07" E, 262.46 feet
 N 10°47' 07" E, 105.11 feet to a point in the southerly line of John Dix, JR and Wife, Jan Dixon of record in Deed Book 975, Page 570, R.O.W.C.

Thence, leaving said South Harpeth River S 85°33' 21" E, 31.96 feet.

Thence, N 52°37' 44" E, 669.65 feet to an old iron rod on the west line of Frederick Barger Bennett and Teresy Tyson Bennett of record in Deed Book 2355, page 337, R.O.W.C.

THENCE, S 11°04' 35" E, 810.97 feet to an old iron rod being a common corner with Frederick Barger Bennett of record in Deed Book 301, page 378, and Sam R. Daniel and Judy B. Baggett of record in Deed Book 623, page 47, R.O.W.C.

THENCE, S 17°08' 41" E, 407.63 feet to an old iron rod being a common corner with Judy Bennett Baggett of record in Deed Book 301, page 382, R.O.W.C.

THENCE, S 25°32' 21" E, 290.65 feet to a 30 inch Beech tree being a common corner with Robert Dale.

Bennett of record in Deed Book 301, page 380, R.O.W.C.

THENCE, with Bennett S 25°32' 21" E, 813.07 feet to an old iron rod being on the northerly line of Lee Family Partnership of record in Deed Book 1283, page 233, R.O.W.C.

THENCE, with Lee N 82°55' 20" W, 1,579.86 feet to a new iron rod in a fence, same being the southeast corner of William B. Lee and Maria D. Lee of record in Deed Book 4679, page 254, R.O.W.C.

THENCE, leaving Lee Family Partnership with William and Maria Lee the following call:
 With said fence N 01°30' 56" E, 307.76 feet to a new iron rod.
 leaving said fence N 88°50' 20" W, 50.00 feet to a new iron rod.
 N 20°09' 39" W, 269.35 feet to a new iron rod.
 N 08°35' 16" W, 258.57 feet to a new iron rod.
 N 62°31' 51" W, 252.20 feet to an old iron rod.
 N 86°24' 50" W, 172.85 feet to a new iron rod being a common corner with Ron Buck and wife, Mary Buck of record in Deed Book 6491, page 735, R.O.W.C. and the point of beginning.
 Containing 3,638,667 square feet or 83.53 Acres more or less.

TRACT 3B (Tax Map 41 Parcel 52.08)

Land in the First Civil District, Williamson County, Tennessee, situated on the east side of Old Harding Road approximately 2.5 miles southwest of its intersection with State Route 96, being more particularly described as follows:

BEGINNING at a new P.K. nail set in the centerline of Old Harding Road, also being the southwest corner of Boundary Survey Henry Harrell III Property of record in Plat Book 63, Page 124, R.O.W.C.

THENCE, leaving said centerline with the southerly line of Ron Buck and wife, Mary Buck of record in Deed Book 3819, Page 534, R.O.W.C.

THENCE, with said Buck property the following call:
 S 52°48' 56" W, 55.20 feet to an existing iron rod.
 S 35°14' 14" W, 7.49 feet to an existing iron rod on the northerly line of William B. Lee and Maria D. Lee property of record in Deed Book 4679, Page 254, R.O.W.C.

THENCE, with said Lee property N 55°07' 11" W, 220.45 feet to the centerline of said Old Harding Road.

THENCE, with said centerline of Old Harding Road and a curve to the left 87.29 feet, said curve having a central angle of 05°37' 06" a radius of 969.36 feet and a chord of N 27°56' 49" E, 97.22 feet.

THENCE, continuing with said centerline N 25°07' 56" E, 105.02 feet to the point of beginning.

Containing 47,277 square feet or 1.08 Acres more or less.

The above-described property is subject to and includes 3,540 square feet or 0.08 acre within a portion of the Old Harding Road 35-foot wide right of way.

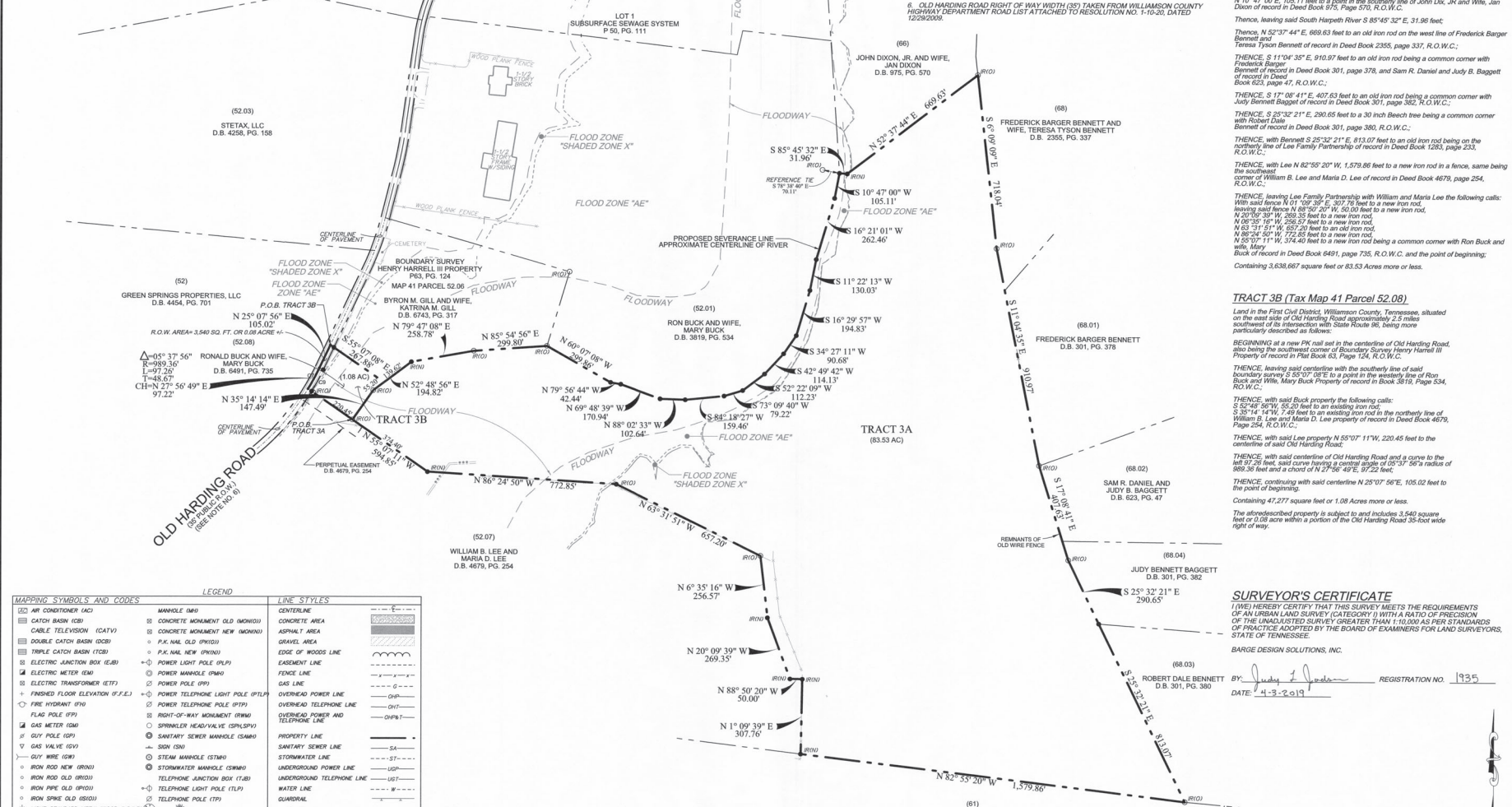
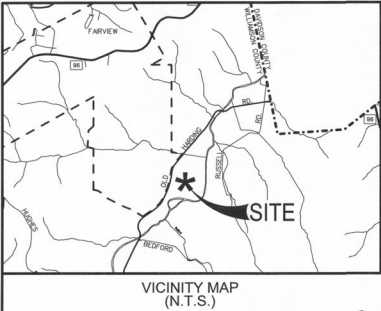
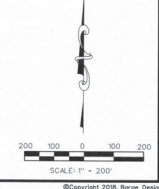
SURVEYOR'S CERTIFICATE

(I) WE HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

BARGE DESIGN SOLUTIONS, INC.

BY: *Robert Dale Bennett*
 ROBERT DALE BENNETT
 D.B. 301, PG. 380

REGISTRATION NO. 1935
 DATE: 4-9-2019



LEGEND	
	AIR CONDITIONER (AC)
	CATCH BASIN (CB)
	CABLE TELEVISION (CATV)
	DOUBLE CATCH BASIN (DCB)
	TRIPLE CATCH BASIN (TCB)
	ELECTRIC JUNCTION BOX (EJB)
	ELECTRIC METER (EM)
	ELECTRIC TRANSFORMER (ET)
	FINISHED FLOOR ELEVATION (F.F.E.)
	FIRE HYDRANT (FH)
	FLAG POLE (FP)
	GAS METER (GM)
	GAS VALVE (GV)
	GUY WIRE (GW)
	IRON ROD NEW (IRON)
	IRON ROD OLD (IROD)
	IRON PIPE OLD (IROP)
	IRON SPIKE OLD (ISPO)
	LIGHT STANDARD METAL/WOOD (LSL/W)
	MAIL BOX (MB)
	POST
	POST INDICATOR VALVE (PIV)
	MANHOLE OLD (MO)
	CONCRETE MONUMENT OLD (MOKO)
	CONCRETE MONUMENT NEW (MOKN)
	P.K. NAIL OLD (PKO)
	P.K. NAIL NEW (PKN)
	POWER LIGHT POLE (PLP)
	POWER MANHOLE (PMH)
	POWER POLE (PP)
	POWER TELEPHONE LIGHT POLE (PTLP)
	STEAM MANHOLE (STMH)
	STORMWATER MANHOLE (SMH)
	TELEPHONE JUNCTION BOX (TJB)
	TELEPHONE LIGHT POLE (TLP)
	TELEPHONE POLE (TP)
	TREE EVERGREEN
	WATER METER (WM)
	WATER VALVE (WV)

TRACT 3A AREA = 3,638,667 SQ. FT. OR 83.53 ACRES +/-
 TRACT 3B AREA = 47,227 SQ. FT. OR 1.08 ACRES +/-
 TOTAL AREA = 3,685,894 SQ. FT. OR 84.61 ACRES +/-

PREPARED FOR:
 RON BUCK
 5190 OLD HARDING ROAD
 FRANKLIN, TN 37064
 (615) 762-2119

LEE FAMILY PARTNERSHIP
 D.B. 1283, PG. 233