

SURVEY NOTES

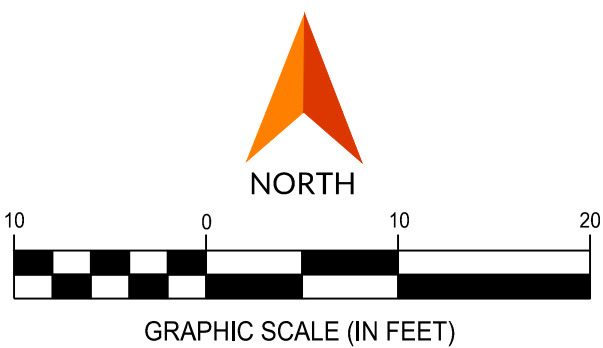
1. NORTH AND BEARING SYSTEM BASED UPON OPUS SOLUTION OP1532001302133 & OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS DATED 07/17/2018.
2. VERTICAL DATUM IS BASED UPON OPUS SOLUTION OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS DATED 07/17/2018.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH STANDARD RESEARCH.
4. ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY . NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN.
5. UTILITIES IN THE FORM OF STORM SEWER, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE, NATURAL GAS, AND DOMESTIC WATER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
6. THIS IS NOT A RECORDABLE DOCUMENT FOR TRANSFER OF TITLE.
7. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE WILLIAMSON COUNTY RECORDER'S OFFICE LOCATED IN FRANKLIN, TN
8. ACCESS TO THE SUBJECT PARCEL IS AVAILABLE VIA CUMMINS STREET AND EAST FOWLKES STREET, BOTH PUBLIC RIGHTS-OF-WAY.
9. SETBACKS SHOWN ARE BASED ON THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE (DATED MARCH 1, 2018).
10. PER CITY OF FRANKLIN ZONING, FRONT SETBACKS ON CORNER LOT ARE BOTH 25' AND SIDES ARE 8'.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
12. CURRENT ZONING IS "R6" - RESIDENTIAL, PER THE OFFICIAL ZONING MAP OF THE CITY OF FRANKLIN . ~CENTRAL FRANKLIN CHARACTER OVERLAY SPECIAL DISTRICT 7-CFCO-7
10-30' STREET SETBACKS AND 5' REAR SETBACK, PER TABLE 3-8 IN THE ZONING ORDINANCE
13. FRANKLIN CITY PROJECT # 6798

LEGEND

⊠	SET CROSS NOTCH	—	BOUNDARY LINE
⊕	BENCHMARK	—	ADJOINER LINE
⊙	FOUND IRON PIN	—	EASEMENT LINE
●	SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND PROFESSIONALS"	—	SETBACK LINE
⊙	ANCHOR POLE	---	RIGHT-OF-WAY LINE
⚡	POWER / TELEPHONE POLE	—	BUILDING LINE
⊙	GAS VALVE	---	OVERHEAD LINE
⊠	MAIL BOX	— x — x — x — x —	FENCE LINE
+	SIGN	~~~~~	TREE LINE
⊙	CLEAN OUT	— OHL — OHL — OHL —	OVERHEAD UTILITY LINE
⊙	SANITARY SEWER	— SAN — SAN — SAN —	SANITARY LINE
⊙	BUSH	— W — W — W —	WATER LINE
🌳	DECIDUOUS TREE	- - - - -	MAJOR CONTOUR LINE
⊙	WATER VALVE	- - - - -	MINOR CONTOUR LINE
⊙	COMMUNICATION MANHOLE		

SIGNED
DONOVAN BENSON
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937.286.5043

REGISTERED LAND SURVEYOR
COMMERCIAL
TENNESSEE NO 3046
DATE 10/09/2018



REVISIONS		
NO.	DATE	DESCRIPTION

EXISTING CONDITIONS SURVEY		
517 CUMMINS STREET		
517 CUMMINS ST FRANKLIN		WILLIAMSON COUNTY, TN
SCALE: 1"=10'		DATE: 07/24/2018 REV 10/09/2018
DESIGN: N/A		JOB NO.: 18-0202
DRAWN: DPB		SHEET NO.:
CHECKED: JBA		1 OF 1