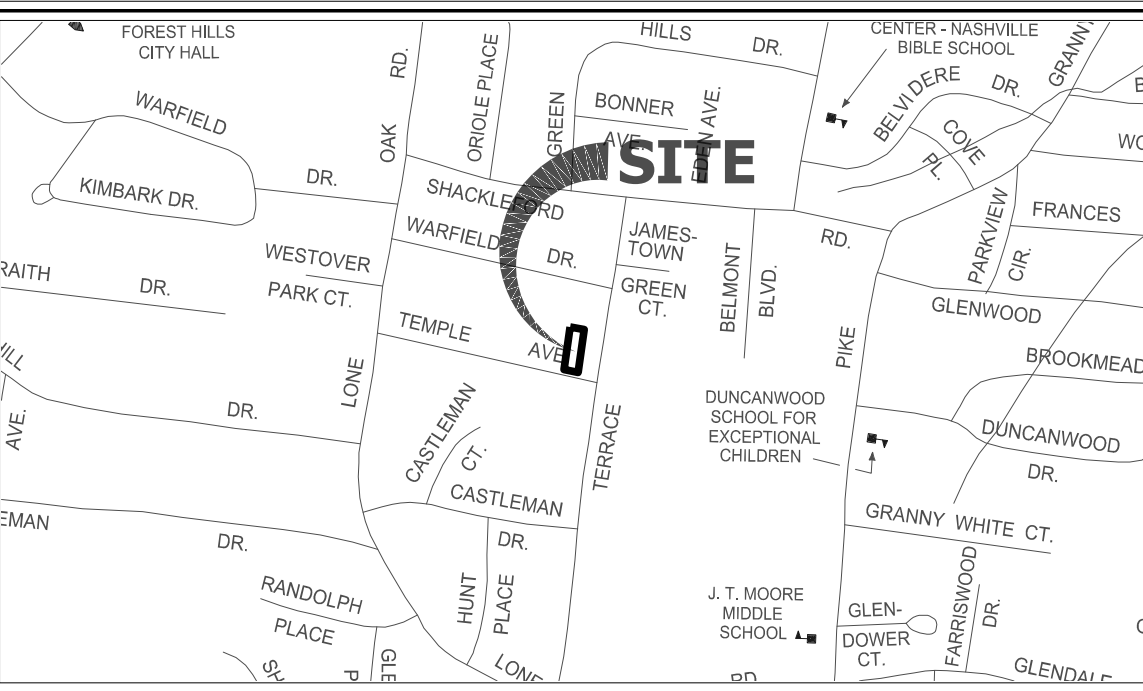
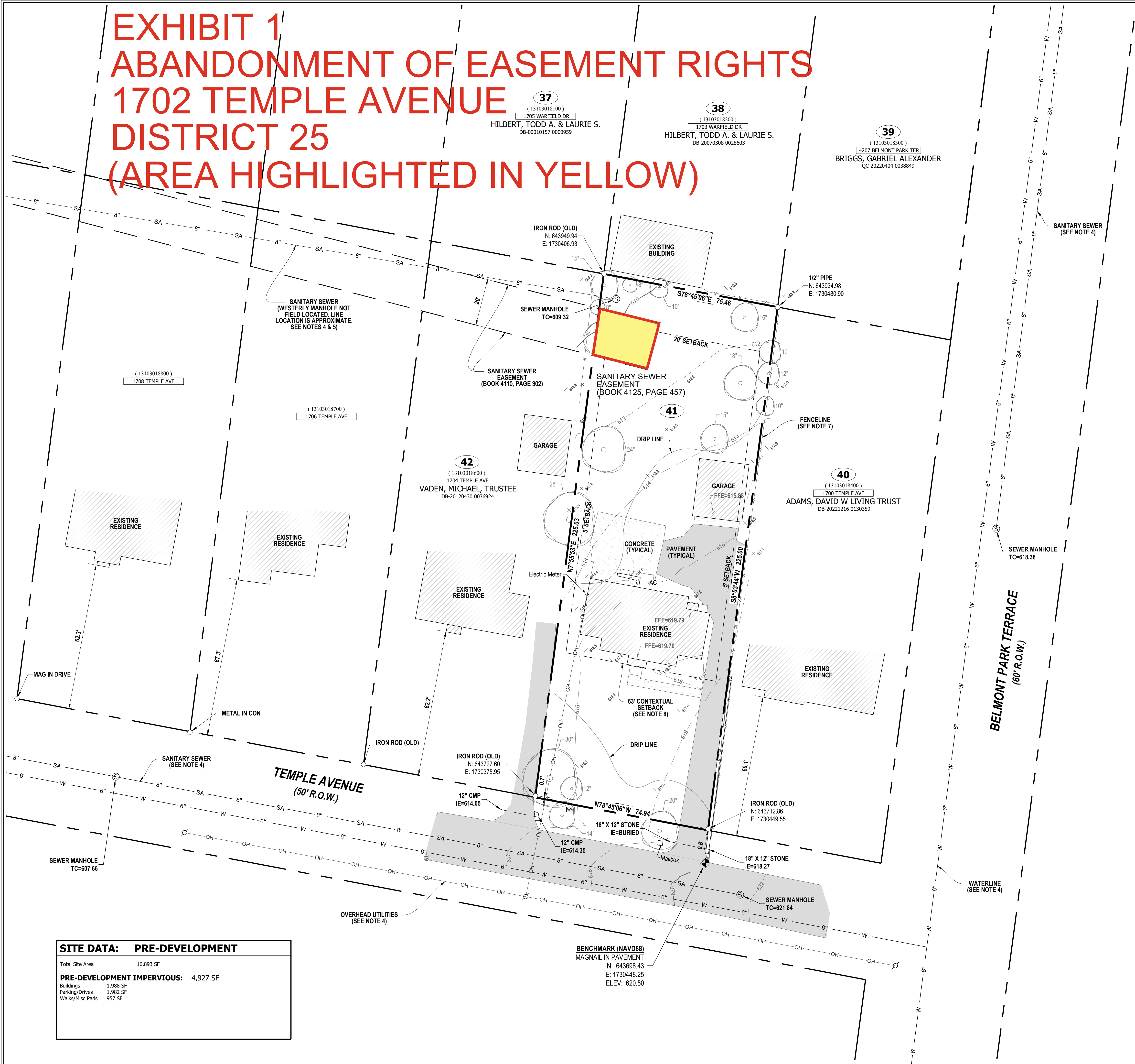


EXHIBIT 1
ABANDONMENT OF EASEMENT RIGHTS
1702 TEMPLE AVENUE
DISTRICT 25
(AREA HIGHLIGHTED IN YELLOW)



TOTAL LOT AREA
16,893 SF OR 0.387 ACRES±

MAP REFERENCE
Parcel ID for subject property is (13103018500) on Davidson County Property Map.

DEED REFERENCE
Owner : ADAMS, DAVID, as of record in DB-20230126 0005992 Registers Office, Davidson County, Tennessee.

PLAT REFERENCE
Being Lot # 41 on the Map of Neil Hunt Subdivision, as of record in Book 974, Page 19, Register's Office for Davidson County, Tn.

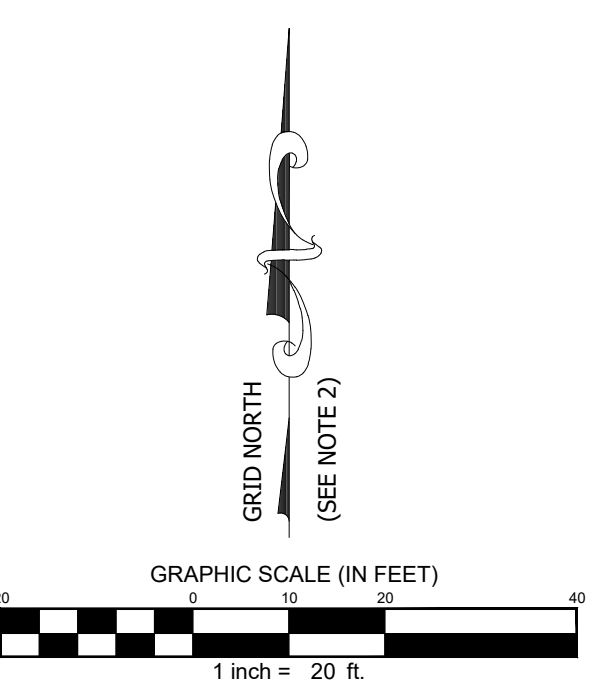
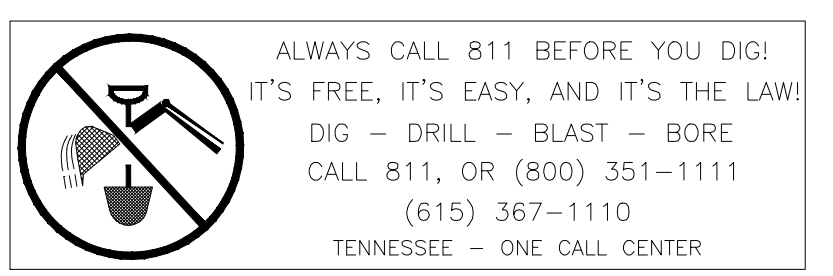
- SURVEYOR'S NOTES**
- This Property is located in the 25th Council District of Davidson County Tennessee.
 - Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
 - The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47037C0356H, effective on 4-5-2017.
 - Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
 - A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
 - No Stream determinations were provided to this surveyor, therefore this survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers or wetlands.
 - This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
 - Property is currently Zoned RS10. Setbacks per current zoning, verify with Metro Codes Administration.
Front Building Setback = Contextual Average = 63' Minimum
Rear Building Setback = 20' Minimum
Side Building Setback = 5' Minimum
 - This survey was prepared for the exclusive use of the persons or entities named on the certification hereon. Said certificate does not extend to any unnamed person or entity without an express re-certification by the surveyor.

- GPS NOTES**
- The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
 - GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
 - GPS data was collected with a Spectra Precision 80 receiver.
 - This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
 - The date of the field work for this survey was: 2/4/2025.

SURVEYOR'S CERTIFICATE
To: Build Nashville

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information, that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett, TN RLS # 2861



- Symbol Legend**
- | | |
|----------------|---------|
| Symbol | Denotes |
| IRON ROD (OLD) | |
| BENCHMARK | |
| CATCH BASIN | |
| FIRE HYDRANT | |
| SEWER MANHOLE | |
| EXISTING TREE | |
| WATER VALVE | |
| WATER METER | |
| IRON ROD (NEW) | |
| UTILITY POLE | |
| CONCRETE | |
| ASPHALT | |
| GRAVEL | |

SITE DATA: PRE-DEVELOPMENT	
Total Site Area	16,893 SF
PRE-DEVELOPMENT IMPERVIOUS: 4,927 SF	
Buildings	1,988 SF
Parking/Drives	1,982 SF
Walks/Misc Pads	957 SF

P.O. Box 331875
Nashville, TN 37203
clintelliotts@survey.com
(615) 490-3236

CLINT ELLIOTT SURVEY

Boundary & Topographic Survey

1702 Temple Avenue
Nashville, Davidson County, Tennessee 37215

Rev.	Date	Revision Description

Issue Date: 2-10-2025
Project ID: TEMPLE AVE 1702
Drafted By: JG/SS
Field Crew: AK
Checked By: JG

Sheet Title:
Boundary & Topographic Survey

Sheet No.
V-1.00