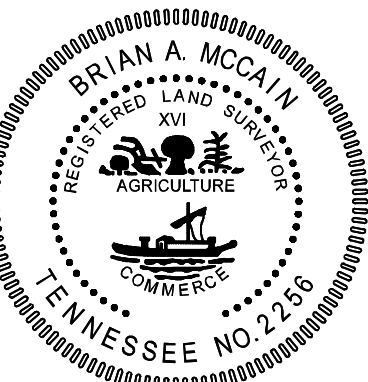


LEGEND

- PROPERTY LINE
- X-X- FENCE LINE
- G- GAS LINE
- S- SEWER LINE
- ST- STORM LINE
- W- WATER LINE
- M.B.S.L.- MIN. BLDG. SETBACK LINE
- OHP/T- OVERHEAD POWER OR TELE.
- P.U.D.E.- PUBLIC UTILITY & DRAINAGE EASEMENT
- BHO BOREHOLE
- C/O CLEANOUT
- EB ELECTRIC BOX
- EMO ELECTRIC METER
- FH FIRE HYDRANT
- GM GAS METER
- IPO/IPS IRON PIN NEW / SET
- MNS MAG NAIL SET
- PMO PARKING METER
- POST POST
- SV SEWER VALVE
- UGT TELEPHONE RISET
- WM WATER METER
- WELL WELL
- YH YARD HYDRANT
- CATCH BASIN
- DECIDUOUS TREE
- EVERGREEN TREE
- GAS VALVE
- LIGHT POLE
- MAILBOX
- MANHOLE
- POWER POLE
- SIGN
- WATER VALVE

NOTES:

- The purpose of this plat is to create 3 Commercial Lots.
- This survey meets the requirements of a "General Property Survey" as per standards of practices, 0820-3-.07(1) adopted by the Board of Examiners for Land Surveyors, State of Tennessee. This survey also meets the requirements of "Maps and Mapping" as per standards of practices, 0820-3-.06 adopted by the Board of Examiners for Land Surveyors, State of Tennessee.
- Bearings are based on the Tennessee State Plane Coordinates System NAD83 (Horizontal) and NAVD88 (Vertical).
- Distances were measured with E.D.M. equipment and have been corrected for temperature and barometric pressure.
- This survey was made using the latest recorded deeds/plats of record. No title report was furnished this surveyor, therefore, this survey is subject to the findings of a complete title search. The state of facts shown hereon are based on a professional opinion in regards to information obtained during the survey and does not constitute a warranty or guarantee, expressed or implied.
- This property is located in an area designated "Zone X" as per the the National Flood Insurance Program, Map No. 47021C0170E Dated: February 26, 2021 and is not in a flood prone area.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost, of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3), nor no more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One-call 1-800-351-1111.
- Information shown hereon was derived from random shots, cross sections, and radial shots.
- For: Amanda Ball
- Setbacks: Front = 35' Sides = 15' Rear = 20'
- For location of utilities, please call the local utility provider.
- Current Zoning: C2
- Plat consists of Tax Map 62, Parcel 6.00



OWNER
JOSHUA TERRY, TRUSTEE
7000 EXECUTIVE CENTER DRIVE
SUITE 290
BRENTWOOD, TN

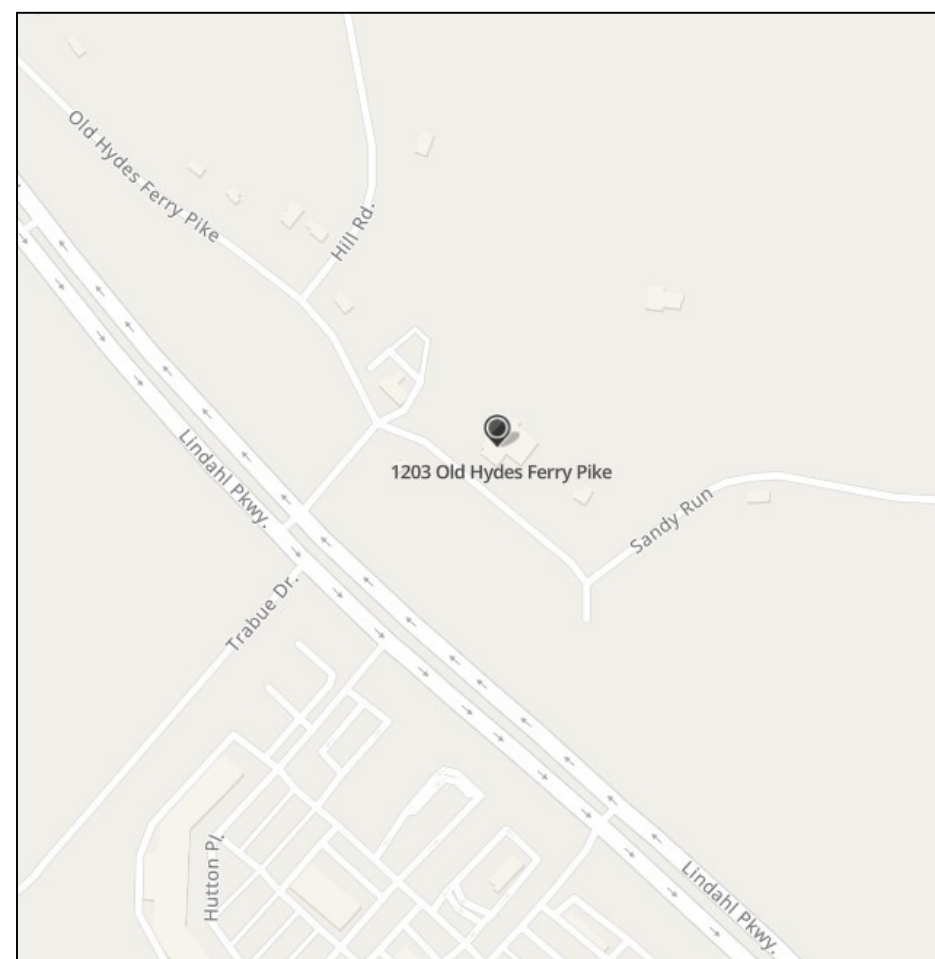
SURVEYOR
BRIAN MCCAIN, P.L.S. #2256
227 MCCAIN DRIVE
KINGSTON SPRINGS, TN 37082
(615) 772-5481
brian@southernprecision.net



IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
1-615-366-1987
TENNESSEE ONE CALL
IT'S THE LAW

LINE	BEARING	DISTANCE
L1	N52°13'52"E	41.83'
L2	N74°32'44"E	48.23'
L3	N40°47'12"E	127.95'
L4	N23°33'48"E	65.84'
L5	N32°59'28"E	39.41'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	264.31'	140.45'	138.80'	S68°40'10"W	30°26'43"
C2	80.00'	108.55'	100.41'	N87°43'04"W	77°44'28"



VICINITY MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK 591, PAGE 958 COUNTY REGISTERS OFFICE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____ OWNER _____

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CATEGORY IV/LAND SURVEY AS DEFINED IN CHAPTER 0820-3-.05 STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.

DATE: _____
REGISTERED LAND SURVEYOR #2256

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "OLD HYDES FERRY SUBDIVISION" HAS BEEN INSTALLED IN ACCORDANCE CURRENT LOCAL AND STATE GOVERNMENT WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____
NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT _____

CERTIFICATE OF APPROVAL OF PUBLIC SEWER

I HEREBY CERTIFY THAT THE SEWER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "OLD HYDES FERRY SUBDIVISION" HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____
NAME, TITLE, AND AGENCY OR AUTHORIZED AGENT _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH ASHLAND CITY, TN. SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____
SECRETARY, PLANNING COMMISSION _____

AREA:
LOT 1 = 103,784 sq.ft. or 2.38 Ac.±
LOT 2 = 80,867 sq.ft. or 1.85 Ac.±
LOT 3 = 53,053 sq.ft. or 1.22 Ac.±
TOTAL AREA: 237,704 sq.ft. or 5.45 Ac.±

OLD HYDES FERRY SUBDIVISION
11TH CIVIL DISTRICT
ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE
SCALE: 1" = 50' DATE: 10/17/23