

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO AMEND LOTS 36 AND 39 OF ASHLAND HEIGHTS SUBDIVISION AS OF RECORD IN PLAT BOOK 1, PAGE 60; AND TO CREATE AN ADDITIONAL FIVE BUILDABLE LOTS.
2. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.
3. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 5 DUAL FREQUENCY RECEIVER.
4. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. 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.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.
7. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOTS 36 AND 39 OF ASHLAND HEIGHTS SUBDIVISION AS OF RECORD IN PLAT BOOK 1, PAGE 60, SLIDE 207B, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN.
8. THIS PROPERTY LIES WITHIN ZONES AE AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON N.F.I.P. FIRM MAP NUMBER 27021C0165 D, DATED: SEPTEMBER 17, 2010.

Lot Description	Sq. Feet	Acres
1	16530.32	0.38
2	13130.57	0.30
3	18980.49	0.44
4	23586.46	0.54
5	12216.49	0.28
36	40659.33	0.93
39	19752.89	0.45

CERTIFICATE OF APPROVAL OF  
PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF ASHLAND CITY SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE \_\_\_\_\_  
APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISIONS PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF ASHLAND CITY 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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBER 559, PAGE 2382, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) 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 \_\_\_\_\_

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF  
SEWER AND WATER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER AND WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED PEACH HILL, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM \_\_\_\_\_ DATE \_\_\_\_\_ NAME, TITLE, AND  
AGENCY OR AUTHORIZED  
APPROVING AGENT

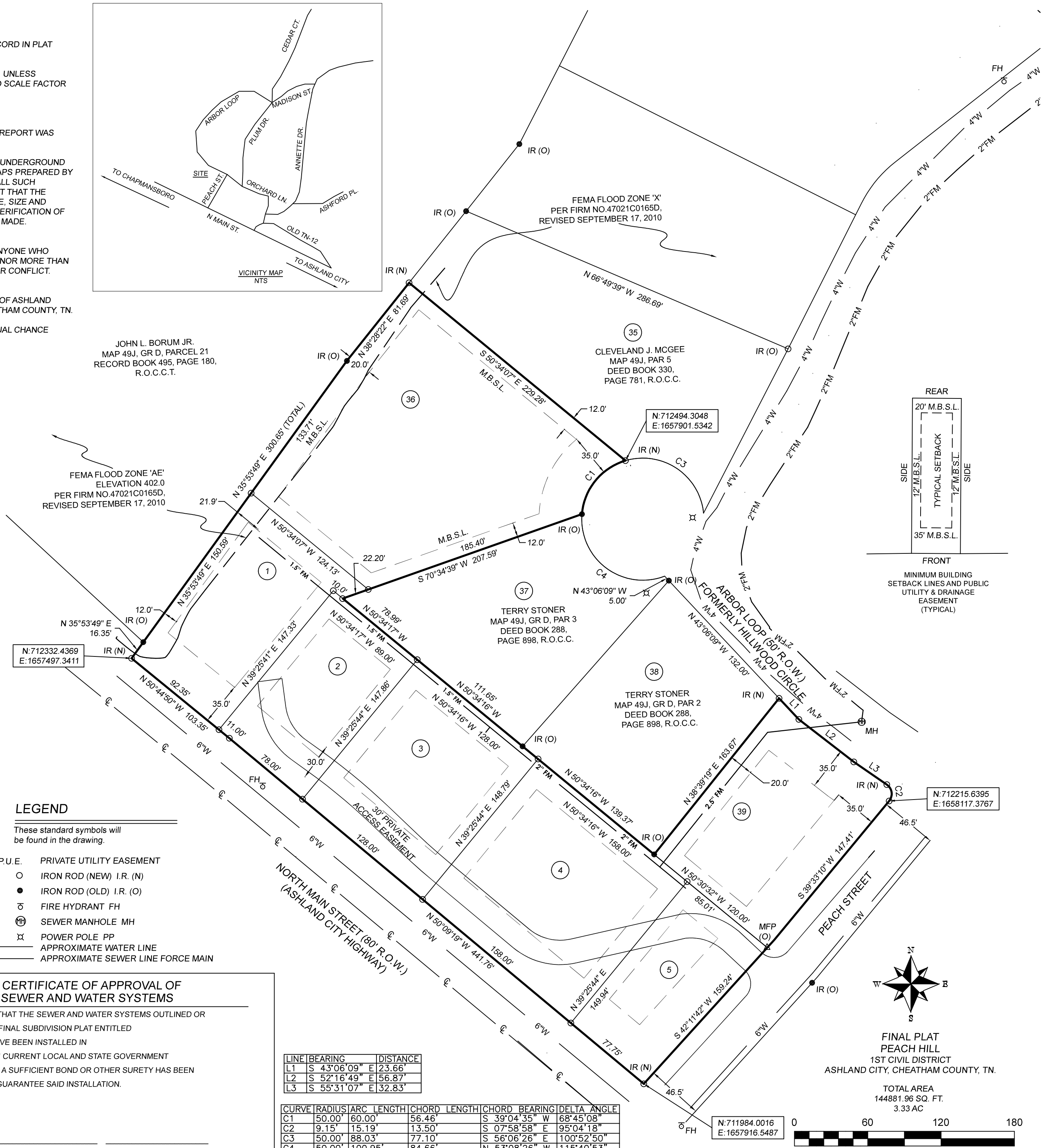
LEGEND

These standard symbols will be found in the drawing.

- P.U.E. PRIVATE UTILITY EASEMENT  
○ IRON ROD (NEW) I.R. (N)  
● IRON ROD (OLD) I.R. (O)  
⊕ FIRE HYDRANT FH  
⊕ SEWER MANHOLE MH  
⊕ POWER POLE PP  
— W — APPROXIMATE WATER LINE  
— FM — APPROXIMATE SEWER LINE FORCE MAIN

LINE	BEARING	DISTANCE
L1	S 43°06'09" E	23.66'
L2	S 52°16'49" E	56.87'
L3	S 55°31'07" E	32.83'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	60.00'	56.46'	S 39°04'35" W	68°45'08"
C2	9.15'	15.19'	13.50'	S 07°58'58" E	95°04'18"
C3	50.00'	88.03'	77.10'	S 56°06'26" E	100°52'50"
C4	50.00'	100.95'	84.66'	N 53°08'26" W	115°40'53"



FINAL PLAT

DRAWN	DATE	MAP AND PARCEL	PROJECT NO.
JEFF C	JULY 13, 2020	MAP 49J, GR D, PARS 1,1,01,4	2-885
APPROVED	DATE	CURRENTLY ZONED	SHEET
JEFF C	JULY 13, 2020	R4	ONE OF ONE
SCALE			1" = 60'

PROJECT INFORMATION:

BEING THE SAME PROPERTIES DESCRIBED AS  
PARCELS A,B,C & D IN RECORD BOOK 559,  
PAGE 2382, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN

CLIENT INFORMATION:

REGAL HOMES COMPANY  
290 ED HARRIS ROAD  
ASHLAND CITY, TN 37015

REVISIONS

09-21-2020  
10-09-2020

CHANDLER SURVEYING  
3421 COOPER NICHOLSON ROAD  
PLEASANT VIEW, TN. 37146  
(615) 746-5900 FAX (615) 746-6420  
email: chandlersurv@yahoo.com