

GENERAL NOTES

1. 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.
2. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 5 DUAL FREQUENCY RECEIVER.
3. 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.
4. 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.
5. 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.

6. SURVEYORS LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.

7. THIS PROPERTY WAS PREPARED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL COVENANTS, RIGHT-OF-WAYS, EASEMENTS, AND RESTRICTIONS WHETHER IMPLIED OR OF RECORD.

8. THIS ENTIRE PROPERTY IS LOCATED IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). AS SHOWN ON FIRM MAPS 47021C0165 D AND 47021C0170 D, DATED: SEPTEMBER 17, 2010.

SKY VIEW EXTENSION
SECTION 3

TAX MAP 49F, GROUP C, P/O PARCEL 1.01
ASHLAND CITY, TN 37015

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 173.00 | 55.91 | 55.67 | N 84°24'02" E | 18°31'02" |
| C2 | 173.00 | 53.77 | 53.55 | S 77°28'14" E | 17°48'27" |
| C3 | 325.00 | 33.65 | 33.63 | S 71°29'57" E | 5°55'54" |
| C4 | 325.00 | 81.21 | 81.00 | S 81°37'26" E | 14°19'03" |
| C5 | 325.00 | 81.25 | 81.04 | N 84°03'20" E | 14°19'26" |
| C6 | 325.00 | 40.73 | 40.70 | N 73°18'11" E | 7°10'51" |
| C7 | 325.00 | 76.70 | 76.53 | N 62°57'05" E | 13°31'21" |
| C8 | 325.00 | 4.39 | 4.39 | N 55°48'10" E | 0°46'28" |
| C9 | 325.00 | 48.90 | 48.85 | N 51°06'20" E | 8°37'12" |
| C10 | 325.00 | 48.12 | 48.08 | N 42°33'14" E | 8°29'01" |
| C11 | 325.00 | 40.73 | 40.70 | N 34°43'18" E | 7°10'51" |
| C12 | 325.00 | 33.80 | 33.79 | N 28°09'06" E | 5°57'34" |
| C13 | 178.33 | 39.45 | 39.37 | N 31°30'33" E | 12°40'28" |
| C14 | 178.33 | 81.88 | 81.16 | N 51°00'00" E | 26°18'27" |
| C15 | 401.12 | 36.76 | 36.74 | N 66°46'44" E | 5°15'01" |
| C16 | 401.12 | 147.91 | 147.08 | N 79°58'04" E | 21°07'41" |
| C17 | 495.75 | 17.48 | 17.47 | N 88°27'30" W | 2°01'11" |
| C18 | 451.12 | 41.67 | 41.66 | S 87°53'07" W | 5°17'35" |
| C19 | 451.12 | 83.56 | 83.44 | S 79°55'57" W | 10°36'46" |
| C20 | 451.12 | 82.45 | 82.33 | S 69°23'22" W | 10°28'17" |
| C22 | 228.33 | 87.12 | 86.59 | S 53°13'23" W | 21°51'40" |
| C23 | 228.33 | 68.23 | 67.98 | S 33°43'59" W | 17°07'20" |
| C24 | 275.00 | 95.14 | 94.67 | S 35°05'00" W | 19°49'21" |
| C25 | 275.00 | 8.65 | 8.64 | S 45°53'42" W | 1°48'04" |
| C26 | 275.00 | 41.37 | 41.33 | S 51°06'20" W | 8°37'12" |
| C27 | 275.00 | 78.69 | 78.43 | S 63°36'49" W | 16°23'45" |
| C28 | 275.00 | 103.12 | 102.52 | S 82°33'16" W | 21°29'09" |
| C29 | 275.00 | 187.21 | 186.84 | N 77°37'05" W | 18°10'09" |

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 APPROVAL OF
OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SKY VIEW EXTENSION SECTION 3 HAS/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.

WATER/SEWER SYSTEMS _____ DATE _____ NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT _____

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 _____ DATE _____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE _____

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 561, PAGE 2130, 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) _____

TOTAL AREA
521603.72 SQ. FT.
11.97 AC

PROPERTY OWNERS:
MAPLE HILLS PARTNERS, LLC
2626 FOSTER CREIGHTON DRIVE
NASHVILLE, TN 37204
CONTACT: CALVIN BELL
PHONE: 615-390-0757

MAP 49F, GR C, PAR 1
MAPLE HILLS PARTNERS, LLC
RECORD BOOK 561,
PAGE 2130

N:713950.7075
E:1654129.8063

CELL TOWER
EASEMENT

N:714056.9919
E:1654684.4087

MAP 49F, GR C, PAR 2
MAPLE HILLS PARTNERS, LLC
REMAINING PORTION OF
TRACT 1
RECORD BOOK 532,
PAGE 359

| Lot Description | Sq. Feet | Acres | Lot Description | Sq. Feet | Acres |
|-----------------|----------|-------|-----------------|----------|-------|
| 28 | 20297.30 | 0.47 | 41 | 16220.04 | 0.37 |
| 29 | 18550.04 | 0.43 | 42 | 22821.73 | 0.52 |
| 31 | 23415.50 | 0.54 | 43 | 22795.21 | 0.52 |
| 32 | 23986.94 | 0.55 | 45 | 24015.64 | 0.55 |
| 33 | 22473.05 | 0.52 | 46 | 19654.13 | 0.45 |
| 34 | 20764.97 | 0.48 | 47 | 22088.05 | 0.51 |
| 35 | 25912.53 | 0.59 | 48 | 23268.44 | 0.53 |
| 36 | 16731.12 | 0.38 | 50 | 21317.47 | 0.49 |
| 37 | 14179.68 | 0.33 | 51 | 15217.00 | 0.35 |
| 38 | 17244.84 | 0.40 | 52 | 12538.08 | 0.29 |
| 39 | 22583.92 | 0.52 | 53 | 14809.25 | 0.34 |
| 40 | 20014.92 | 0.46 | | | |

LEGEND

These standard symbols will be found in the drawing.

Symbol Description
○ IRON ROD (NEW) I.R. (N)
● IRON ROD (OLD) I.R. (O)
— W — PROPOSED WATER LINE
— SS — PROPOSED SEWER LINE
○ FIRE HYDRANT FH

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|---------------|----------|------|---------------|----------|
| L1 | S 59°53'06" W | 114.15' | L33 | S 24°04'31" W | 193.04' |
| L2 | S 53°29'11" W | 98.86' | L34 | S 24°00'15" W | 4.95' |
| L3 | S 62°30'10" W | 113.63' | L35 | S 24°00'15" W | 14.67' |
| L4 | S 85°03'10" W | 132.24' | L36 | S 24°00'15" W | 55.93' |
| L5 | N 82°11'38" W | 131.15' | L37 | S 24°00'15" W | 130.63' |
| L6 | N 76°26'50" W | 51.22' | L38 | S 24°00'15" W | 75.02' |
| L7 | N 67°19'34" W | 137.53' | L39 | S 24°00'15" W | 48.49' |
| L8 | N 23°18'29" E | 172.47' | L40 | S 59°53'06" W | 65.66' |
| L9 | N 23°26'13" E | 65.50' | L41 | S 53°29'11" W | 53.09' |
| L10 | N 73°30'13" E | 28.35' | L42 | S 53°29'11" W | 45.77' |
| L11 | S 67°38'00" E | 97.72' | L43 | S 62°30'10" W | 47.01' |
| L12 | S 75°08'31" E | 18.02' | L44 | S 62°30'10" W | 66.62' |
| L13 | S 68°32'00" E | 9.84' | L45 | S 67°49'58" W | 86.43' |
| L14 | S 72°29'25" E | 92.36' | L46 | S 67°49'58" W | 5.69' |
| L15 | S 68°32'00" E | 10.01' | L47 | S 85°03'10" W | 128.87' |
| L16 | N 55°24'56" E | 21.32' | L48 | S 85°03'10" W | 3.37' |
| L17 | N 55°24'56" E | 89.73' | L49 | S 82°11'38" W | 131.15' |
| L18 | N 55°24'56" E | 85.13' | L50 | S 67°19'34" W | 137.53' |
| L19 | N 55°24'56" E | 25.92' | L51 | S 67°38'00" W | 69.69' |
| L20 | N 46°47'44" E | 9.92' | L52 | S 67°38'00" W | 28.03' |
| L21 | N 46°47'44" E | 36.70' | L53 | N 43°39'04" E | 21.78' |
| L22 | N 46°47'44" E | 46.62' | L54 | N 43°39'04" E | 91.66' |
| L23 | N 25°10'19" E | 6.97' | L55 | N 43°39'04" E | 42.42' |
| L24 | N 25°10'19" E | 90.00' | L56 | N 43°39'04" E | 57.48' |
| L25 | N 25°10'19" E | 11.29' | L57 | N 43°39'04" E | 88.16' |
| L26 | N 25°10'19" E | 49.07' | L58 | N 43°39'04" E | 104.61' |
| L27 | N 25°10'19" E | 59.19' | L59 | N 43°39'04" E | 119.81' |
| L28 | N 89°28'05" E | 8.45' | L60 | N 89°12'30" E | 163.44' |
| L29 | N 89°28'05" E | 10.63' | L61 | N 64°49'41" W | 40.00' |
| L30 | N 24°04'31" E | 54.12' | L62 | N 64°49'41" W | 40.00' |
| L31 | N 24°04'31" E | 211.66' | L63 | N 64°49'41" W | 40.00' |
| L32 | N 24°04'31" E | 211.66' | L64 | N 64°49'41" W | 40.00' |
| L33 | N 24°04'31" E | 211.66' | L65 | N 64°49'41" W | 40.00' |

FINAL PLAT

| DRAWN | DATE | MAP AND PARCEL | PROJECT NO. |
|----------|--------------|-----------------------------|-------------|
| JEFF | MAY 03, 2021 | MAP 49F, GR C, P/O PAR 1.01 | 2-533-3 |
| APPROVED | DATE | CURRENTLY ZONED | SHEET |
| JEFF | MAY 03, 2021 | R-2 | ONE OF ONE |
| SCALE | 1" = 100' | | |

PROJECT INFORMATION:
BEING A PORTION OF THE PROPERTY DESCRIBED AS
PARCEL 1 IN RECORD BOOK 561, PAGE 2130,
REGISTER'S OFFICE OF CHEATHAM COUNTY, TN

REVISIONS

CLIENT INFORMATION:
CALVIN BELL
P.O. BOX 536
ASHLAND CITY, TN 37015

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