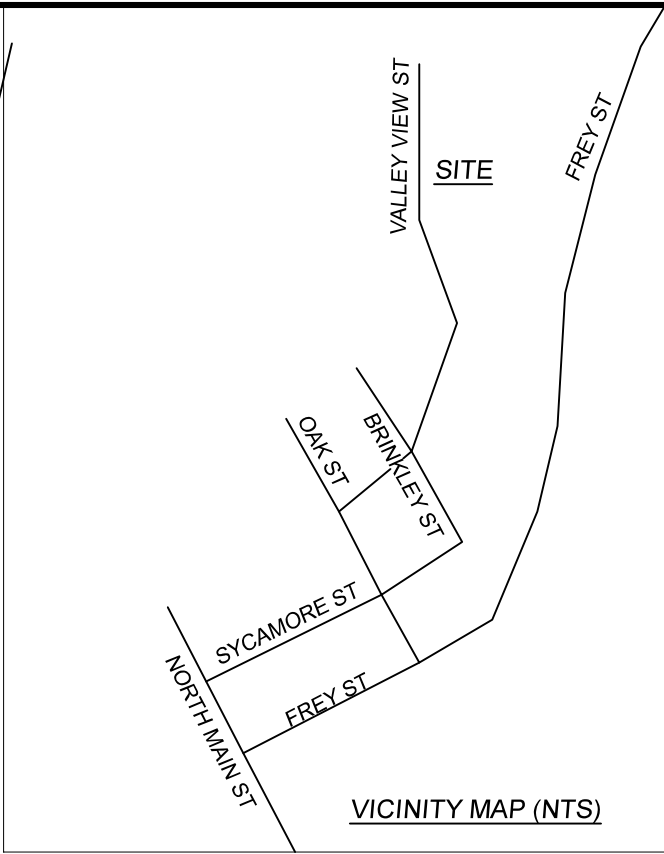
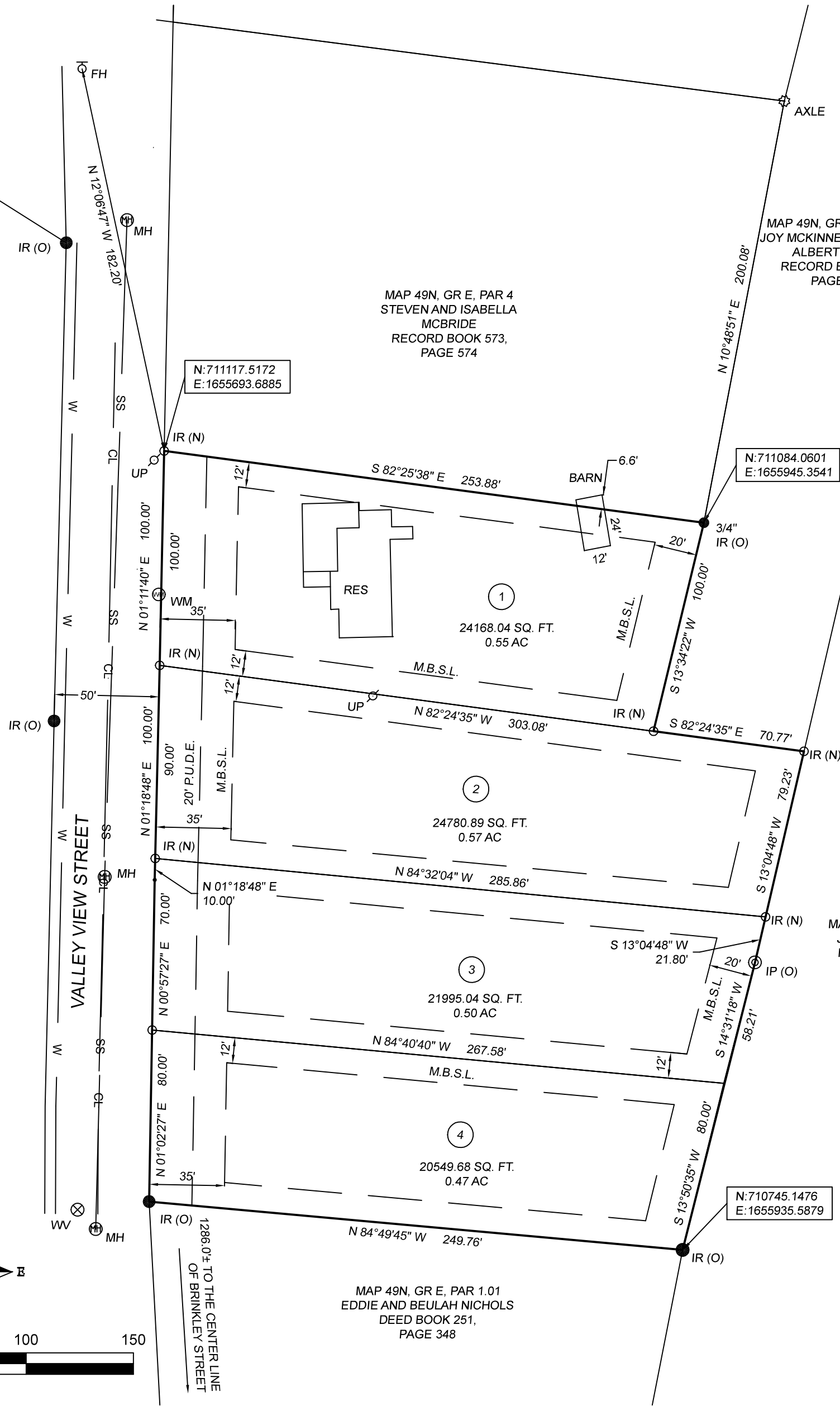


GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE FOUR 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. THIS ENTIRE PROPERTY LIES WITHIN ZONE X (AREA OF 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON NFIP FIRM MAP NUMBER 47021C0170 E, DATED: FEBRUARY 26, 2021



LEGEND

These standard symbols will be found in the drawing.

- ⊗ WATER VALVE WV  
M.B.S.L. MINIMUM BUILDING SETBACK LINE  
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT  
⊕ WATER METER WM  
○ IRON ROD (NEW) I.R. (N)  
● IRON ROD (OLD) I.R. (O)  
⊕ FIRE HYDRANT FH  
⊕ SEWER MANHOLE MH  
⊕ UTILITY POLE UP  
⊕ IRON PIPE (OLD) IP(O)  
— APPROXIMATE WATER LINE  
— APPROXIMATE SEWER LINE  
⊕ EXISTING AXLE

W W  
SS SS

MAP 49N, GR F, PAR 15  
JOHN L. BORUM, JR.  
RECORD BOOK 385,  
PAGE 937

TOTAL AREA  
91525.29 SQ. FT.  
2.10 AC

FINAL PLAT  
SUBDIVISION OF THE  
FREEMAN ANGLIN PROPERTY  
1ST CIVIL DISTRICT OF CHEATHAM COUNTY, TN

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 WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED SUBDIVISION OF THE FREEMAN ANGLIN PROPERTY 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 SYSTEM \_\_\_\_\_ DATE \_\_\_\_\_ NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

JEFFREY P. CHANDLER  
RLS 2353

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 DEED BOOK NUMBER 175, PAGE 269, COUNTY REGISTERS OFFICE, DEED BOOK NUMBER 202, PAGE 924, 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 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

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

PROJECT INFORMATION:  
BEING THE SAME PROPERTIES DESCRIBED AS TRACTS 1 AND 2 IN DEED BOOK 175, PAGE 269; AND THE SAME PROPERTY DESCRIBED IN DEED BOOK 202, PAGE 924, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN.

REVISIONS

CLIENT INFORMATION:  
REGAL HOMES, INC.  
290 ED HARRIS ROAD  
ASHLAND CITY, TN 37015

FINAL PLAT

DRAWN	DATE	MAP AND PARCEL	PROJECT NO.
JEFF C	MAY 10, 2021	MAP 49N, GR E, PARS 2 AND 3	3-041
APPROVED	DATE	CURRENTLY ZONED	SHEET
JEFF C	MAY 10, 2021	R3	ONE OF ONE
SCALE	1" = 50'		