

THE PURPOSE OF THIS PLAT IS TO READJUST LOTS 47 AND 48 TO FRONT ON WASHINGTON STREET.

BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON ROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.

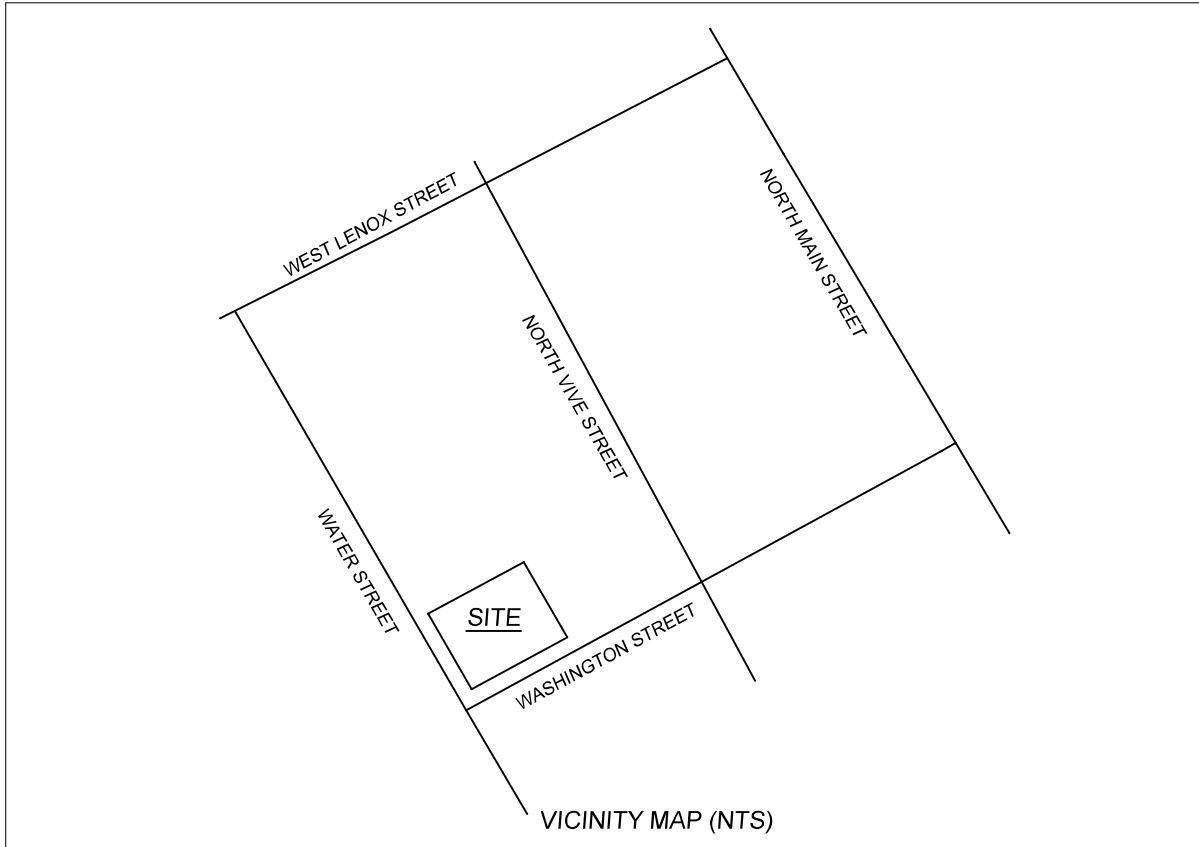
G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 7 DUAL FREQUENCY RECEIVER.

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.

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.

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.

THIS ENTIRE LOT LIES WITHIN ZONE X (AREAS DETERMINED TO BE IN 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NFIP FIRM MAP NUMBER 47021C0165 E, DATED: FEBRUARY 26, 2021.



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

HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM(S) OUTLINED OR  
INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED  
AMENDMENT TO LOTS 47 AND 48 OF BLOCK D OF THE LENOX ADDITION TO  
ASHLAND CITY 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 \_\_\_\_\_

TOTAL AREA  
12493.74 Sq. Feet  
0.28 Acres

PROPERTY OWNER:

TRAVIS AND MICHELLE WALKER  
1221 MAIN STREET  
PLEASANT VIEW, TN 37146

PROPERTY ADDRESS:  
101 WASHINGTON STREET  
ASHLAND CITY, TN 37015

	Lot Description	Sq. Feet	Acres
	47	6246.87	0.14
	48	6246.87	0.14

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 617, PAGE 1920 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)

A north arrow pointing upwards, labeled with N, S, E, and W. Below it is a graphic scale bar with alternating black and white segments, marked with 0, 30, 60, and 90.

Type of GPS field procedure :	Real-time Kinematic Network
Positional Accuracy Vectors does not exceed :	H0.0447 , V0.0
Date of survey :	July 26, - Aug 7, 2023
Datum and Epoch Coordinates :	USA/NAD83/TN
Designation of fixed-control :	TN31
Geoid Model :	ContinentalUS_NGS2018
Combined grid factor(s) :	1.000000

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

# PRELIMINARY PLAT

DRAWN	DATE	MAP AND PARCEL MAP 0490, GR A, PAR 013.00
APPROVED	DATE	CURRENTLY ZONED R3
SCALE 1" = 30'	SHEET ONE OF ONE	PROJECT NO. 3-328

BEING LOTS NOS. 47 AND 48 OF BLOCK D OF THE  
LENOX ADDITION TO ASHLAND CITY AS OF RECORD IN  
BOOK M, PAGE 414, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN.

TRAVIS AND MICHELLE WALKER  
1221 MAIN STREET  
PLEASANT VIEW, TN 37146

## REVISIONS

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