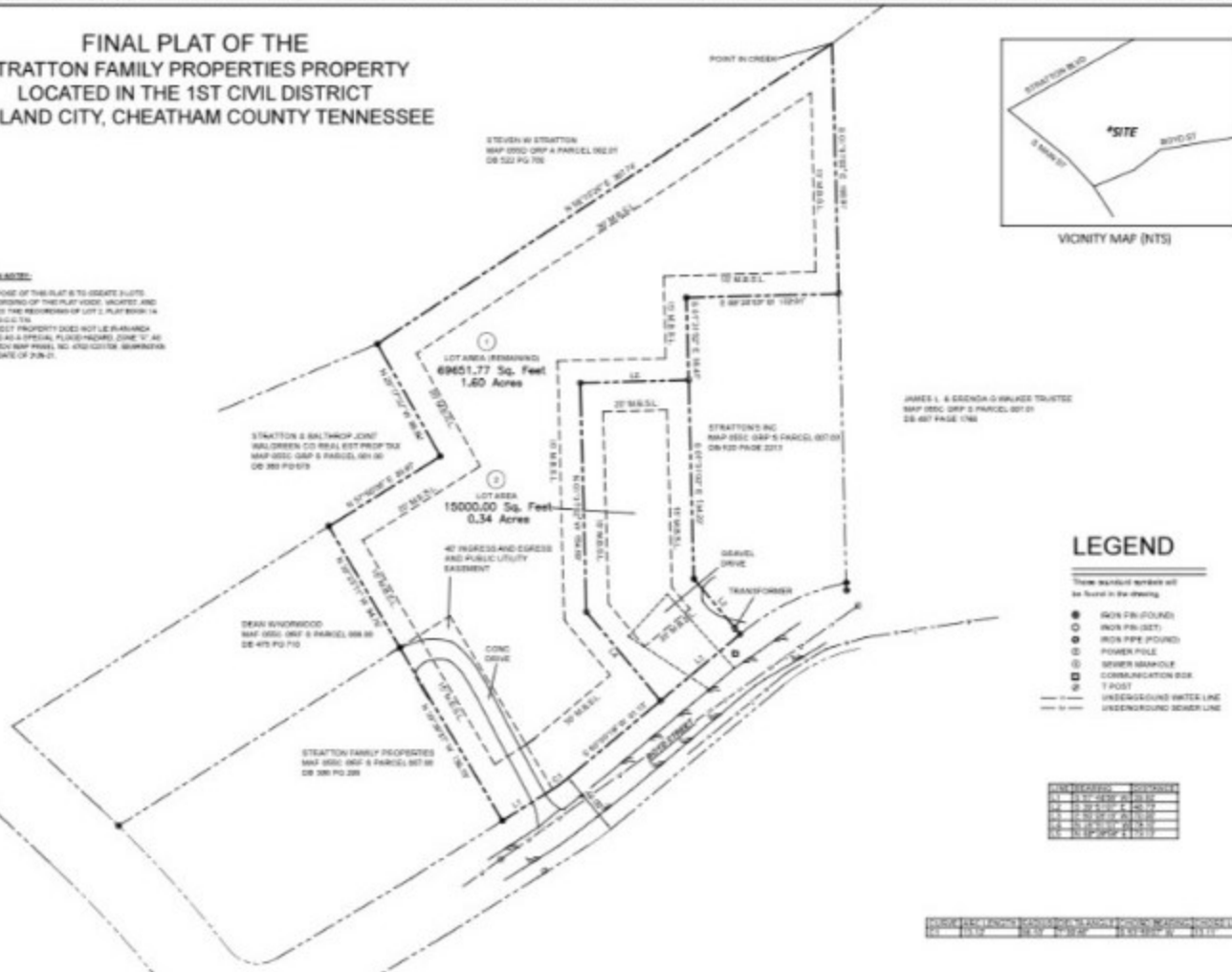


FINAL PLAT OF THE STRATTON FAMILY PROPERTIES PROPERTY LOCATED IN THE 1ST CIVIL DISTRICT ASHLAND CITY, CHEATHAM COUNTY TENNESSEE

DISCLAIMER:

1. THE PURPOSE OF THIS PLAT IS TO CREATE LOTS.
2. THE RECORDING OF THIS PLAT, LOCATED AND SUPERSEDES THE RECORDS OF LOT 2, PLAT 8859-1A, PAGE 46 AS WELL AS THE SUBJECT PROPERTY DOES NOT GUARANTEE THE SUBJECT PROPERTY DOES NOT HAVE A SPECIAL PLANNING ZONE OR AN OPEN SPACE MAP OR A SPECIAL PLANNING ZONE OR AN OPEN SPACE MAP OR A SPECIAL PLANNING ZONE OR AN OPEN SPACE MAP.
3. THE SUBJECT PROPERTY DOES NOT GUARANTEE THE SUBJECT PROPERTY DOES NOT HAVE A SPECIAL PLANNING ZONE OR AN OPEN SPACE MAP OR A SPECIAL PLANNING ZONE OR AN OPEN SPACE MAP.



B2L LAND SURVEYORS
LICENSED BY THE STATE OF TENNESSEE
11106 OLD PINNACLE RD. NOLAN, TN 37006
PHONE: (615) 212-5702 FAX: 603479@gmail.com



SCOPE OF SURVEY
THESE SURVEYING PLANS AND CALCULATIONS WERE MADE BY THE SURVEYOR AND THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD CONDITIONS AND HAS FOUND THEM TO BE CORRECT.

NOTE: THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD CONDITIONS AND HAS FOUND THEM TO BE CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD CONDITIONS AND HAS FOUND THEM TO BE CORRECT.

GENERAL NOTES
1. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD CONDITIONS AND HAS FOUND THEM TO BE CORRECT. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE FIELD CONDITIONS AND HAS FOUND THEM TO BE CORRECT.

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LEGEND

- These symbols refer to as found in the drawing:
- IRON PIN (GROUND)
 - IRON PIN (SET)
 - IRON PIPE (GROUND)
 - IRON PIPE (SET)
 - POWER POLE
 - SEWER MANHOLE
 - COMMUNICATION BOX
 - T POST
 - UNDERGROUND WATER LINE
 - - - UNDERGROUND SEWER LINE

DATE	DESCRIPTION	REVISION
02/26/2024	FINAL PLAT	1
02/26/2024	FINAL PLAT	2
02/26/2024	FINAL PLAT	3
02/26/2024	FINAL PLAT	4
02/26/2024	FINAL PLAT	5
02/26/2024	FINAL PLAT	6
02/26/2024	FINAL PLAT	7
02/26/2024	FINAL PLAT	8
02/26/2024	FINAL PLAT	9
02/26/2024	FINAL PLAT	10



CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF APPROVAL OF PUBLIC WAYS	CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF OWNERSHIP & DEDICATION	CERTIFICATE OF SURVEY ACCURACY
<p>I hereby certify that the subdivision plat shown herein has been found to comply with the Ashland City, Tennessee Subdivision Regulations, with the exception of such variations, 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.</p>	<p>I hereby certify (1) that all designated public ways on this final subdivision plat have been indicated in an appropriate manner and according to the specifications of the Ashland City, Tennessee 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.</p>	<p>I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled STRATTON FAMILY PROPERTIES has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.</p>	<p>I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled STRATTON FAMILY PROPERTIES has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.</p>	<p>I (we) hereby certify that I am (we and the owner(s) of the property shown and described herein as evidenced in Book Number 300, page 206, County Register's Office, and that I (we) have accepted the plan of subdivision with my (our) full consent, establish the necessary building setbacks and that such offers or irrevocable dedication of all public ways, streets, and other facilities have been filed.</p>	<p>I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein, that this is a category _____ Land Survey as defined in The CC Chapter 13, Tennessee Code Annotated, and that the accuracy thereof is greater than or equal to 1 _____ 10,000, and that the requirements have been placed on all lots herein, to the specifications in these regulations, or that a survey instrument or performance bond has been filed to guarantee their installation.</p>
DATE _____ Secretary Planning Commission	DATE _____ Name, Title, and Agency of Authorized/Approved Agent	DATE _____ Name, Title, and Agency of Authorized/Approved Agent	DATE _____ Name, Title, and Agency of Authorized/Approved Agent	DATE _____ Owner	<p style="text-align: center;">JEFFREY A. LEONARD REGISTERED SURVEYOR NO. 11711 FEBRUARY 26, 2024</p>



REVISION TABLE

NO.	DESCRIPTION	DATE

ORDERED BY: JEFFREY A. LEONARD
PROJECT ADDRESS: 1586 WEST BIRMINGHAM AVE, SUITE 100
CONTACT: 615.212.5702 FAX: 603479@gmail.com

DEED REFERENCE: BOOK 300, PAGE 206
PLAT REFERENCE: BOOK 300, PAGE 206
THE SURVEY: MAP 050, PARCEL 061, LOT 2

ISSUED: 02/26/24	SCALE: 1"=50'
ISSUED: 02/26/24	DATE: 02/26/24
ISSUED: 02/26/24	DATE: 02/26/24
ISSUED: 02/26/24	DATE: 02/26/24