

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 Book Number 514, page 2273, County Registers Office, and that I (we) hereby adopted this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ John R. Lindahl, Jr.

Date _____ Alice L. Lindahl

CERTIFICATE OF SURVEY ACCURACY

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 hereon; that this is category "II" Rural Land Survey as defined in Title 62, Chapter 13, Tennessee Code Annotated, and that the accuracy thereof is greater than or equal to 1:10,000, and that the monuments have been placed, as shown hereon, to the specifications in these regulations, or that a survey instrument or performance bond has been filed to guarantee their installation.

Date _____ Michael H. Charette, R.L.S. Tn. #2048

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Lindahl Subdivision has/have 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.

Date _____ Name, Title and Agency or Authorized Approved Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled Lindahl Subdivision, 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.

Date _____ Name, Title and Agency or Authorized Approved Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in acceptable 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.

Date _____ Appropriate Governmental Representative

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been bound to comply with the Ashland City, Tennessee 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

MICHAEL H. CHARETTE

REGISTERED LAND SURVEYOR

ASHLAND CITY, TENNESSEE

TENNESSEE NO. 2048

Michael H. Charette

R.L.S. # 2048

Legend

PROPERTY LINE	→	_____
EDGE OF PAVEMENT	→	_____
EASEMENT LINE	→	_____
EDGE OF GRAVEL	→	_____
EDGE OF CONC.	→	_____
ZONING LINE	→	_____
WALL	→	=====
CURB	→	=====
FENCE	→	-X-X-X-X-
OVERHEAD	→	-OH-OH-
WATER LINE	→	-W-W-
SEWER LINE	→	-SA-SA-
GAS LINE	→	-G-G-
GAS PIPELINE	→	-GPL-GPL-
CULVERT	→	-18" R.C.P.-
WATER VALVE	→	⊠
WATER METER	→	⊞
FIRE HYDRANT	→	⊞
GAS METER	→	⊞
GAS VALVE	→	⊞
R.O.W. MONUMENT OLD	→	□ RM(O)
IRON ROD NEW	→	● IR(N)
IRON ROD OLD	→	○ IR(O)
CLEAN-OUT	→	○ CO
AUTO SPRINKLER	→	○ AS
POST INDICATOR VALVE	→	○ PV
ELECTRIC BOX	→	□ EB
SIGN POST	→	⊞
CATCH BASIN	→	⊞
MANHOLE	→	⊞
UTILITY POLE	→	⊞
LIGHT POLE	→	⊞

Deed Reference

Deed reference for this property is Deed Book 514, Page 2273, at the Register's Office for Cheatham County, Tennessee. Owner of record being: John R. Lindahl, Jr. & Alice L. Lindahl

Owner: John E. Lindahl, Jr.
Alice L. Lindahl
1007 Hunters Lane
Ashland City, Tn. 37015

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

LINE	BEARING	DISTANCE
L1	S11°59'03"W	192.36'
L2	N77°10'07"W	62.00'
L3	N65°23'26"W	80.05'
L4	N55°42'51"W	58.16'
L5	N43°18'34"E	47.36'
L6	N53°00'45"E	59.17'
L7	N42°35'55"E	60.18'
L8	S44°13'45"E	58.50'
L9	S63°50'08"E	51.81'
L10	N51°17'58"W	72.62'

Lot 1: 102,835 Sq. Ft. (2.361 Ac. ±)
Lot 2: 108,737 Sq. Ft. (2.496 Ac. ±)
Lot 3: 295,564 Sq. Ft. (6.785 Ac. ±)
Lot 4: 140,228 Sq. Ft. (3.219 Ac. ±)
Total Area: 647,364 Sq. Ft. (14.861 Ac. ±)

DEED BOOK 514, PAGE 2273

GRAPHIC SCALE - 1" = 60'

Vicinity Map

Not to Scale

Notes

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 4 BUILDABLE LOTS
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES 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, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- LOT 1 IS CURRENTLY ZONING "C-2" (HIGHWAY SERVICE DISTRICT). FRONT SETBACK: 35' SIDE SETBACK: 15' REAR SETBACK: 20'
- LOTS 2, 3 & 4 ARE CURRENTLY/PROPOSED ZONING "I-2" (LIGHT INDUSTRIAL DISTRICT). FRONT SETBACK: 60' SIDE SETBACK: 30' REAR SETBACK: 35'
- PARCEL NUMBERS SHOWN AS THUS () REFERS TO CHEATHAM COUNTY TAX MAP 65.
- THIS PARCEL DESCRIBED HEREON PARTIALLY LIES WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47021002350", DATED: SEPTEMBER 17, 2010. FLOOD ZONE "AE" WITHIN 100 YEAR FLOOD PLAIN AND FLOOD ZONE "X" OUTSIDE OF 100 YEAR FLOOD PLAIN. FLOOD ELEVATION 403.5'.
- CONTOURS SHOWN ARE BASED UPON CHEATHAM COUNTY GIS MAPS.
- THIS PROPERTY IS PARCEL 48.03 ON THE CHEATHAM COUNTY TAX MAP 65.

FINAL PLAT
OF
LINDAHL SUBDIVISION
HIGHWAY 12 SOUTH
DEED BOOK 514, PAGE 2273
ASHLAND CITY, CHEATHAM COUNTY, TENNESSEE
SCALE: 1"=60' DATED: DECEMBER 21, 2020