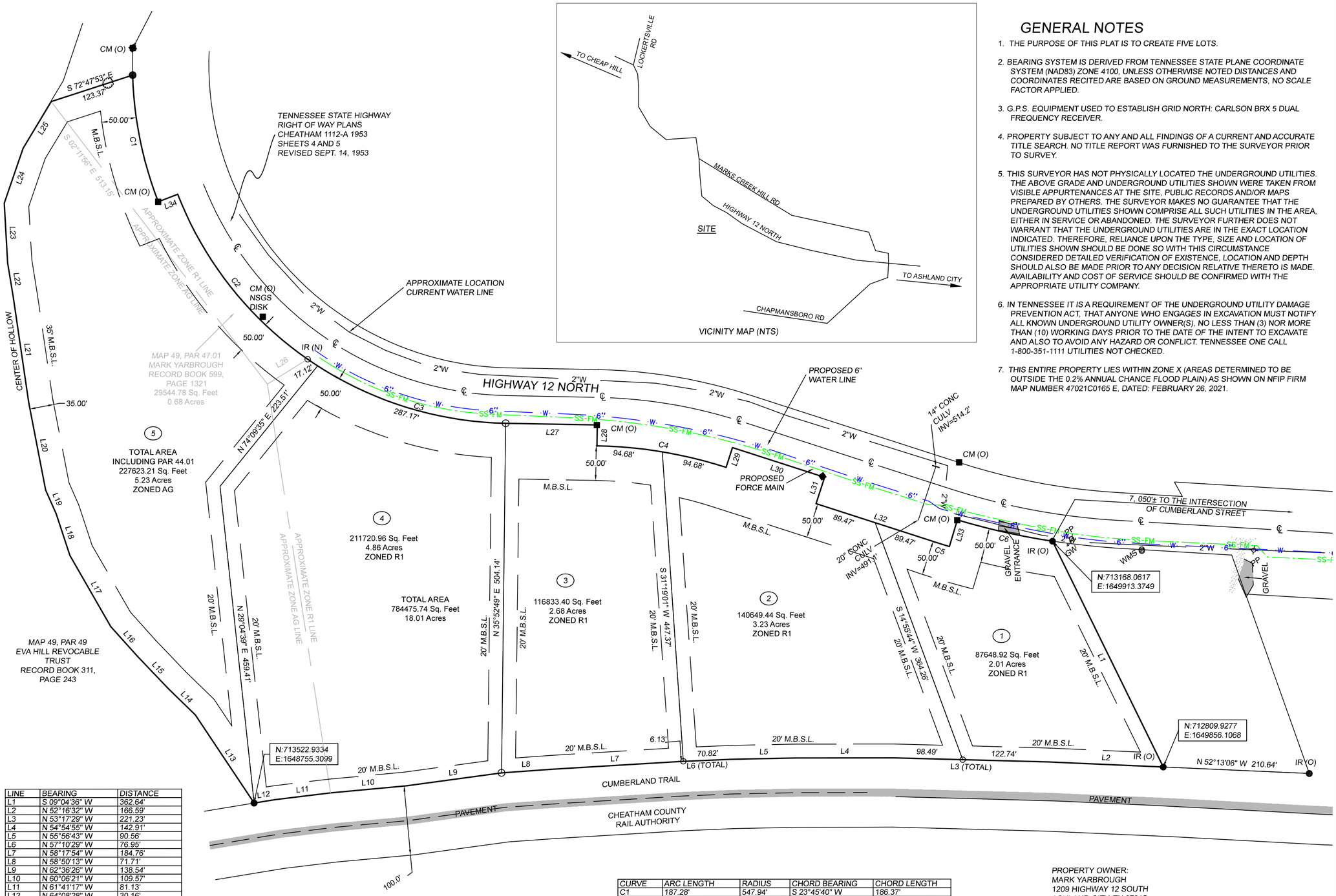

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE FIVE 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 (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NFIP FIRM MAP NUMBER 47021C0165 E, DATED: FEBRUARY 26, 2021.

LINE	BEARING	DISTANCE
L1	S 09°04'36" W	362.64'
L2	N 52°16'32" W	166.59'
L3	N 53°17'29" W	221.23'
L4	N 54°54'55" W	142.91'
L5	N 55°56'43" W	90.56'
L6	N 57°10'29" W	76.95'
L7	N 58°17'54" W	184.76'
L8	N 58°50'13" W	71.71'
L9	N 62°36'26" W	138.54'
L10	N 60°06'21" W	109.57'
L11	N 61°41'17" W	81.13'
L12	N 64°08'28" W	30.16'
L13	N 01°31'46" E	152.68'
L14	N 10°31'04" W	54.12'
L15	N 08°28'48" W	65.14'
L16	N 06°44'56" W	57.20'
L17	N 05°21'15" E	118.27'
L18	N 16°59'29" E	63.22'
L19	N 11°20'08" E	37.36'
L20	N 24°12'21" E	128.21'
L21	N 26°52'17" E	153.91'
L22	N 26°00'34" E	50.37'
L23	N 31°54'50" E	86.17'
L24	N 54°08'46" E	83.67'
L25	N 66°13'51" E	78.67'
L26	S 86°38'24" E	68.28'
L27	S 53°44'53" E	132.21'
L28	S 36°18'37" W	30.02'
L29	N 53°04'37" E	30.02'
L30	S 36°55'23" E	139.51'
L31	S 53°04'37" W	40.03'
L32	S 36°55'23" E	178.94'
L33	N 51°52'59" E	40.03'
L34	S 76°01'51" E	30.02'

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	187.28'	547.94'	S 23°45'40" W	186.37'
C2	307.38'	517.90'	S 03°01'11" E	302.89'
C3	304.29'	517.97'	S 36°50'57" E	299.94'
C4	189.36'	647.08'	S 45°18'23" E	188.68'
C5	22.88'	1035.76'	S 37°29'03" E	22.88'
C6	140.69'	995.73'	S 42°09'53" E	140.57'

LEGEND

These standard symbols will be found in the drawing.

- DRAIN
- IRON ROD (NEW) I.R. (N)
- IRON ROD (OLD) I.R. (O)
- CONCRETE MONUMENT (OLD) CM(O)
- TREE

0 100 200 300

PROPERTY OWNER:
MARK YARBROUGH
1209 HIGHWAY 12 SOUTH
ASHLAND CITY, TN 37015

PROPERTY ADDRESS:
HIGHWAY 12 NORTH
ASHLAND CITY, TN 37015

I HEREBY CERTIFY THAT THIS IS A CATEGORY III 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 1:18,000 AS SHOWN HEREON.

JEFFREY P. CHANDLER
RLS 2353

JEFFREY PATRICK CHANDLER
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2353

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

REVISIONS

PROJECT INFORMATION:
BEING THE REMAINING PORTION OF THE PROPERTY DESCRIBED IN TRACT ONE IN RECORD BOOK 553, PAGE 892, AND THE SAME PROPERTY DESCRIBED IN RECORD BOOK 599, PAGE 1331, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN.

CLIENT INFORMATION:
MARK YARBROUGH
1209 HIGHWAY 12 SOUTH
ASHLAND CITY, TN 37015

BOUNDARY PARTITION

DRAWN	JORDAN C.	DATE	OCT 19, 2022	MAP AND PARCEL	MAP 49, PARCEL 45
APPROVED	JEFF C.	DATE	OCT 19, 2022	CURRENTLY ZONED	
SCALE	1" = 100'	SHEET	ONE OF ONE	PROJECT NO.	3-028