

**MAP REFERENCE**

Parcel ID for subject property is ( Ctrl Map 096 Parcel 069.00 ) and ( Ctrl Map 096 Parcel 086.00 ) on Cheatham County Property Map.

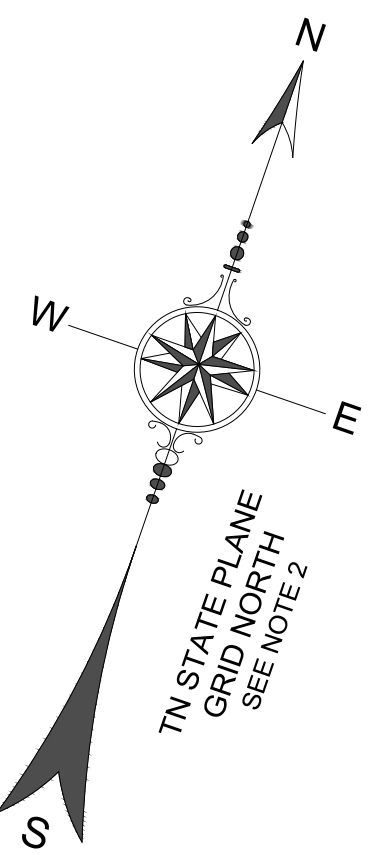
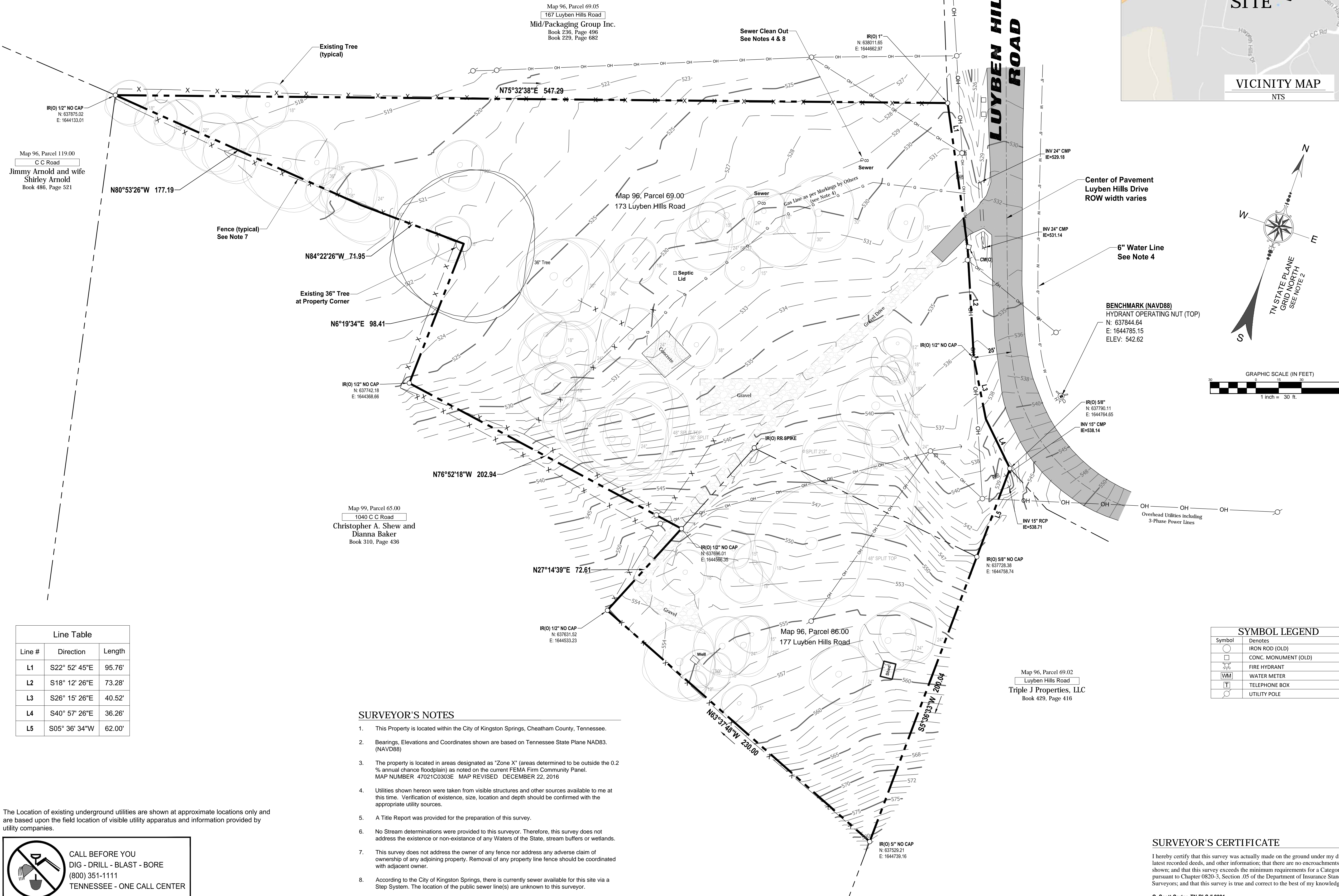
**DEED REFERENCE**

**Parcel 69** - Owner : Steven J. Chandler and wife, Theresa M. Chandler, of record in Book 524, Page 1 in the Register's Office for Cheatham County, Tennessee  
**Parcel 86** - Owner : Steven J. Chandler and wife, Theresa M. Chandler, of record in Book 524, Page 1 in the Register's Office for Cheatham County, Tennessee

**PLAT REFERENCE**

No Plat found

**TOTAL AREA**  
**131,396 ± Square Feet or**  
**3.016 Acres more or less**



Map 96, Parcel 119.00  
 C C Road  
 Jimmy Arnold and wife  
 Shirley Arnold  
 Book 486, Page 521

Map 99, Parcel 65.00  
 1040 C C Road  
 Christopher A. Shew and  
 Dianna Baker  
 Book 310, Page 436

Map 96, Parcel 69.00  
 173 Luyben Hills Road

Map 96, Parcel 86.00  
 177 Luyben Hills Road

Map 96, Parcel 69.02  
 Luyben Hills Road  
 Triple J Properties, LLC  
 Book 429, Page 416

Line #	Direction	Length
L1	S22° 52' 45"E	95.76'
L2	S18° 12' 26"E	73.28'
L3	S26° 15' 26"E	40.52'
L4	S40° 57' 26"E	36.26'
L5	S05° 36' 34"W	62.00'

**SURVEYOR'S NOTES**

- This Property is located within the City of Kingston Springs, Cheatham County, Tennessee.
- Bearings, Elevations and Coordinates shown are based on Tennessee State Plane NAD83. (NAVD88)
- The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel. MAP NUMBER 47021C0303E MAP REVISED DECEMBER 22, 2016
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was provided for the preparation of this survey.
- No Stream determinations were provided to this surveyor. Therefore, this survey does not address the existence or non-existence of any Waters of the State, stream buffers or wetlands.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- According to the City of Kingston Springs, there is currently sewer available for this site via a Step System. The location of the public sewer line(s) are unknown to this surveyor.

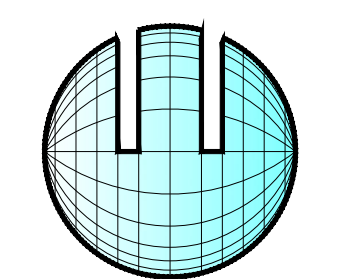
**SYMBOL LEGEND**

Symbol	Denotes
○	IRON ROD (OLD)
□	CONC. MONUMENT (OLD)
⊕	FIRE HYDRANT
WM	WATER METER
T	TELEPHONE BOX
○	UTILITY POLE

The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

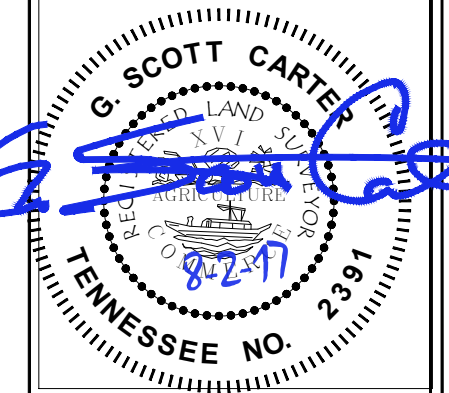
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 (800) 351-1111  
 TENNESSEE - ONE CALL CENTER

**CLINT T. ELLIOTT**  
 REGISTERED LAND SURVEYOR  
 1711 Hayes St., Nashville, TN 37203  
 clint@clintellottsurvey.com  
 (615) 490-5236



**Boundary and Topographic Survey of 173 and 177 Luyben Hills Road**  
 Kingston Springs, Cheatham County, Tennessee

Rev.	Date	Revision Description



Issue Date: 8-2-2017  
 Project ID: LUYBEN HILLS 173 177  
 Drafted By: BB  
 Field Crew: JG  
 Sheet Title:

**Survey**

Sheet No.  
**V-1.00**

**SURVEYOR'S CERTIFICATE**

I hereby certify that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

G. Scott Carter, TN RLS # 2391