FINAL PLAT

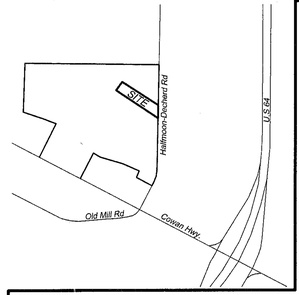
LOT 1

College Street Holdings Subdivision

for: College Street Holdings, LLC

Part of the property described in D.B. 447 Pg. 677

Winchester, Franklin County, Tennessee



0 100 200

GRAPHIC SCALE: 1" = 100'

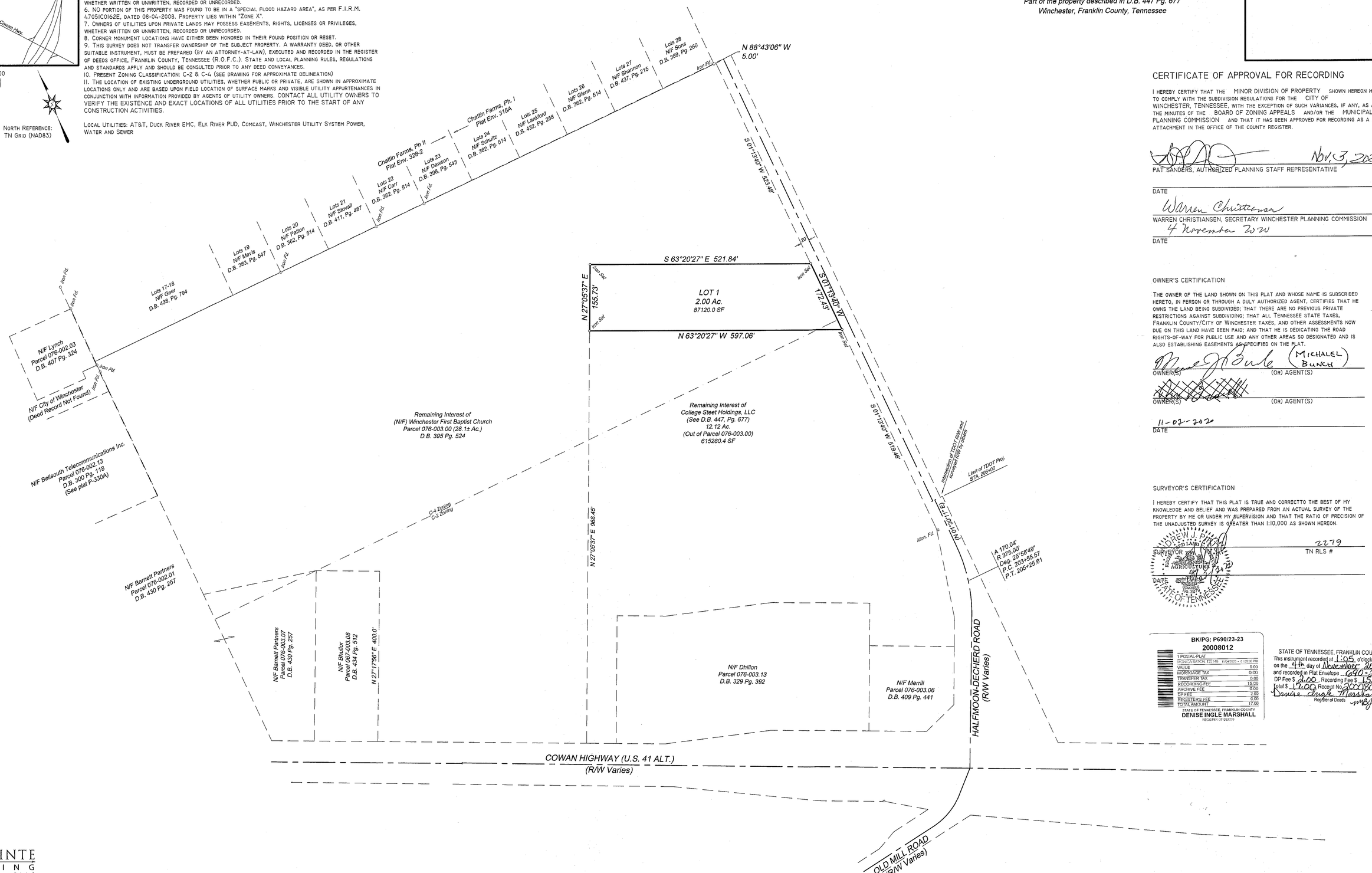
FILE No. 20-015
DATE: 02 NOVEMBER 2020
(ORIGINAL ISSUE)

NORTH REFERENCE:
TN GRID (NAD83)

SURVEY NOTES

1. NORTH IS REFERENCED TO TENNESSEE STATE PLANE GRID NORTH (NAD83) AND WAS ESTABLISHED BY BOTH STATIC GPS MEASUREMENTS AND NETWORK BASE/ROVER OBSERVATIONS, CONTAINING MULTIPLE BASE OCCUPATIONS, ADJUSTED TO PUBLISHED CORS REFERENCE STATION DATA ACCORDINGLY.
COMBINED FACTOR: (GRID FACTOR MULT. BY ELEVATION FACTOR) 0.99993236
2. THIS EXHIBIT DRAWING REPRESENTS A BOUNDARY SURVEY OF (PART OF) THE PROPERTY DESCRIBED IN D.B. 447 PG. 677, R.O.F.C., AND WAS PERFORMED WITHOUT THE BENEFIT OF A THOROUGH TITLE DESCRIPTION SEARCH AND ADDITIONAL SUPPORTING RECORD DOCUMENTS.
3. TAX PARCEL ID: (PART OF) PARCEL 076 003.00
4. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A FORMALLY PREPARED CHAIN OF TITLE REPORT AND IS, THEREFORE, SUBJECT TO THE FINDINGS OF AN ATTORNEY-AT-LAW WITH REGARD TO MATTERS OF TITLE.
5. THIS DRAWING IS SUBJECT TO BOTH PRESCRIPTIVE EASEMENTS AND THE RIGHTS OF OTHERS THAT MAY EXIST, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. NO PORTION OF THIS PROPERTY WAS FOUND TO BE IN A "SPECIAL FLOOD HAZARD AREA", AS PER F.I.R.M. 47051C0162E, DATED 08-04-2008. PROPERTY LIES WITHIN "ZONE X".
7. OWNERS OF UTILITIES UPON PRIVATE LANDS MAY POSSESS EASEMENTS, RIGHTS, LICENSES OR PRIVILEGES, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
8. CORNER MONUMENT LOCATIONS HAVE EITHER BEEN HONORED IN THEIR FOUND POSITION OR RESET.
9. THIS SURVEY DOES NOT TRANSFER OWNERSHIP OF THE SUBJECT PROPERTY. A WARRANTY DEED, OR OTHER SUITABLE INSTRUMENT, MUST BE PREPARED (BY AN ATTORNEY-AT-LAW), EXECUTED AND RECORDED IN THE REGISTER OF DEEDS OFFICE, FRANKLIN COUNTY, TENNESSEE (R.O.F.C.). STATE AND LOCAL PLANNING RULES, REGULATIONS AND STANDARDS APPLY AND SHOULD BE CONSULTED PRIOR TO ANY DEED CONVEYANCES.
10. PRESENT ZONING CLASSIFICATION: C-2 & C-4 (SEE DRAWING FOR APPROXIMATE DELINEATION)
11. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, WHETHER PUBLIC OR PRIVATE, ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED UPON FIELD LOCATION OF SURFACE MARKS AND VISIBLE UTILITY APPURTENANCES IN CONJUNCTION WITH INFORMATION PROVIDED BY AGENTS OF UTILITY OWNERS. CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

LOCAL UTILITIES: AT&T, DUCK RIVER EMC, ELK RIVER PUD, COMCAST, WINCHESTER UTILITY SYSTEM POWER, WATER AND SEWER



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE MINOR DIVISION OF PROPERTY SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF WINCHESTER, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE BOARD OF ZONING APPEALS AND/OR THE MUNICIPAL/REGIONAL PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING AS A DEED ATTACHMENT IN THE OFFICE OF THE COUNTY REGISTER.

Nov. 3, 2020
PAT SANDERS, AUTHORIZED PLANNING STAFF REPRESENTATIVE
DATE

Warren Christiansen
WARREN CHRISTIANSEN, SECRETARY WINCHESTER PLANNING COMMISSION
4 November 2020
DATE

OWNER'S CERTIFICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT HE OWNS THE LAND BEING SUBDIVIDED; THAT THERE ARE NO PREVIOUS PRIVATE RESTRICTIONS AGAINST SUBDIVIDING; THAT ALL TENNESSEE STATE TAXES, FRANKLIN COUNTY/CITY OF WINCHESTER TAXES, AND OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; AND THAT HE IS DEDICATING THE ROAD RIGHTS-OF-WAY FOR PUBLIC USE AND ANY OTHER AREAS SO DESIGNATED AND IS ALSO ESTABLISHING EASEMENTS AS SPECIFIED ON THE PLAT.

Michael J. Burke (MICHAEL BURCH)
OWNER(S) (OR) AGENT(S)

OWNER(S) (OR) AGENT(S)

11-02-2020
DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTTO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

SURVEYOR

2279
TN RLS #

DATE

STATE OF TENNESSEE, FRANKLIN COUNTY
This instrument recorded at 1:05 o'clock P m.
on the 4th day of November 2020
and recorded in Plat Envelope 690-23
DP Fee $ 2.00 Recording Fee $ 15.00
Total $ 17.00 Receipt No. 20008012
Denise Ingle Marshall
Register of Deeds
MBJ/DR

BK/PG: P690/23-23
20008012

1 PGS:AL-PLAT	
MONICA:BATCH 855146 11/04/2020 - 01:05:00 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

STATE OF TENNESSEE, FRANKLIN COUNTY
DENISE INGLE MARSHALL
REGISTER OF DEEDS

ARROWPOINTE SURVEYING PLLC
P.O. BOX 4727 • CLEVELAND, TN 37320
423-618-7919