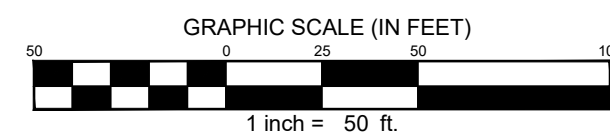
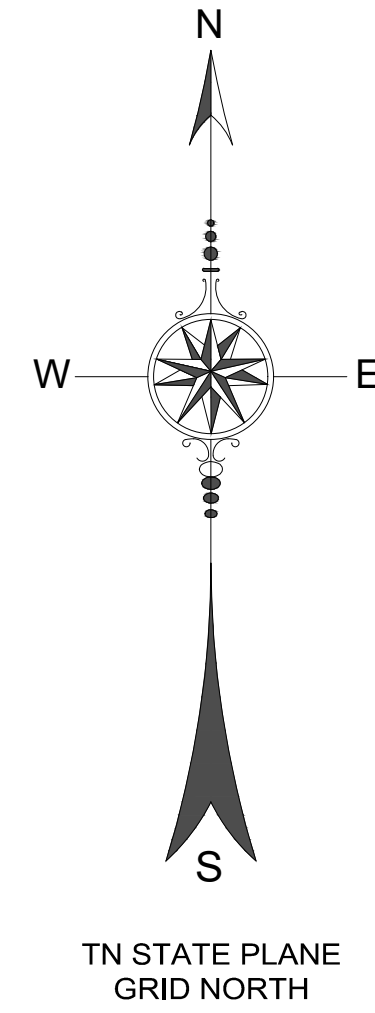


SURVEYOR'S NOTES

- The purpose of this plat is to combine two existing parcels into one lot.
- 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.



ZONING and SETBACKS

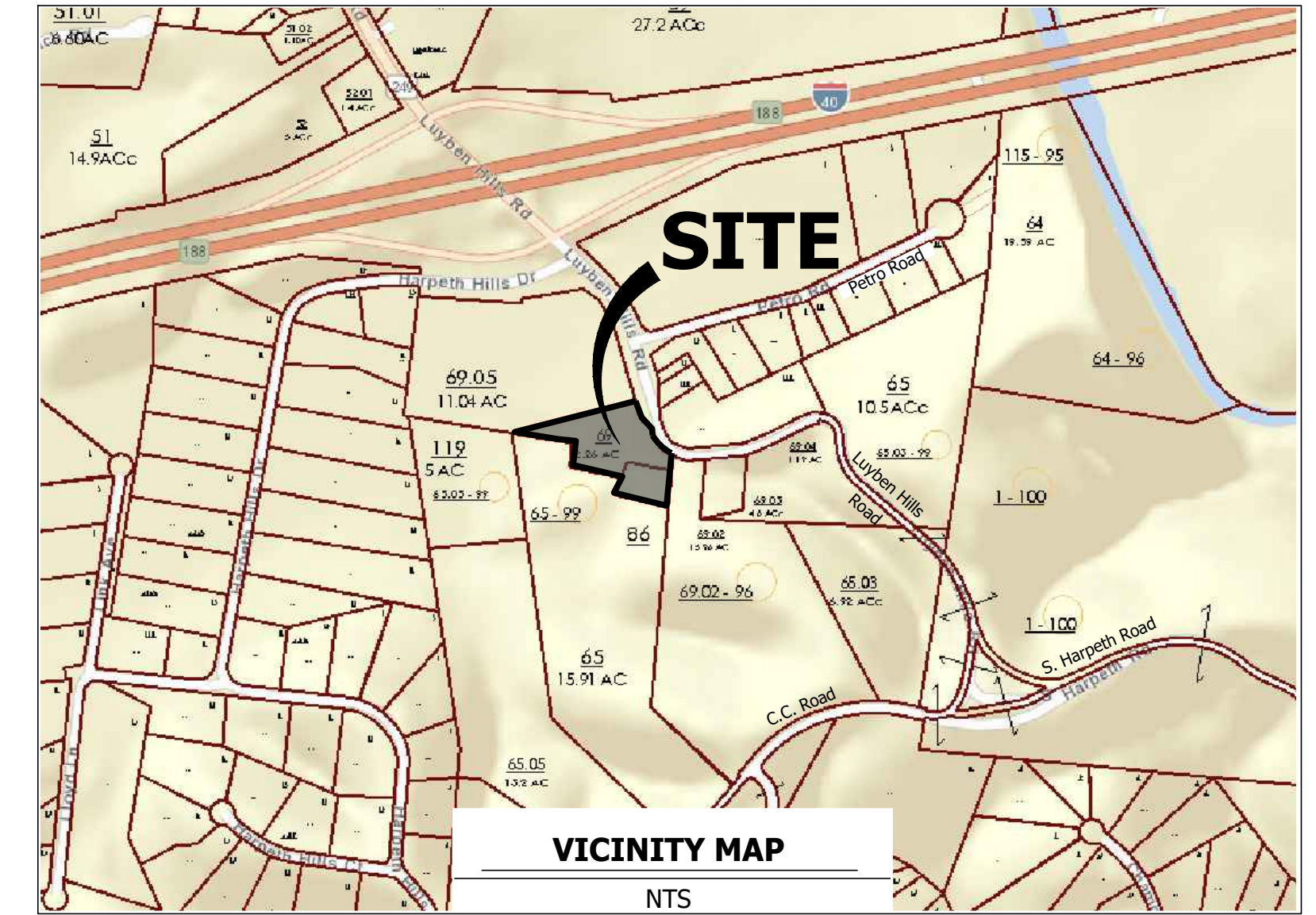
Property is currently zoned: "C2"

- Front Yard Setback: 25'
- Rear Yard Setback: 20'
- Side Yard Setback: None Required

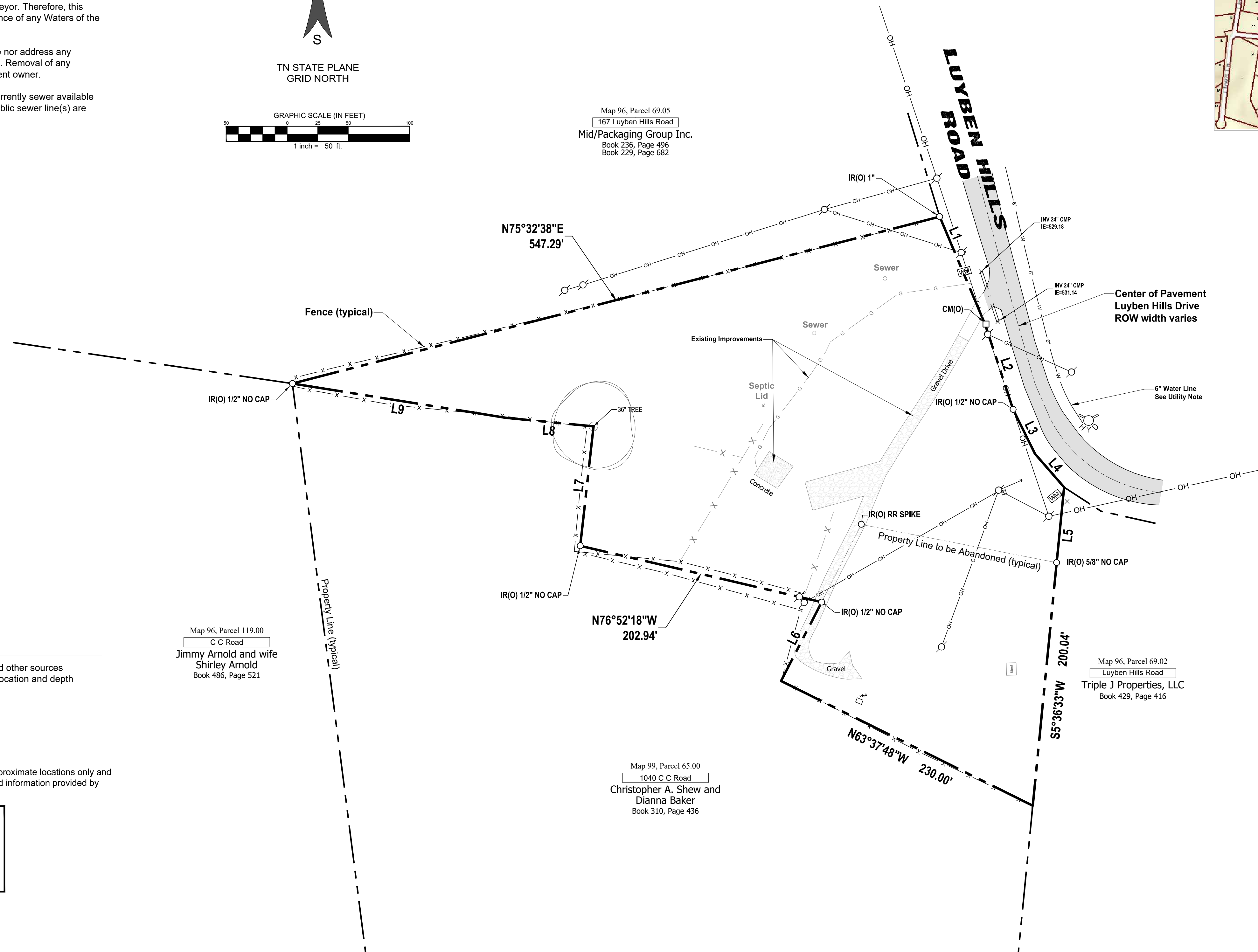
TOTAL AREA
131,396 ± Square Feet or
3.016 Acres more or less

PLAT REFERENCE

No Plat found



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'
L6	N27° 14' 39"E	72.61'
L7	N06° 19' 34"E	98.41'
L8	N84° 22' 26"W	71.95'
L9	N80° 53' 26"W	177.19'



UTILITY NOTE

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.

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.



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

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

Rev.	Date	Revision Description

Issue Date: 2-28-2017
 Project ID: LUYBEN HILLS PLAT
 Drafted By: BB
 Field Crew: JG

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Kingston Springs 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: Steven J. Chandler

CERTIFICATE OF OWNERSHIP & DEDICATION

I (we) hereby certify that I (we) are the owners of the property shown and described hereon as evidenced in Record Book 524, Page 1 in the Register's Office for Cheatham County and that I (we) hereby adopt this plan of subdivision with our free consent, establish the minimum building restriction lines and that offers of irrevocable dedication for all public ways, utilities and other facilities have been filed

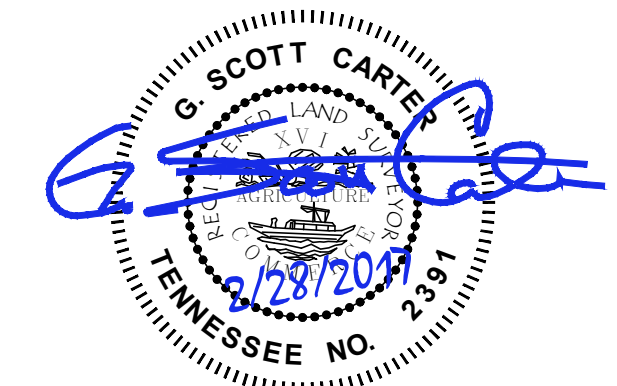
Date: Steven J. Chandler

Date: Theresa M. Chandler

Owner: Steven J. Chandler and Theresa M. Chandler of record in Record Book 524, Page 1 in the Register's Office for Cheatham County, Tennessee.

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category 1 Land Survey as defined in Chapter 0820-3-.05 Standards of Practice as adopted by the Board of Examiners for Land Surveyors and that the Ratio of Precision is greater than or equal to 1:10,000 as shown hereon.
 G. Scott Carter, TN RLS # 2391



FINAL PLAT
OF THE
CHANDLER PROPERTY
LUYBEN HILLS ROAD

Kingston Springs, Cheatham County, Tennessee

CLINT ELLIOTT SURVEY
 1711 Hayes Street
 Nashville, TN 37203
 clintelliottsvey.com
 (615) 490-3236