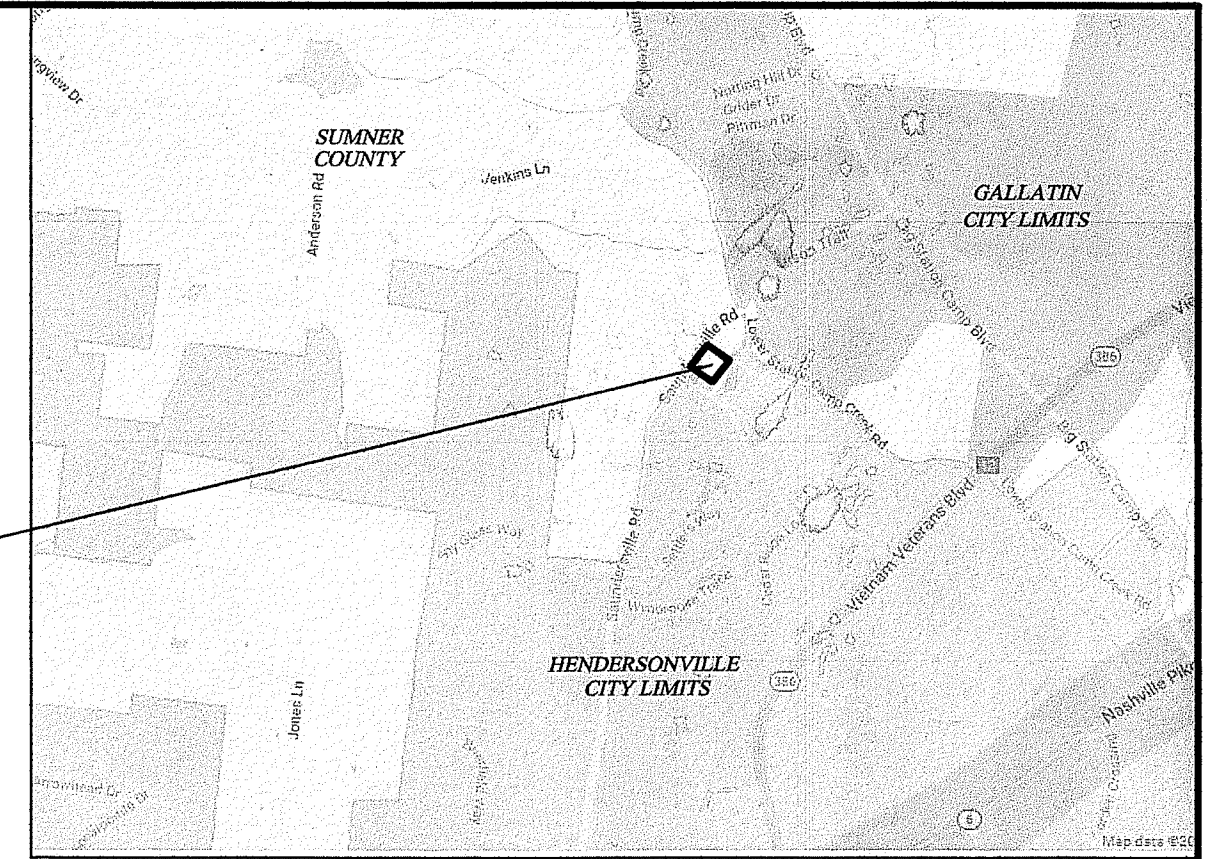


NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 7 NEW BUILDING LOTS.
2. NORTH BASED ON TENNESSEE STATE PLANE (NAD 83).
3. SUBJECT PROPERTY BEING SHOWN AS PARCELS 022.00 & 022.02 ON TAX MAP 137 IN THE SUMNER COUNTY, TENNESSEE OFFICE OF THE TAX ASSESSOR.
4. THE PROPERTY SHOWN HEREON IS ZONED ESTATE RESIDENTIAL (ER) 5, 3 L.S.C.S. 15-2-101 BY DEEDS OF RECORD IN R.B. 722, PG. 611, R.O.S.C., TN. & R.B. 772, PG. 538, R.O.S.C., TN.
5. BEING THE SAME PROPERTY CONVEYED TO GREG T. ISAAC BY DEEDS OF RECORD IN R.B. 722, PG. 611, R.O.S.C., TN. & R.B. 772, PG. 538, R.O.S.C., TN.
6. THIS DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY WHUD AND PUBLIC SEWER PROVIDED BY HUD.
7. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION. REPORT AS SHOWN ON MAP/PANEL #47163C0406G, REVISED DATE APRIL 17, 2012 FOR THE CITY OF HENDERSONVILLE (47186), TENNESSEE, SUMNER COUNTY.
8. ALL LOTS SHALL BE GRADED SO THAT NO INCREASE IN STORM WATER RUNOFF WILL OCCUR IN ADJACENT PROPERTIES.
9. DRIVEWAYS SHALL BE PLACED TO AVOID CONFLICT WITH DRAINAGE STRUCTURES UNLESS APPROVED BY THE CITY ENGINEER.
10. PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRICAL CONDUCTORS, AND NATURAL GAS LINES. DRAINAGE EASEMENTS ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY WHEREON SUCH FACILITIES ARE LOCATED.
11. THE BUFFER ZONE SHALL BE SHOWN AS A MINIMUM OF 30' FROM THE TOP OF THE STREAM BANK AND THE AREA WITHIN THE BUFFER ZONE SHALL BE SHOWN AS A PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.D.E.).
12. THE LOWEST FLOOR SHALL BE A MINIMUM OF 2.0 FEET ABOVE THE BASE FLOOD ELEVATION. MINIMUM ELEVATION SHOWN AS 473.00' ON LOTS 6 & 7.
13. IT IS THE RESPONSIBILITY OF EACH RESIDENCE BUILDER TO DESIGN AND CONSTRUCT IN ACCORDANCE WITH A SUITABLE GRADING AND DRAINAGE PLAN WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING IN THE LOT OR UNDER THE HOUSE, FROM THEIR BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE S/D DEVELOPER.
14. DRIVEWAY LOCATIONS MUST BE IN COMPLIANCE WITH THE HENDERSONVILLE SUBDIVISION REGULATIONS. CORNER LOT DRIVEWAY ACCESS IS RESTRICTED TO THE MINOR STREET OR AS APPROVED BY THE CITY ENGINEER.
15. LOTS 3 & 4 AND 5 & 6 WILL SHARE A CURB CUT FOR THEIR DRIVEWAYS. LOT 1, 2 AND 7 WILL HAVE THEIR OWN DRIVEWAY CURB CUTS.
16. IN-LIEU OF FEES PAID FOR THIS DEVELOPMENT SHALL BE USED ONLY FOR IMPROVEMENTS TO SAUNDERSVILLE ROAD.
17. SIDE SETBACK VARIANCE WAS APPROVED BY THE REGIONAL BOARD OF ZONING APPEALS ON 4/23/2018.

TOTAL CONTAINS: 7.47 ACRES ±



LOCATION MAP

LEGEND

●	IP(O) IRON PIN OLD
○	IP(N) IRON PIN NEW
⊕	FIRE HYDRANT
⊙	WATER VALVE
⊗	SANITARY SEWER MANHOLE
⊕	POWER POLE
—12" WATER—	WATER LINE
—10" S.S.—	OVERHEAD POWER
—10" S.S.—	SANITARY SEWER
— GAS —	GAS LINE
— WATER SERVICE —	WATER SERVICE

SITE

WILLIAM LEE GOLDEN
TAX MAP 137, PARCEL 022.01
R.B. 393, PG. 144, R.O.S.C., TN.

FINAL PLAT OF SAUNDERSVILLE NORTH

BEING PROPERTY SITUATED ALONG THE EASTERLY MARGIN OF SAUNDERSVILLE ROAD, IN THE 5TH CIVIL DISTRICT OF SUMNER COUNTY, TENNESSEE.

OWNER: SS LAND INVESTMENT, LLC
1000 KENNESAW BLVD.
GALLATIN, TN. 37066

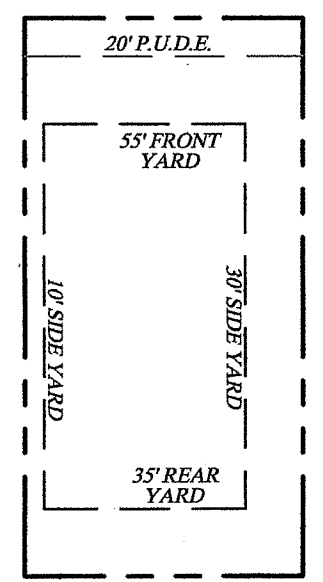
PROPERTY ADDRESS: 1752 SAUNDERSVILLE ROAD
HENDERSONVILLE, TN. 37075

DATE: MARCH 5, 2018
REVISED: MARCH 21, 2018
REVISED: MAY 4, 2018
REVISED: AUGUST 13, 2018
REVISED: SEPTEMBER 9, 2018



SCALE: 1" = 100'

SAUNDERSVILLE ROAD (50')



TYPICAL LOT

MINIMUM 40' SEPARATION BETWEEN STRUCTURES

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	2.42'	2.41'	S 51°25'56" E	5°32'06"
C2	25.00'	25.49'	24.40'	S 19°27'25" E	58°24'57"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 40°29'25" E	20.60'

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) hereby certify that I am (we are) the owners of the property shown and described hereon as 722 4612 611 012-815 evidenced in Book Number 722, Page 538, Sumner County Register's Office and that I (we) adopt this plan of subdivision with my (our) free consent, establish minimum building setback lines, and dedicate all easements and right-of-way, streets, alleys, walks, parks and other open spaces to public and private use as noted.

DATE: 9-6-18 OWNER: David S. Luckey
TITLE: Pres. S.S. Land Investments

CERTIFICATE OF SURVEY ACCURACY

I hereby certify to the best of my knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class "1" land survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

DATE: 9-5-18
REGISTERED LAND SURVEYOR NUMBER 2481

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that: 1) that the following utility system(s) outlined or indicated on the final plat entitled SAUNDERSVILLE NORTH has (have) been installed in accordance with current local and/or state government requirements; or 2) that a surety bond has been posted with the Hendersonville Regional Planning Commission to assure completion of the following improvements in case of default. 3.) that a surety bond has been posted with White House Utility District for the water system.

Water System: 9/12/18
Sewer System: 9/13/18
Authorized Signatures

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR SURETY POSTING

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hendersonville Subdivision Regulations; or (2) that a surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

DATE: 9/24/18
Appropriate Governmental Representative

CERTIFICATE FOR APPROVAL FOR RECORDING

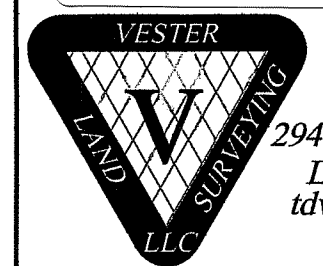
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations, for Hendersonville, Tennessee, except for variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of County Registrar.

Date: 9/25/18
Secretary, Planning Commission

RECORD

Rec #:	950217	Instrument #:	1246589
Rec'd:	15.00	Recorded:	9/27/2018 at 8:12 AM
State:	0.00	in Plat Book	31
Clerk:	0.00		
Other:	2.00		
Total:	17.00		

Pgs 154-154



294 BRATTONTOWN CIRCLE
LAFAYETTE, TN. 37083
tdv_landsurvey@yahoo.com
615-633-1476