

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC AND RTK METHODS WITH DUAL FREQUENCY TOPCON HIPER GA (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE, AND BY CONVENTIONAL MEANS, FROM GPS CONTROL POINTS, WHEN NECESSARY. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH A HIRMS OF 0.02" OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS.

TOTAL AREA OF SURVEY

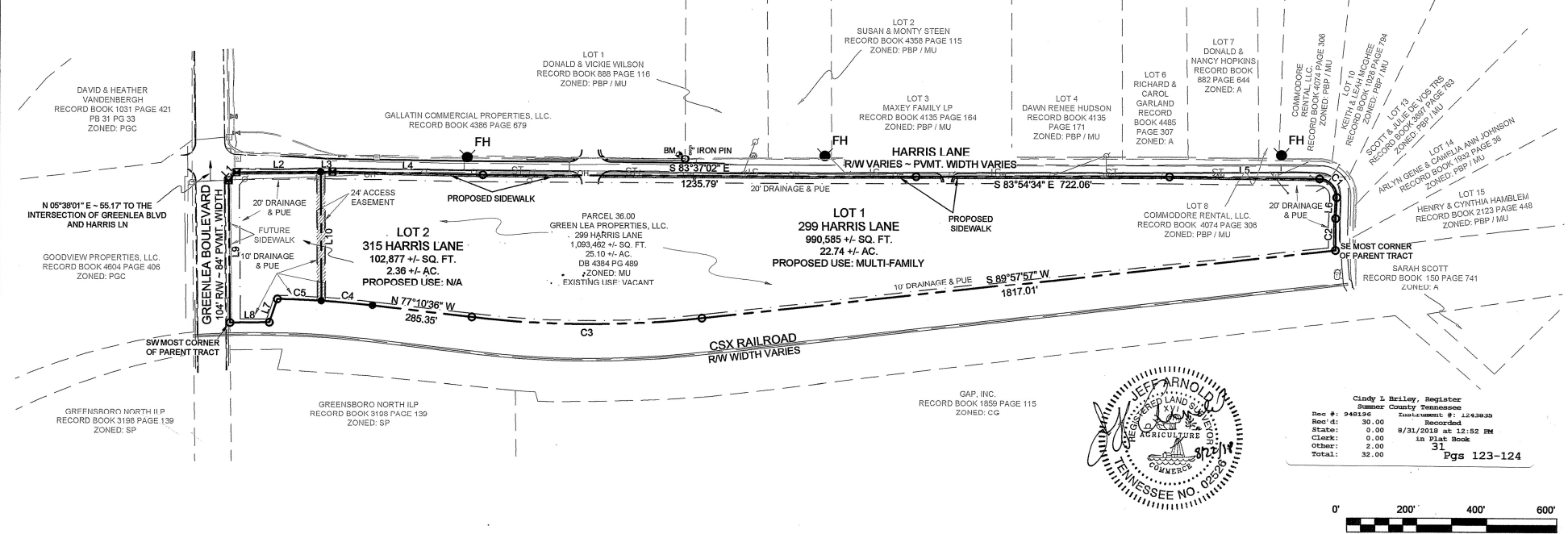
1,093,462 +/- SQ. FT.
25.10 +/- ACRES

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE

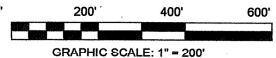
GREEN LEA PROPERTIES, LLC.
2600 CHANDLER DRIVE
BOWLING GREEN, KY 42104
DEED BOOK 4384 PAGE 489

CLASS "A" SURVEY

URBAN OR SUBURBAN
DATE OF FIELD SURVEY
FEBRUARY 27, 2018.



Cindy L. Harley, Register
Sumner County Tennessee
Rec #: 940196 Enrollment #: 1243820
Rec'd: 30.00 Recorded
State: 0.00 8/31/2018 at 12:52 PM
Clerk: 0.00 in Plat Book
Other: 2.00 31
Total: 32.00 Pgs 123-124



BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 50°46'08" E	32.11'
L2	S 84°06'39" E	238.82'
L3	S 84°06'39" E	33.59'
L4	S 82°37'34" E	429.14'
L5	S 83°09'51" E	427.92'
L6	S 08°56'45" W	59.16'
L7	S 25°29'24" W	70.49'
L8	N 84°16'52" W	111.99'
L9	N 05°38'01" E	405.17'
L10	S 05°52'20" W	367.24'

BOUNDARY CURVE TABLE

CURVE	ARC	RADIUS	CHORD LENGTH	DELTA ANGLE	CHORD BEARING
C1	80.44'	50.00'	72.04'	92°10'43"	S 37°03'40" E
C2	91.11'	1094.42'	91.08'	04°46'11"	S 06°40'54" W
C3	697.56'	2927.32'	696.17'	12°52'13"	N 83°36'51" W
C4	146.80'	2739.35'	146.78'	03°04'14"	N 78°29'07" W
C5	125.35'	2739.35'	125.35'	02°37'19"	N 81°19'53" W

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT: THE URBAN (CATEGORY I) SURVEY SHOWN HEREON WAS COMPLETED ON FEBRUARY 2, 2018 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL AND/OR BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0620-03 - STANDARDS OF PRACTICE. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY TN STATE PLANE COORDINATES (ZONE 4100, GEOID 12), TAKEN FROM STATIC GPS OBSERVATION.

Jeff Arnold, RLS # 2528 DATE: 3/22/18

BENCHMARK DATA:

➤ BENCHMARK 1
IRON PIN LOCATED IN THE SOUTH EAST MOST CORNER OF THE SUBJECT PROPERTY.
N: 743313.00
E: 1821919.58
TN ZONE (4100)
ELEV: 567.50

SHEET 1 OF 2

FINAL SUBDIVISION PLAT OF THE GREEN LEA PROPERTIES, LLC. PROPERTIES
TAX MAP 125, PARCELS 036.00
CHANDLER PARK, PHASE I

GALLATIN COMMERCIAL PROPERTIES, LLC.
2600 CHANDLER DRIVE
BOWLING GREEN, KY 42104

DRAWN BY: J. HOGUE DATE: 05-02-2018 SCALE: 1" = 200'
SURVEYED BY: J. ARNOLD PROJECT NUMBER:
PREPARED BY: ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445

2-7815-18S

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS IN THESE REGULATIONS.

Jeff Arnold 2526 8/22/18
 JEFF ARNOLD RLS # DATE
 REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD NUMBER 4384 PAGE 489 AS RECORDED IN THE SUMNER COUNTY REGISTRAR'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS.

Green Lea Properties, LLC
 GREEN LEA PROPERTIES, LLC. DATE

SITE DATA INFORMATION

PROPERTY INFORMATION:
 LOT: SEE SHEET 1
 CIVIL DISTRICT: 4TH DISTRICT
 TAX MAP: 125
 LOT: 036.00 000
 SIZE: 25.10 AC. +/- ACRES (1,033,462 +/- SQ. FT.)

OWNER:
 GREEN LEA PROPERTIES, LLC.
 2600 CHANDLER DRIVE
 BOWLING GREEN, KY 42104

PROPERTY ADDRESS:
 259 HARRIS LANE
 GALLATIN, TN 27066

PROJECT ENGINEER:
 JEFF ARNOLD, P.E., RLS
 ARNOLD CONSULTING ENGINEERING SERVICES, INC.
 1136 SOUTH PARK DRIVE, SUITE 201
 BOWLING GREEN, KY 42103
 (270) 780-9445
 jarnold@a-ces.com

ZONING INFORMATION:
 ZONING CLASSIFICATION: MU
 PUBLIC UTILITY EASEMENTS:
 FRONT: 20'
 SIDE: 10'
 REAR: 10'

PROJECT INFORMATION:
 EXISTING USE: VACANT LAND
 PROPOSED USE: LOT SUBDIVISION

SURVEY INFORMATION:
 BOUNDARY AND TOPOGRAPHIC SURVEY FOR THIS PROJECT WAS COMPLETED BY ARNOLD CONSULTING ENGINEERING SERVICES, INC., DATED FEBRUARY 27, 2018.

LEGEND

- 5/8 IRON PIN W/ 1 1/4" PLASTIC CAP STAMPED "SCHNEIDER PLS 2487" UNLESS OTHERWISE NOTED
- IRON PIN SET
- CONCRETE RAW MONUMENT
- ⊗ SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEAN OUT
- ⊥ ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ⊞ ELECTRIC BOX
- ⊞ ELECTRIC METER
- ▼ GAS VALVE
- ⊞ WATER VALVE
- ⊞ WATER METER
- FIRE HYDRANT
- ⊞ GAS METER
- ⊞ TELEPHONE PEDESTAL
- ⊞ STORM SEWER MANHOLE
- ⊞ DROP BOX INLET
- ⊞ CURB BOX INLET
- ⊞ LAMP POLE
- ⊞ BSBL BUILDING SET BACK LINE
- ⊞ PUE PUBLIC UTILITY EASEMENT
- — — — — PROPERTY LINE
- — — — — SETBACK LINE
- — — — — EASEMENTS
- — — — — LOT LINE ABANDONED
- — — — — GAS LINE
- OH — — — — — OVERHEAD UTILITIES
- — — — — SANITARY SEWER LINE
- — — — — WATER LINE
- — — — — ST — — — — — STORM SEWER LINE
- — — — — FENCE LINE
- ★ ★ ★ ★ ★ DRAINAGE ESMT.
- ▨ PR-SIDWALAK

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED CHANDLER PARK, PHASE I, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY, OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

Paul H. Seagoy 8-22-18
 SUPERINTENDENT OF PUBLIC UTILITIES DATE
 SEWER SYSTEM

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED CHANDLER PARK, PHASE I, HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY, OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

Paul H. Seagoy 8-22-18
 SUPERINTENDENT OF PUBLIC UTILITIES DATE
 WATER SYSTEM

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL-REGIONAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT.

Jeff Arnold 08/27/18
 CITY ENGINEER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL-REGIONAL 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 REGISTRAR.

Paul H. Seagoy 8-22-18
 SECRETARY PLANNING COMMISSION DATE
Paul H. Seagoy 8-22-18
 CHAIRMAN'S INITIALS DATE

CERTIFICATE OF STAFF CERTIFICATION

8/31/18
 DATE
Will D. Helms
 CITY PLANNER

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY OWNED BY GREEN LEA PROPERTIES, LLC. AS PREVIOUSLY RECORDED IN RECORD BOOK 4384 PAGE 489, INTO 2 LOTS AS SHOWN HEREON.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON AND TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAPS FOR SUMNER COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP PARCEL NO. 47165C0295G, NO. 47165C0313G, NO. 47165C0426G, AND NO. 47165C0407G, WITH AN EFFECTIVE DATE OF APRIL 17, 2012.
4. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION.
5. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD RLS 2526" UNLESS OTHERWISE NOTED.
6. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP, A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
7. THE RECORDING OF THIS PLAT VOIDS AND VACATES ANY AND ALL VERSIONS OF PREVIOUS PLATS FOR THE SUBJECT PROPERTY.
8. NO ACCESS FOR LOT 2 ONTO GREENLEA BOULEVARD IS PERMITTED.
9. ACCESS FOR LOT 2 SHALL BE RESTRICTED TO A 24' WIDE ACCESS EASEMENT ON HARRIS LANE CENTERED ON THE COMMON PROPERTY LINE FOR LOT 1 AND LOT 2

Cindy L. Briley, Register
 Sumner County Tennessee
 Instrument #: 1243835
 Recorded
 Rec #: 948134
 Sec #: 0.00 8/31/2018 at 12:52 PM
 State: 0.00 in plat Book
 Clerk: 2.00 31
 other: 0.00
 Total: 32.00 Pgs 123-124



SHEET 2 OF 2

FINAL SUBDIVISION PLAT OF THE
 GREEN LEA PROPERTIES, LLC. PROPERTIES
 TAX MAP 125, PARCELS 036.00
 CHANDLER PARK, PHASE I

GALLATIN COMMERCIAL PROPERTIES, LLC.
 2600 CHANDLER DRIVE
 BOWLING GREEN, KY 42104

DRAWN BY: J. HOGUE	DATE: 05-02-2018	SCALE: N/A
SURVEYED BY: JARNOLD		PROJECT NUMBER:
PREPARED BY:		
 ARNOLD CONSULTING ENGINEERING SERVICES, INC. P.O. BOX 1338 BOWLING GREEN, KY 42101 PHONE (270) 780-9445		

2-7815-18S