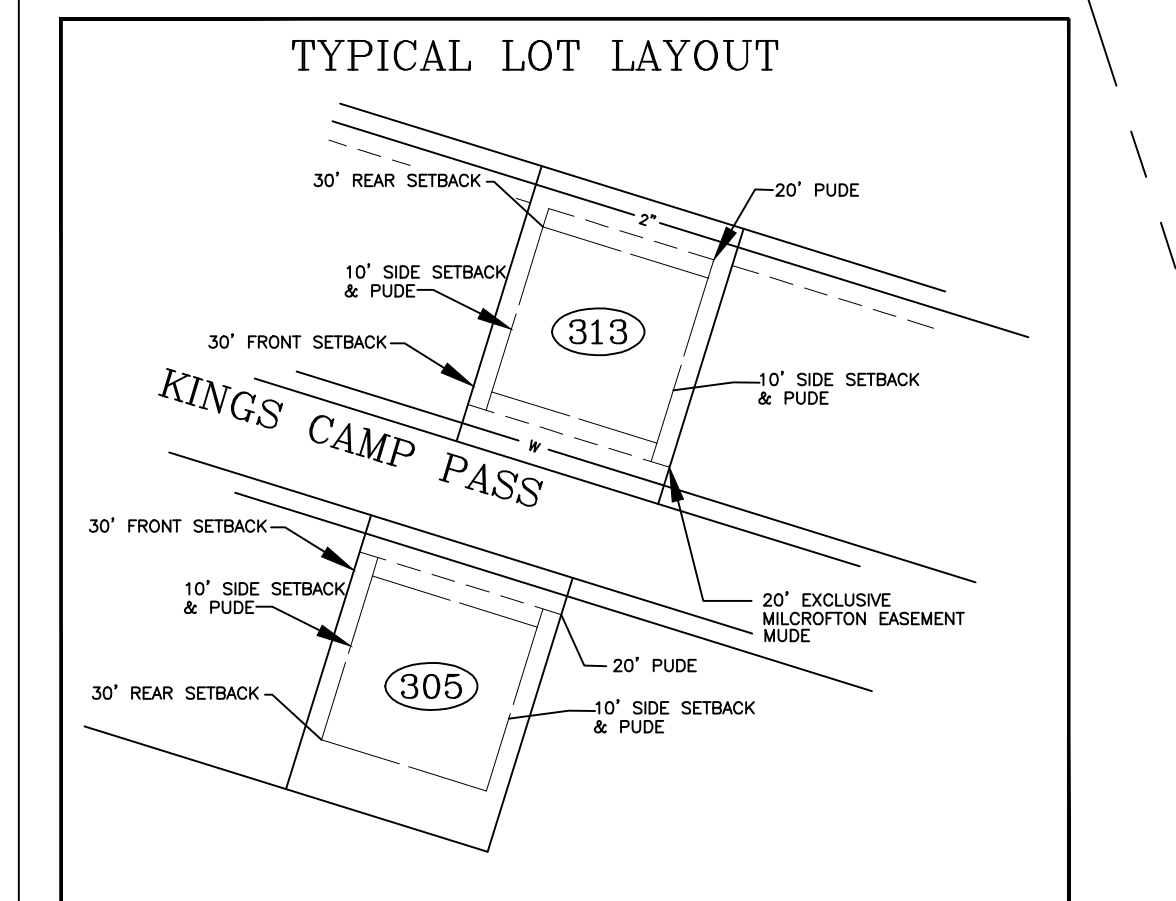


VICINITY MAP  
NOT TO SCALE



TYPICAL LOT LAYOUT

**CURVE DATA**

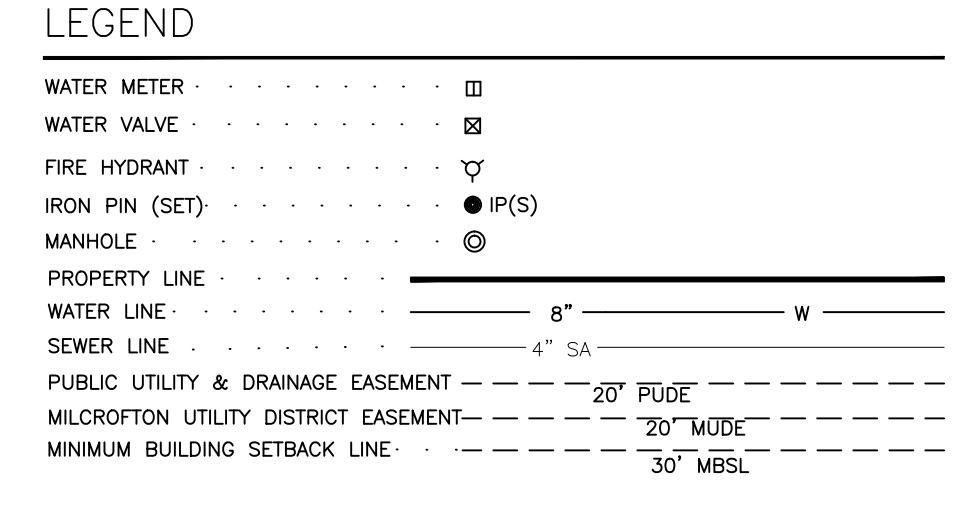
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C01	07-07-39	970.00'	60.41'	120.66'	120.59'	N03-40-14E
C02	100-40-42	25.00'	30.15'	43.93'	38.49'	N50-13-57W
C03	85-29-53	25.00'	23.11'	37.31'	33.94'	N36-40-46E
C04	94-01-54	25.00'	26.82'	41.03'	36.58'	S53-33-21E
C05	80-00-00	25.00'	25.00'	39.27'	35.36'	S54-06-51W
C06	01-38-44	1030.00'	14.79'	29.58'	29.58'	S06-24-41W
C07	80-28-48	75.00'	21.14'	35.10'	32.29'	N39-12-19E
C08	06-36-23	1030.00'	58.45'	118.76'	118.76'	N02-17-08E
C09	85-03-15	25.00'	22.93'	37.11'	33.80'	N36-54-05E
C10	81-47-12	25.00'	27.65'	35.69'	32.75'	N46-31-09W
C11	12-22-22	300.00'	35.23'	64.68'	70.05'	N11-48-43W
C12	12-22-22	300.00'	35.23'	64.68'	70.05'	N11-48-43W
C13	48-11-23	25.00'	11.18'	21.03'	20.41'	N42-05-35W
C14	276-22-46	50.00'	-44.72'	241.19'	66.67'	N72-00-06E
C15	48-11-23	25.00'	11.18'	21.03'	20.41'	N06-05-47E
C16	16-46-49	275.00'	40.56'	80.54'	80.54'	N87-49-07E
C17	10-10-29	325.00'	28.93'	57.71'	57.64'	N82-19-31W
C18	11-02-32	275.00'	26.58'	55.00'	52.92'	S78-16-13E
C19	04-29-19	325.00'	12.74'	25.45'	25.45'	N74-59-37W
C20	08-08-12	275.00'	19.56'	39.05'	39.02'	N76-49-03W
C21	06-44-58	325.00'	19.16'	38.29'	38.26'	S77-30-40E
C22	01-23-14	325.00'	5.83'	7.87'	7.87'	S73-28-34E
C23	45-35-56	25.00'	10.51'	19.90'	19.38'	S58-05-11E
C24	44-24-04	25.00'	10.20'	19.57'	18.89'	S13-05-11E
C25	08-01-10	1060.00'	74.30'	148.36'	148.24'	N01-34-44E

**LINE TABLE**

NO.	BEARING	DIST.
1	N16-21-50E	56.92'
2	N09-06-51E	39.64'
3	N84-24-41W	30.00'
4	N04-48-22E	51.86'
5	N75-54-24E	60.56'
6	N82-45-57W	60.00'
7	N05-37-57W	34.96'
8	N80-53-09W	50.00'
9	S09-06-51W	50.00'

**LOT AREA TABLE**

LOT NO.	SQ. FT.	ACRES
301	15,903.97	0.37
302	15,558.25	0.36
303	14,726.39	0.34
304	16,425.60	0.38
305	16,425.62	0.38
306	16,425.64	0.38
307	16,425.91	0.38
308	19,331.82	0.44
309	17,457.73	0.40
310	15,268.41	0.35
311	16,464.16	0.38
312	16,500.00	0.38
313	16,500.00	0.38
314	16,500.00	0.38
315	19,838.52	0.46
316	18,213.53	0.42
317	14,902.61	0.34
318	16,477.48	0.38
319	15,966.37	0.37
320	16,197.33	0.37
321	16,248.95	0.37
322	17,247.80	0.40
323	15,531.06	0.36
324	16,500.00	0.38
325	16,500.00	0.38
326	18,641.03	0.43
<b>TOTAL LOTS</b>	<b>432,178.19</b>	<b>9.921</b>
<b>OPEN SPACE "A"</b>	<b>4,232.15</b>	<b>0.097</b>
<b>ROW</b>	<b>111,409.09</b>	<b>2.558</b>
<b>TOTAL</b>	<b>547,819.43</b>	<b>12.576</b>



**SETBACK REQUIREMENT TABLE**

LOTS LESS THAN 20,000 SQ. FT. IN SIZE REQUIRE THE FOLLOWING SETBACKS

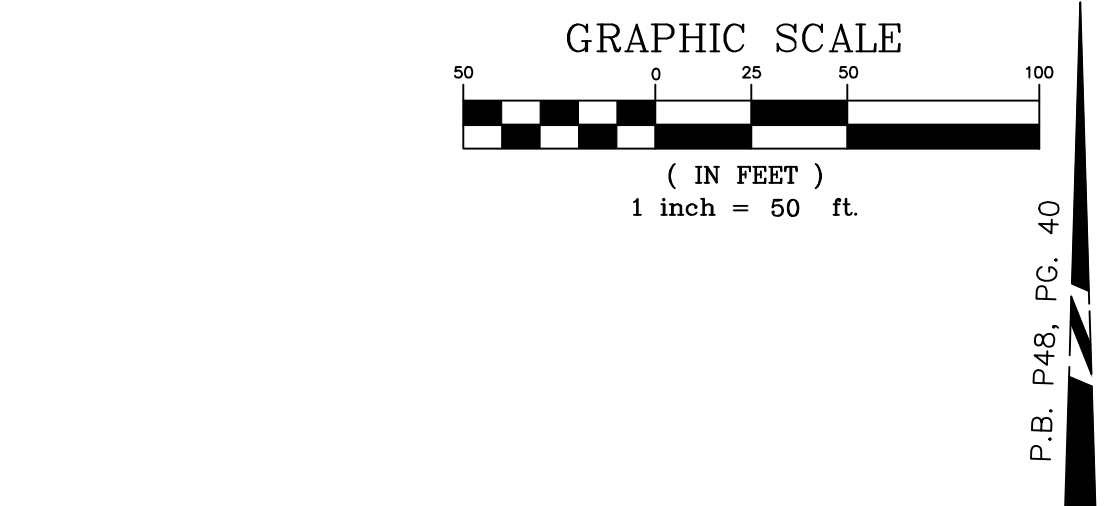
FRONT SETBACK	= 30'
SIDE SETBACK	= 10'
REAR SETBACK	= 30'
MINIMUM LOT WIDTH	= 80'

LOTS GREATER THAN 20,000 SQ. FT., BUT LESS THAN 40,000 SQ. FT. IN SIZE REQUIRE THE FOLLOWING SETBACKS

FRONT SETBACK	= 50'
SIDE SETBACK	= 15'
REAR SETBACK	= 40'
MINIMUM LOT WIDTH	= 90'

**SEWER SYSTEM EASEMENT NOTE:**  
EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO KING'S CHAPEL CAPACITY, LLC ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES AND APPURTENANT FACILITIES TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO THE PROPERTY OWNER FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

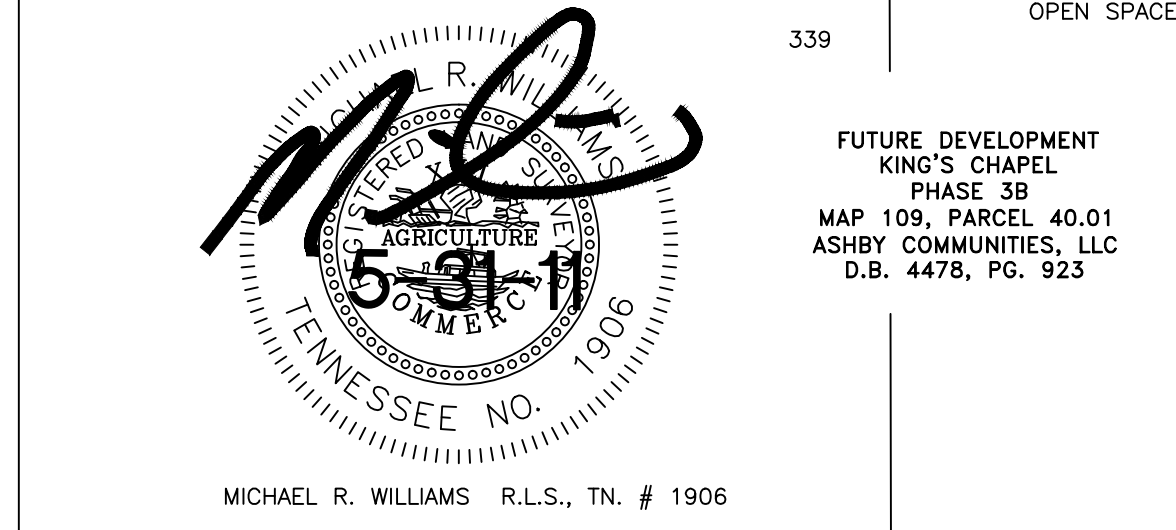
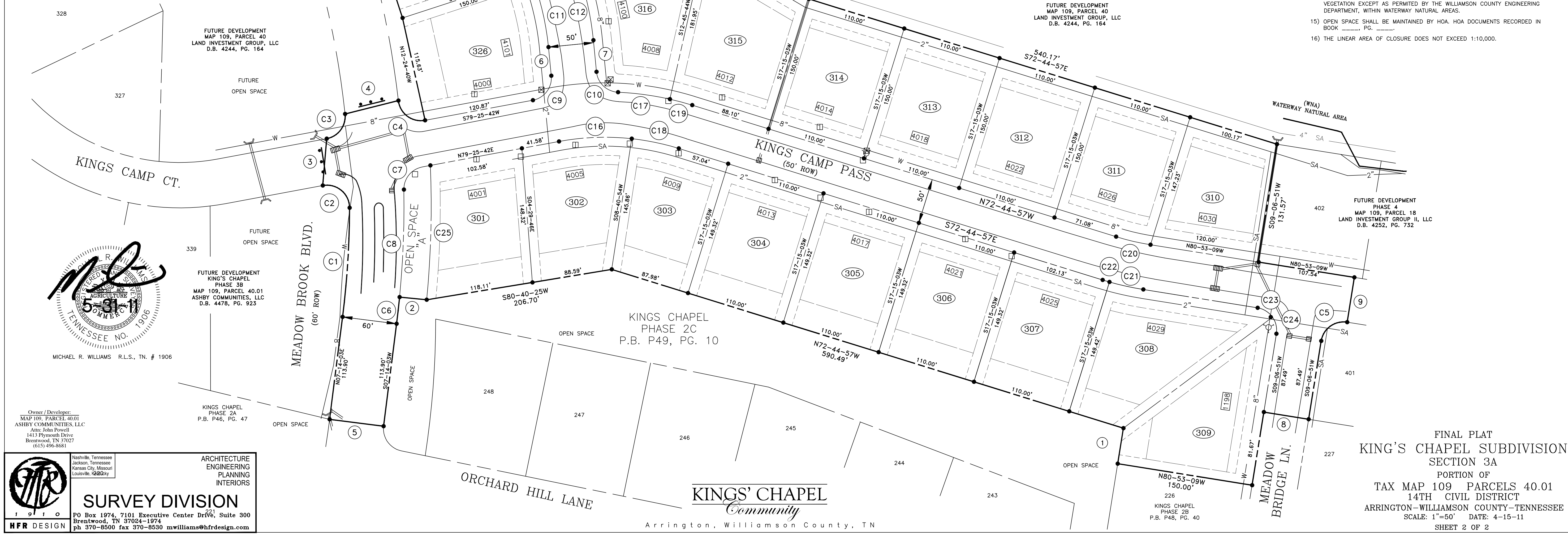
**MILCROFTON UTILITY DISTRICT EASEMENT NOTE:**  
MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.



- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 26 LOTS AND DEDICATE OPEN SPACE AND RIGHT-OF-WAY FROM THE APPROVED SECTION 3 PRELIMINARY PLAT.
  - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
  - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
  - BY GRAPHIC PLOTTING AND SCALED MAP LOCATION THE SUBJECT AREA (SECTION 3A) LIES WITHIN ZONE "X" AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN AS EVIDENCED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 47187C0380F, DATED 9/29/06.
  - BEARING INFORMATION BASED ON PREVIOUS RECORDED PLATS FOR PHASE 2B AS RECORDED IN PLAT BOOK P48, PAGE 40.
  - THIS PROPERTY IS CURRENTLY ZONED "SE" SUBURBAN ESTATE.
  - ALL DEED AND PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
  - THIS PLAT WAS REQUESTED BY THE OWNERS AS SHOWN HEREON.
  - 5/8" IRON RODS WILL BE PLACED AT ALL PROPERTY CORNERS FOR THIS SURVEY UNLESS OTHERWISE SHOWN.
  - ALL ROADS TO BE CURB AND GUTTER. PROPOSED UTILITY INFORMATION PROVIDED BY OTHERS.
  - OPEN SPACE MAY BE USED AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE).
  - ALL PARCEL INFORMATION REFERS TO WILLIAMSON COUNTY TAX MAPS.
  - MILCROFTON UTILITY DISTRICT HAS A 20' EXCLUSIVE WATER LINE EASEMENT, PLEASE SEE THE MILCROFTON UTILITY DISTRICT NOTE FOR MORE INFORMATION.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT, WITHIN WATERWAY NATURAL AREAS.
  - OPEN SPACE SHALL BE MAINTAINED BY HOA. HOA DOCUMENTS RECORDED IN BOOK \_\_\_\_\_ PG. \_\_\_\_\_
  - THE LINEAR AREA OF CLOSURE DOES NOT EXCEED 1:10,000.

**FUTURE DEVELOPMENT**  
MAP 109, PARCEL 40  
LAND INVESTMENT GROUP, LLC  
D.B. 4244, PG. 164

**FUTURE DEVELOPMENT**  
PHASE 4  
MAP 109, PARCEL 18  
LAND INVESTMENT GROUP II, LLC  
D.B. 4252, PG. 752



Owner / Developer:  
MAP 109, PARCEL 40.01  
ASHBY COMMUNITIES, LLC  
Attn: John Powell  
1413 Plymoueth Drive  
Brentwood, TN 37027  
(615) 496-8681

**ARCHITECTURE ENGINEERING PLANNING INTERIORS**

**SURVEY DIVISION**

PO Box 1974, 7101 Executive Center Drive, Suite 300  
Brentwood, TN 37024-1974  
ph 370-8500 fax 370-8530 mwilliams@hfrdesign.com

**KING'S CHAPEL Community**  
Arrington, Williamson County, TN

**FINAL PLAT**  
**KING'S CHAPEL SUBDIVISION**  
SECTION 3A  
PORTION OF  
TAX MAP 109 PARCELS 40.01  
14TH CIVIL DISTRICT  
ARRINGTON-WILLIAMSON COUNTY-TENNESSEE  
SCALE: 1"=60' DATE: 4-15-11  
SHEET 2 OF 2