

LEGEND

- IRON ROD FOUND ○
- IRON ROD FOUND ●
- CONCRETE MONUMENT FOUND □
- POWER POLE ∅
- PROPERTY LINE ———
- SET BACK LINES - - - - -
- WATER LINE — W — W —
- POWER LINE ———
- MAJOR CONTOURS — 500 —
- MINOR CONTOURS — 499 —
- EASEMENT LINE ———
- FORCE MAIN ———
- RIGHT-OF-WAY ———
- CENTERLINE ———
- CURB LINE ———
- DIMENSION LINE ———
- WOOD LINE ———
- CORRIGATED METAL PIPE ———

31.98 +/- TOTAL ACRES
16.19 +/- ACRES OF RESIDENTIAL LOTS
9.12 +/- ACRES OF OPEN SPACE
2.48 +/- ACRES LOT A
4.24 +/- ACRES OF ROAD

LOT AREA TABLE

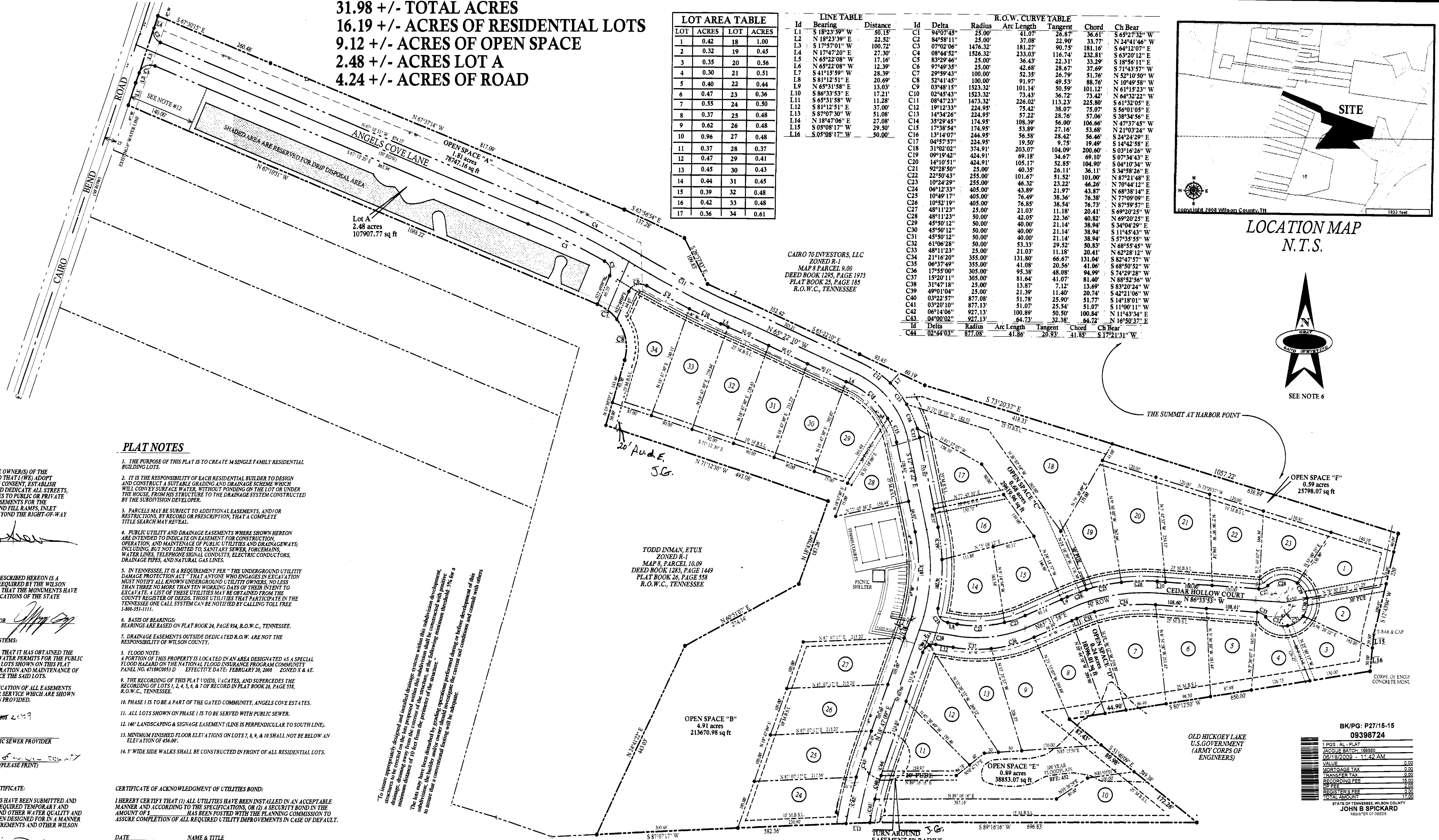
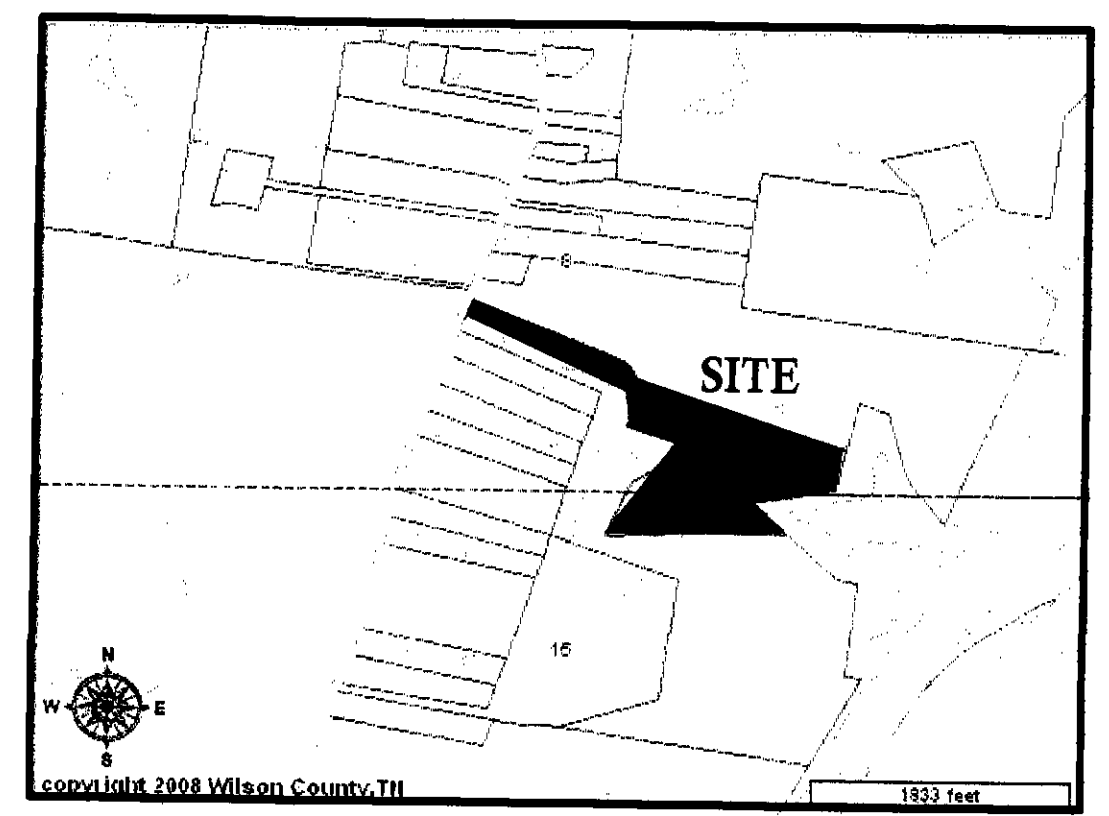
LOT	ACRES	LOT	ACRES
1	0.42	18	1.00
2	0.32	19	0.45
3	0.35	20	0.56
4	0.30	21	0.51
5	0.40	22	0.44
6	0.47	23	0.36
7	0.55	24	0.50
8	0.37	25	0.48
9	0.62	26	0.48
10	0.96	27	0.48
11	0.37	28	0.37
12	0.47	29	0.41
13	0.45	30	0.43
14	0.44	31	0.45
15	0.39	32	0.48
16	0.42	33	0.48
17	0.36	34	0.61

LINE TABLE

Id	Bearing	Distance
L1	N 18°23'39" W	50.15'
L2	N 84°58'11" E	22.52'
L3	S 17°57'01" W	100.72'
L4	N 17°47'20" E	27.30'
L5	N 65°22'08" W	17.16'
L6	N 65°22'08" W	12.39'
L7	S 84°15'59" W	28.39'
L8	S 84°15'51" E	20.69'
L9	N 65°31'58" E	13.03'
L10	S 86°33'53" W	17.21'
L11	N 65°31'58" W	11.28'
L12	S 81°12'51" E	37.00'
L13	S 87°07'30" W	51.08'
L14	N 18°47'06" E	27.08'
L15	S 05°08'17" W	29.50'
L16	S 05°08'17" W	50.00'

R.O.W. CURVE TABLE

Id	Delta	Radius	Chord	Ch Bear
C1	94°07'45"	25.00'	41.07'	26.87'
C2	84°58'11"	25.00'	37.08'	22.90'
C3	07°02'06"	1476.32'	181.27'	90.75'
C4	08°45'52"	1526.32'	233.03'	116.74'
C5	83°29'46"	25.00'	36.43'	22.31'
C6	97°49'35"	25.00'	42.68'	28.67'
C7	29°39'43"	100.00'	52.35'	26.79'
C8	52°41'45"	100.00'	91.97'	49.53'
C9	03°48'15"	1523.32'	101.14'	50.59'
C10	02°45'43"	1523.32'	73.43'	36.72'
C11	08°47'23"	1473.32'	226.02'	113.23'
C12	19°12'33"	224.95'	75.42'	38.07'
C13	14°34'26"	224.95'	57.22'	28.76'
C14	35°29'45"	174.95'	108.39'	56.00'
C15	17°38'54"	174.95'	53.89'	27.16'
C16	13°14'07"	244.95'	56.58'	28.42'
C17	04°57'57"	224.95'	19.50'	9.75'
C18	31°02'02"	374.91'	203.07'	104.09'
C19	09°19'42"	424.91'	69.18'	34.67'
C20	14°10'51"	424.91'	105.17'	52.85'
C21	92°28'50"	25.00'	40.35'	26.11'
C22	22°50'43"	255.00'	101.67'	51.52'
C23	10°24'29"	255.00'	46.32'	23.22'
C24	06°12'23"	405.00'	43.89'	21.97'
C25	10°49'17"	405.00'	76.49'	38.36'
C26	10°52'19"	405.00'	76.85'	38.54'
C27	48°11'23"	25.00'	21.03'	11.18'
C28	17°57'00"	50.00'	53.33'	28.36'
C29	45°50'12"	50.00'	40.00'	21.14'
C30	45°50'12"	50.00'	40.00'	21.14'
C31	45°50'12"	50.00'	40.00'	21.14'
C32	17°57'00"	305.00'	95.38'	48.08'
C33	48°11'23"	25.00'	21.03'	11.18'
C34	21°16'20"	355.00'	131.80'	66.67'
C35	06°37'49"	355.00'	41.08'	20.56'
C36	17°57'00"	305.00'	95.38'	48.08'
C37	15°20'11"	305.00'	81.64'	41.07'
C38	31°47'18"	25.00'	13.87'	7.12'
C39	49°01'04"	25.00'	21.39'	11.40'
C40	03°22'27"	875.08'	51.78'	25.84'
C41	03°20'10"	875.13'	51.07'	25.54'
C42	06°14'06"	927.13'	100.89'	50.50'
C43	04°00'02"	927.13'	64.73'	32.38'
C44	02°44'03"	927.13'	41.86'	20.93'



PLAT NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 34 SINGLE FAMILY RESIDENTIAL BUILDING LOTS.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM HIS STRUCTURE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- PARCELS MAY BE SUBJECT TO ADDITIONAL EASEMENTS, AND/OR RESTRICTIONS, BY RECORD OR PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE ON EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGEWAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PROTECTION ACT (124) THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) WORKING DAYS OF THEIR INTENT TO EXCAVATE. A LIST OF THESE UTILITIES MAY BE OBTAINED FROM THE COUNTY REGISTER OF DEEDS. THOSE UTILITIES THAT PARTICIPATE IN THE TENNESSEE ONE CALL SYSTEM CAN BE NOTIFIED BY CALLING TOLL FREE 1-800-351-1111.
- BASES OF BEARINGS: BEARINGS ARE BASED ON PLAT BOOK 24, PAGE 94, R.O.W.C., TENNESSEE.
- DRAINAGE EASEMENTS OUTSIDE DEDICATED R.O.W. ARE NOT THE RESPONSIBILITY OF WILSON COUNTY.
- FLOOD NOTE: A PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 071900353 D EFFECTIVE DATE: FEBRUARY 20, 2008 ZONED X & AE.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOTS 1, 2, 4, 5, 6, & 7 OF RECORD IN PLAT BOOK 26, PAGE 558, R.O.W.C., TENNESSEE.
- PHASE I IS TO BE A PART OF THE GATED COMMUNITY, ANGELS COVE ESTATES.
- ALL LOTS SHOWN ON PHASE I IS TO BE SERVED WITH PUBLIC SEWER.
- 14' LANDSCAPING & SIGNAGE EASEMENT (LINE IS PERPENDICULAR TO SOUTH LINE).
- MINIMUM FINISHED FLOOR ELEVATIONS ON LOTS 7, 8, 9, & 10 SHALL NOT BE BELOW AN ELEVATION OF 456.89'.
- 5' WIDE SIDE WALKS SHALL BE CONSTRUCTED IN FRONT OF ALL RESIDENTIAL LOTS.

To insure appropriate designed and installed drainage systems within this subdivision development, drainage to be created on the lots shown on this plat shall be constructed with a minimum minimum distance of 10 feet from the premises of the structure. The lots may have been disturbed by past operations, performed during or before development of this subdivision, and the builder and owner shall investigate, perform, and maintain the current and future drainage to assure that conventional flow will be maintained.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
 I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT-OF-WAY LIMITS OF THE ROAD.
 DATE: 5/26/08 OWNER: [Signature]

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 WILSON COUNTY TENNESSEE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
 DATE: 4/23/08 REGISTERED SURVEYOR: [Signature]

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEMS:
 THE PUBLIC SEWER PROVIDER HEREBY CERTIFIES THAT IT HAS OBTAINED THE APPROPRIATE STATE AND/OR FEDERAL WASTEWATER PERMITS FOR THE PUBLIC WASTEWATER SYSTEMS TO SERVE THE BUILDING LOTS SHOWN ON THIS PLAT AND THAT IT WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE WASTEWATER SYSTEM INSTALLED TO SERVE THE SAID LOTS.
 THE PUBLIC SEWER PROVIDER ACCEPTS THE DEDICATION OF ALL EASEMENTS AND INSTALLATIONS RELATING TO WASTEWATER SERVICE WHICH ARE SHOWN ON THIS PLAT OR APPROPRIATE SURETY HAS BEEN PROVIDED.
 THIS THE 13th DAY OF JUNE 2008
 SIGNATURE OF AUTHORIZED AGENT OF THE PUBLIC SEWER PROVIDER: [Signature]

COUNTY ENGINEER/STORM WATER OFFICIAL'S CERTIFICATE:
 I HEREBY CERTIFY THAT GENERAL DRAINAGE PLANS HAVE BEEN SUBMITTED AND APPROVED FOR THIS SUBDIVISION AND THAT ALL REQUIRED TEMPORARY AND PERMANENT EROSION CONTROL, STABILIZATION, AND OTHER WATER QUALITY AND WATER QUALITY RELATED REQUIREMENTS HAVE BEEN DESIGNED FOR IN A MANNER WHICH MEETS WILSON COUNTY SUBDIVISION REQUIREMENTS AND OTHER WILSON COUNTY LAND USE REGULATIONS.
 DATE: 7/28/08 NAME & TITLE: [Signature]

CERTIFICATE OF ACKNOWLEDGMENT OF UTILITIES BOND:
 I HEREBY CERTIFY THAT (1) ALL UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS, OR (2) A SECURITY BOND IN THE AMOUNT OF \$25,000 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED UTILITY IMPROVEMENTS IN CASE OF DEFAULT.
 DATE: 6-26-08 NAME & TITLE: [Signature]

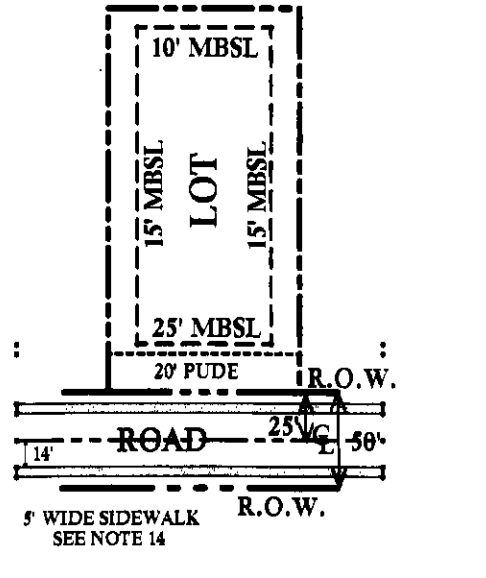
CERTIFICATE OF APPROVAL OF STREETS:
 I HEREBY CERTIFY THAT (1) ALL STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY SPECIFICATIONS, OR (2) A SECURITY BOND IN THE AMOUNT OF \$25,000 HAS BEEN POSTED WITH THE ROAD COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 DATE: 7-22-08 NAME & TITLE: [Signature]

WILSON COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT CERTIFICATE OF APPROVAL OF STREET NAME AND ADDRESSING:
 I HEREBY CERTIFY THAT THE STREET NAMES IN THIS SUBDIVISION MEET WILSON COUNTY EMERGENCY MANAGEMENT COMMUNICATIONS E-911 DISTRICT STANDARDS FOR NON DUPLICATION.
 DATE: 6-26-08 NAME & TITLE: [Signature]

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS:
 I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS ARE OBTAINED OR INDICATED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THE APPROPRIATE SURETY HAS BEEN PROVIDED.
 WATER SYSTEM
 DATE: 8-21-08 AUTHORIZED SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING:
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILSON COUNTY, TENNESSEE, EXCEPT FOR 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 OF WILSON COUNTY, TENNESSEE.
 DATE: 6-26-08 SECRETARY, PLANNING COMMISSION: [Signature]

TYPICAL SETBACK DETAIL
 UNLESS OTHERWISE NOTED



CAIRO BEND PARTNERS
 ZONED A-1
 MAP 15 PARCEL 2.00
 DEED BOOK 1283, PAGE 1444
 R.O.W.C., TENNESSEE

SCALE 1"=100'

PROPERTY INFORMATION:
 OWNER: ANGELS COVE, LLC
 MAP 8, PARCEL 10.08
 DEED BOOK 1283, PAGE 1446
 DEED BOOK 1262, PAGE 1022
 DEED BOOK 1262, PAGE 1050
 PLAT BOOK 26, PAGE 558
 OWNERS ADDRESS: 7077 CAIRO BEND RD.
 LEBANON, TN 37057

FINAL PLAT ON PHASE I OF
ANGELS COVE ESTATES
 ZONED R-1
 4th CIVIL DISTRICT - WILSON COUNTY, TN
 DATE: MAY 30, 2008 JOB# 2034
 REVISION: JUNE 16, 2008 REVISED: JUNE 17, 2008

GRAY LAND SURVEYING
 107 RACHEL LANE
 MT. JULIET, TN 37122
 PHONE (615) 444-5620
 FAX: (615) 449-4584
 JEFFREY GRAY PLS 2303

BK/PG: P27/15-15
09398724

1 PGS. AL. PLAT	
REC'D BATH - 18888	
DRIP LOGS - 11:42 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
OFF FEE	0.00
REGISTER FEE	0.00
ROYAL AMOUNT	0.00

STATE OF TENNESSEE, WILSON COUNTY
 JOHN B. SPICKARD
 REGISTER OF DEEDS