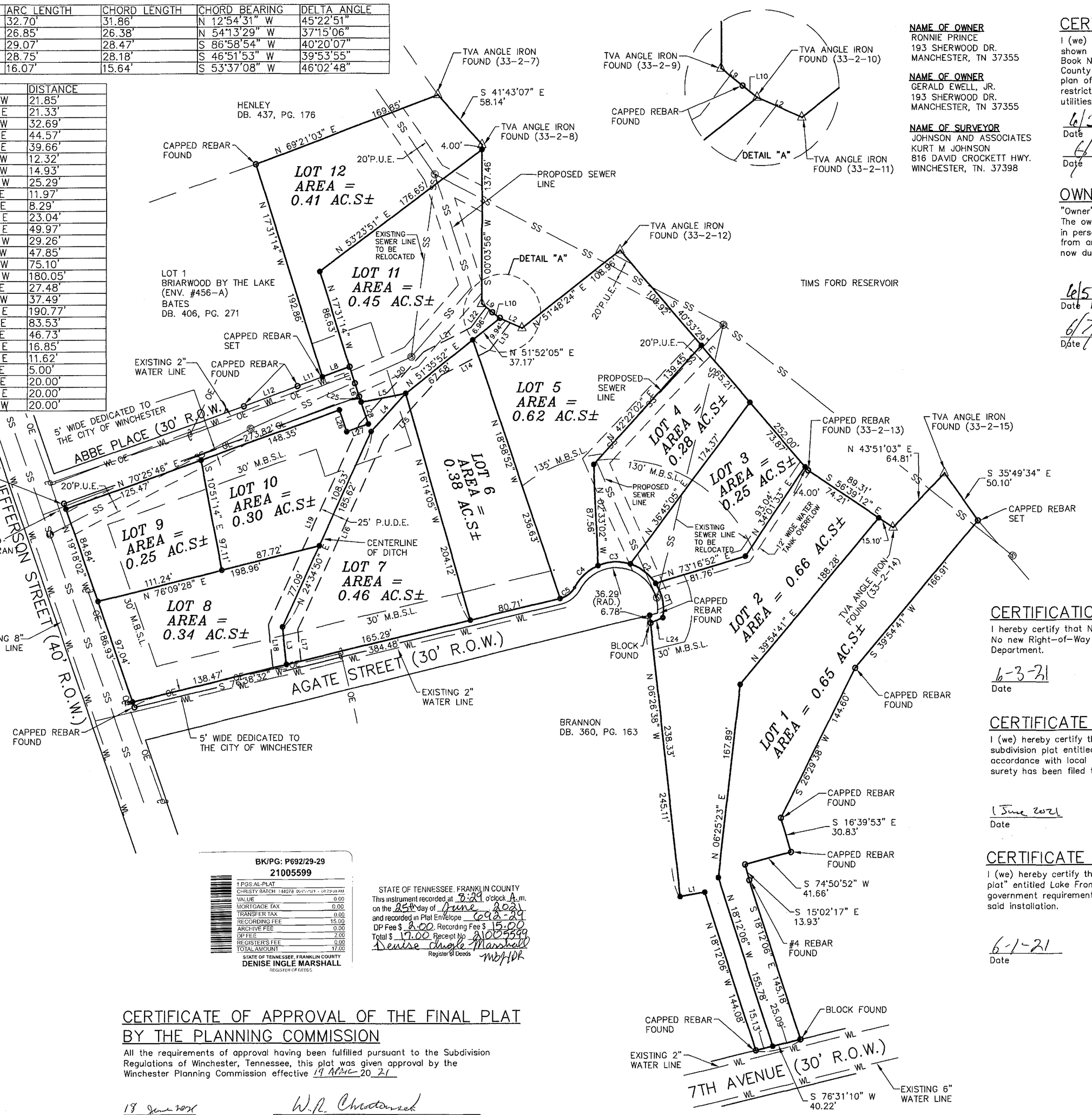
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	41.29'	32.70'	31.86'	N 12°54'31" W	45°22'51"
C2	41.29'	26.85'	26.38'	N 54°13'29" W	37°15'06"
C3	41.29'	29.07'	28.47'	S 86°58'54" W	40°20'07"
C4	41.29'	28.75'	28.18'	S 46°51'53" W	39°53'55"
C5	20.00'	16.07'	15.64'	S 53°37'08" W	46°02'48"

LINE	BEARING	DISTANCE
L1	S 79°56'01" W	21.85'
L2	S 66°26'32" E	21.33'
L3	N 06°15'10" W	32.69'
L4	N 42°28'14" E	44.57'
L5	N 79°07'10" E	39.66'
L6	N 18°25'01" W	12.32'
L7	N 18°21'27" W	14.93'
L8	S 70°25'46" W	25.29'
L9	S 51°26'41" E	11.97'
L10	S 51°20'36" E	8.29'
L11	N 69°34'53" E	23.04'
L12	N 69°34'48" E	49.97'
L13	S 37°00'20" W	29.26'
L14	S 62°51'18" W	47.85'
L15	S 41°57'39" W	75.10'
L16	S 24°34'50" W	180.05'
L17	S 06°15'10" E	27.48'
L18	N 06°15'10" W	37.49'
L19	N 24°34'50" E	190.77'
L20	N 41°57'39" E	83.53'
L21	N 62°51'18" E	46.73'
L22	N 37°00'20" E	16.85'
L24	N 67°45'35" E	11.62'
L25	S 19°34'14" E	5.00'
L26	S 18°23'04" E	20.00'
L27	N 70°25'46" E	20.00'
L28	N 18°23'04" W	20.00'



NAME OF OWNER
RONNIE PRINCE
193 SHERWOOD DR.
MANCHESTER, TN 37355

NAME OF OWNER
GERALD EWELL, JR.
193 SHERWOOD DR.
MANCHESTER, TN 37355

NAME OF SURVEYOR
JOHNSON AND ASSOCIATES
KURT M JOHNSON
816 DAVID CROCKETT HWY.
WINCHESTER, TN. 37398

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 Book Number 405, Page 333 Book Number 405, Page 335, Book Number 408, Page 1 and Book Number 429, Page 225 County Register'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 ways, utilities and other facilities have been made.

6/5/21 Date — owner's

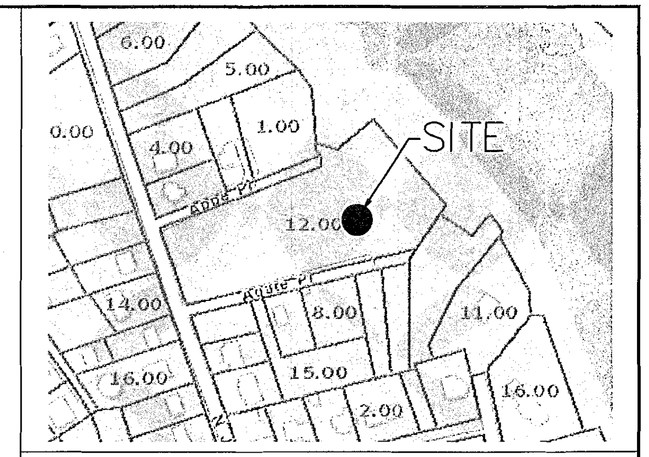
6/7/21 Date — owners

OWNER'S CERTIFICATION:

"Owner's Certification: State of Tennessee, County of Franklin"
The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey and that all state, city and county taxes or other assessments now due on this land have been paid.

6/5/21 Date — Owner

6/7/21 Date — Owner



VICINITY MAP

- #5 REBAR SET WITH A CAP STAMPED "JOHNSON ASSOC TN RLS #1632" REFERRED TO ON THIS DRAWING AS A 'CAPPED REBAR SET'
- o CORNER MONUMENT FOUND (TYPE AS NOTED)

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTES:

1. FRANKLIN COUNTY TAX MAP 65K (GROUP "A") PARCEL: 12.00, 1.00, 11.01 AND 10.00
2. THIS PROPERTY IS ZONED: (R-2)
3. SET BACK REQUIREMENTS: FRONT = 30 FEET; SIDE = 10 FEET; REAR = 15 FEET
4. THIS SUBDIVISION CONTAINS 5.07 ACRES ±
5. THIS SUBDIVISION CONTAINS 12 LOTS THE SMALLEST IS 0.24 ACRE ±
6. FIELD WORK FOR THIS SURVEY WAS PERFORMED WITH A COMBINATION OF TOPCON DUAL FREQUENCY GPS EQUIPMENT, A TOPCON 5 SECOND ELECTRONIC TOTAL STATION AND A SPECTRA PRECISION DATA COLLECTOR. THE TYPE OF SURVEY WAS "RTK" REAL TIME KINEMATIC USING TOPCON GPS EQUIPMENT WITH A "RPA" RELATIVE POSITIONAL ACCURACY OF (10mm + 1ppm x Distance = Horizontal) AND (15mm + 1ppm x Distance = Vertical).
7. ACCORDING TO RULE 0820-03-.06 (MAPS AND MAPPING) PARAGRAPH (5) OF THE STANDARDS OF PRACTICE, TENNESSEE LAND SURVEYOR'S LAWS AND REGULATIONS, HAVING AN EFFECTIVE DATE OF MARCH 17, 2011. "ELECTRONIC SURVEY DOCUMENTS" SUCH AS CAD FILES, PDF COPIES AND WORD PROCESSOR DOCUMENTS OR OTHER EMAILED OR DIGITALLY COPIED AND/OR DIGITALLY COPIED AND/OR OTHER ELECTRONICALLY FORWARD INFORMATION AND DOCUMENTS ARE CONSIDERED "PRELIMINARY" OR "DRAFT DOCUMENTS." ORIGINAL STAMPED AND SIGNED DOCUMENT IS ON FILE AT THIS SURVEYOR'S OFFICE
8. A 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT EXISTS ALONG ALL ROAD R.O.W. AND 5 FEET ON EACH SIDE OF ALL LOT LINES. UNLESS OTHERWISE NOTED.

FLOOD STATEMENT
BY SCALED DISTANCES ONLY THIS PROPERTY LIES WITHIN ZONE "X" (AREA OUTSIDE THE 500 YEAR FLOOD PLAIN) AS INDICATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47051C0153E, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 4, 2008.

STATE OF TENNESSEE
FRANKLIN COUNTY

I, KURT M. JOHNSON, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY TO THE BEST OF MY KNOWLEDGE, AND THAT IT EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY "1" SURVEY AND THAT THE UNADJUSTED RATIO OF PRECISION EXCEEDS 1:10,000 AS SHOWN HEREON.

NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE THIS PROPERTY IS SUBJECT TO ANY STATE OF FACTS, A CURRENT AND ACCURATE TITLE SEARCH WOULD DISCLOSE. THIS SURVEYOR RESERVES THE RIGHT TO AMEND OR REVISE THIS PLAT IF ANY ADDITIONAL LEGAL DOCUMENTS, RECORDED OR UNRECORDED ARE PRESENTED

THIS DRAWING IS NOT VALID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION

STATE PLANE

CERTIFICATION OF APPROVAL OF ROADS

I hereby certify that N Jefferson Street, Abbe Place and Agate Street are city streets. No new Right-of-Way has been established or accepted by the Winchester Public Works Department.

6-3-21 Date — Winchester Public Works Director.

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled Lake Front Village has/have been installed accordance with local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

1 June 2021 Date — Name, Title and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I (we) hereby certify that the water system(s) outlined or indicated on the "final subdivision plat" entitled Lake Front Village has/have been installed accordance with local and state government requirements, or a sufficient bond or surety has been filed to guarantee said installation.

6-1-21 Date — Name, Title and Agency or Authorized Approving Agent

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 City of Winchester, Tennessee Planning Commission or Board of Zoning Appeals" and that the monuments have been placed as shown hereon, to the specifications of the City of Winchester Planning Commission.

SURVEYOR — KURT M. MILLER JOHNSON — 6/24/21 DATE

CERTIFICATION OF APPROVAL OF THE FINAL PLAT BY THE PLANNING COMMISSION

All the requirements of approval having been fulfilled pursuant to the Subdivision Regulations of Winchester, Tennessee, this plat was given approval by the Winchester Planning Commission effective 19 April 20 21

19 June 2021 Date — W.R. Chesteen Secretary, Winchester Planning Commission

BK/PG: P692/29-29
21005599
1 PGS:AL-PLAT
CHRISTY BATCH: 146278 06/17/2021 - 04:29:49 AM
VALUE 0.00
MORTGAGE TAX 0.00
TRANSFER TAX 0.00
RECORDING FEE 15.00
ARCHIVE FEE 0.00
DP FEE 2.00
REGISTER'S FEE 0.00
TOTAL AMOUNT 17.00
STATE OF TENNESSEE, FRANKLIN COUNTY
DENISE INGLE MARSHALL
REGISTER OF DEEDS

STATE OF TENNESSEE, FRANKLIN COUNTY
This instrument recorded at 3:29 o'clock P.M. on the 25th day of June 2021 and recorded in Plat Envelope 692-29
DP Fee $ 2.00 Recording Fee $ 15.00
Total $ 17.00 Receipt No 21005599
Denise Ingle Marshall Register of Deeds MB/HDR

DEED REFERENCE:
RONNIE PRINCE AND GERALD EWELL, JR.
DB. 405, PG. 333
DB. 405, PG. 335
DB. 408, PG. 1
DB. 429, PG. 225

JOHNSON AND ASSOCIATES
REGISTERED LAND SURVEYORS
816 DAVID CROCKETT HWY.
WINCHESTER TENNESSEE 37398
TEL. (931)967-8889 OFFICE
EMAIL: kurt@johnsonlandsurveyors.com

CIVIL DISTRICT	FIRST	SCALE: 1" = 50'	DATE: 03/23/21
DEED REFERENCE	(SEE ABOVE)	DRAWN: MEB	SURVEYED: 03/19/21
REVISIONS		CHECKED: KMJ	JOB NO.: 21027
05/17/21	REVISED BOUNDARY LINE MEB	MAPCHECK:	

PRELIMINARY/FINAL PLAT
CERTIFIED TO
LAKE FRONT VILLAGE

SHEET
OF