



LOCATION MAP
N.T.S.

LOT 1
HAYNES DEVELOPMENT COMPANY
PLAT BOOK 10, PAGE 308
(NATIONWIDE HEALTH PROP. INC.,
8/19/178)

REGAL DRIVE

1.25 ACRES±

U.S. 251 NORTH (MEMORIAL BOULEVARD)

LOT 6
REGENCY ESTATES
PLAT BOOK 10,
PAGE 138
ZONED: RS-15

FAMILY WORKSHOP CENTER
REC.BK.1166/0649
ZONED: RS-15

LEGEND

- # Power Pole
- o- Existing Fire Hydrant
- #- Existing Water Line
- s- Existing Sanitary Sewer Line
- o- Existing Manhole
- ~~ Existing Contours
- ms Existing Spot Elevations

NOTES:
1. IN TENNESSEE, IT IS A REQUIREMENT FOR THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS. NO LESS THAN THREE HOURS BEFORE THE STARTING DATE 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 1-800-361-1111.
2. UNDERGROUND UTILITIES SHOWN WERE LOCATED USING AVAILABLE ABOVE-GROUND EVIDENCE, AND ALSO FROM INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THE EXISTENCE OR NON-EXISTENCE OF THE UTILITIES SHOWN AND ANY OTHER UTILITIES WERE AND BE PRESENT ON THIS SITE OR ADJACENT TIES SHOULD BE CONFIRMED WITH THE UTILITY OWNER PRIOR TO COMMENCING ANY WORK.

ZONING: CH
FRONT SETBACK: 12'
SIDE SETBACK: 15' NOTE
REAR SETBACK: 20'

SIDE SETBACK NOTE:
THE MINIMUM SIDE YARD SHALL APPLY ONLY IF THE PROPERTY ADJUTS OR IS ADJACENT TO PROPERTY ZONED OR USED FOR RESIDENTIAL PURPOSES OR THE RESIDENTIAL PORTION OF AN APPROVED PLANNED DEVELOPMENT. OTHERWISE, NO SIDE YARD IS REQUIRED.



TOTAL ACREAGE: 1.25 ACRES±

LEGEND FOR INCREMENTS
PS O IRON PIN SET
PP O IRON PIN PAUL
R RAILROAD SPOKE
F FENCE
S SURVEY POINT
O NAIL
C CONC. BARRIER PIN

OWNER: WILLIAM ROWLAND & JASON ROWLAND
ADDRESS: P.O. BOX 330799
MEMPHIS, TN 37133-0799
TAX MAP: 69E, "A" PARCEL: 51

FLOOD MAP PANEL: 470168 0145 J ZONE: X
FLOOD MAP DATED: MAY 3, 2023
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

CERTIFICATE OF ACCURACY - I hereby certify that this is a correct and true copy of the original survey as shown on the ground.



BOUNDARY & TOPOGRAPHIC SURVEY

ROWLAND PROPERTY
3177 MEMORIAL BLVD.

13TH CIVIL DISTRICT - RUTHERFORD COUNTY - TN.

DATE: NOVEMBER 2024 SCALE: 1"=30' SH: 1 OF 1