



LOT 1 = 0.58 ACRES  
= 25109.9 S.F.  
LOT 2 = 12.02 ACRES  
= 523377.8 S.F.  
LOT 3 = 0.65 ACRES  
= 28329.1 S.F.  
TOTAL AREA = 13.24 ACRES  
= 576,816.8 S.F.

- GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS.
  2. PROPERTIES ZONED RS10, AND ARE WITHIN THE AIRPORT OVERLAY DISTRICT.
  3. THIS SURVEYOR DID NOT PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.
  4. PARCEL NUMBERS SHOWN THUS (001) PERTAIN TO PROPERTY MAP NUMBER 995-09. PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
  5. PROPERTY OWNER: PARCELS 45 & 47:  
TENNESSEE ENTERPRISES, INC.  
PO BOX 682386  
FRANKLIN, TN 37068
  6. BEARINGS SHOWN ON THIS WORK ARE BASED ON GPS OBSERVATION UTILIZING THE TDOT REFERENCE NETWORK (VIRTUAL REFERENCE STATION). HORIZONTAL DATUM IS RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (CORRS 96), EPOCH 2002. ALL DISTANCE VALUES ARE GROUND DISTANCES.
  7. A PORTION OF THE PROPERTY SHOWN IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0262 H AND 47037C0264 H. EFFECTIVE DATE: APRIL 5, 2017.
  8. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEEDS & PLAT DESCRIPTIONS REFERENCED HEREON. NO TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR AT THE TIME OF SURVEY. THIS SURVEY IS SUBJECT TO SUCH FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
  9. PROPERTY CORNERS SHOWN THUS ● ARE MARKED BY IRON RODS.
  10. A PUBLIC UTILITY & DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS OR UNLESS NOTED OTHERWISE SHALL HEREBY BE MADE A PART OF THIS RECORDING. WHERE CORNER BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED TO THE BUILDING ENVELOPE THEN BACK TO ORIGINAL DEPTH.
  11. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
  12. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
  13. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
  14. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
  15. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  16. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
  17. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH STORM WATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.
  18. THE BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
  19. WHEN A BOUNDARY LINE IS SHIFTED BETWEEN TWO PARCELS/LOTS, THE OWNER MUST ALSO RECORD A NEW DEED REFLECTING THE NEW LOT LINES; OTHERWISE THE TAX ASSESSOR WILL SHOW 'DUAL OWNERSHIP' ON EACH LOT, AS PLATS CANNOT CHANGE OWNERSHIP.
  20. BASE FLOOD ELEVATION IS APPROXIMATELY 420 FEET. MINIMUM FINISHED FLOOR ELEVATIONS FOR FUTURE CONSTRUCTION SHALL BE 4 FEET ABOVE THE ESTABLISHED BASE FLOOD ELEVATION.
  21. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
  22. WATER AND SANITARY SEWER CAPACITY MUST BE RESERVED FOR LOT 2 PRIOR TO ANY BUILDING PERMITS.

LEGEND

C.M.(F)	CONCRETE MONUMENT (FOUND)	E.M. □
I.P.(F)	IRON PIPE (FOUND)	P.P. ○
I.R.(F)	IRON ROD (FOUND)	C.O. ○
I.R.(S)	IRON ROD (SET)	M.H. ○
ELECTRIC METER		A.D. □
POWER POLE		W.M. □
CLEAN OUT		W.V. □
SANITARY MANHOLE		F.H. □
INLET		G.V. ○
WATER METER		G.M. □
WATER VALVE		
FIRE HYDRANT		
GAS VALVE		
GAS METER		
LOT NUMBER		
PARCEL NUMBER		
DRAINAGE DITCH		
PROPERTY LINE		
FENCE LINE		
OVERHEAD UTILITIES		
WATER LINE		
SANITARY LINE		
GAS LINE		
CONCRETE		

CERTIFICATE OF OWNERSHIP

I hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Instrument in WD/QC 20050927-0115918 and 20060906-0109813, Davidson County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, easements and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

Name: *Jane Joseph* Date: *10/24/2019*  
 JANE JOSEPH, PRESIDENT  
 TENNESSEE ENTERPRISES, INC.  
 Map 95-9, Parcel 45 & 47

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "A" survey having an unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles adjacent to a street unless otherwise indicated.

CHRIS OSBORN LYLE GIBBY  
 REGISTERED SURVEYOR  
 TENNESSEE NO. 260  
 10/24/19

Name: \_\_\_\_\_ Date: *October 24, 2019*

COMMISSION APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

Secretary: *Whit Zev* Date: *10-31-19*

RECORDING NUMBER

Karen Johnson Davidson County  
 Batch# 309241 PLAT-PLAN  
 10/31/2019 12:23:30 PM 2 pgs  
 Fees: \$20.00 Taxes: \$0.00  
 20191031-0112070

SUBDIVISION NUMBER 2019S-165-001

**Final Plat**  
 RESUBDIVISION OF A PORTION OF W.E. QUIN, JR.'S LEBANON ROAD SUBDIVISION

Being parcels 45 & 47, Tennessee Enterprises, Inc. property as of record in 20050927-0115918 and 20060906-0109813, in the register's office for Davidson County, Tennessee.

Nashville, Davidson County, Tennessee  
 Council District 15, Council Person: Jeff Syracuse

Linear Feet New Street = 0 L.F.	Total Area = 13.24 Acres = 576,816.8 S.F.
Owner/Developer: Tennessee Enterprises, Inc. PO Box 682386 Franklin, TN 37068	Rev.: 1. August 16, 2019 2. October 24, 2019 Date: July 26, 2019

**Dale & Associates**  
 516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166

Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture  
 Surveying

Project # 19063 Sheet 1 of 1

I, Robert Leeman, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signed and sworn to this 11 day of October, 2016

Robert Leeman

Signature

State of TN

County of Davidson

Personally appeared to me, Kelly Adams, a notary public for this county and state, ROBERT LEEMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal office in Nashville, TN, this 11 day of October, 2016

Kelly Adams

Notary's signature

MY COMMISSION EXPIRES: September 7, 2020

Notary's seal (if on paper)

