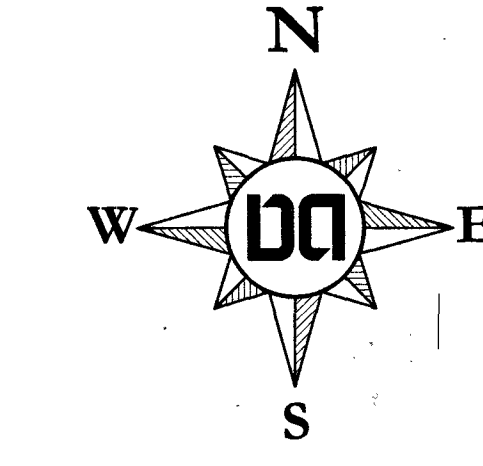
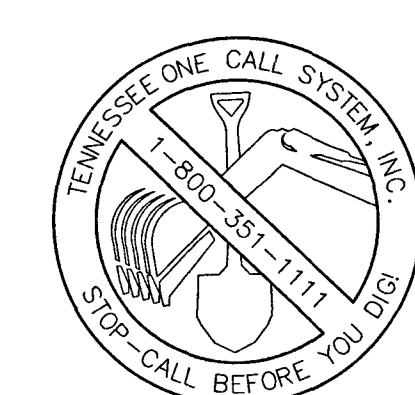
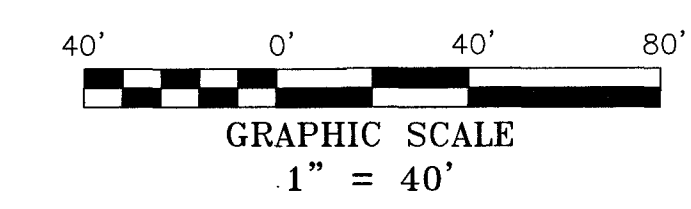
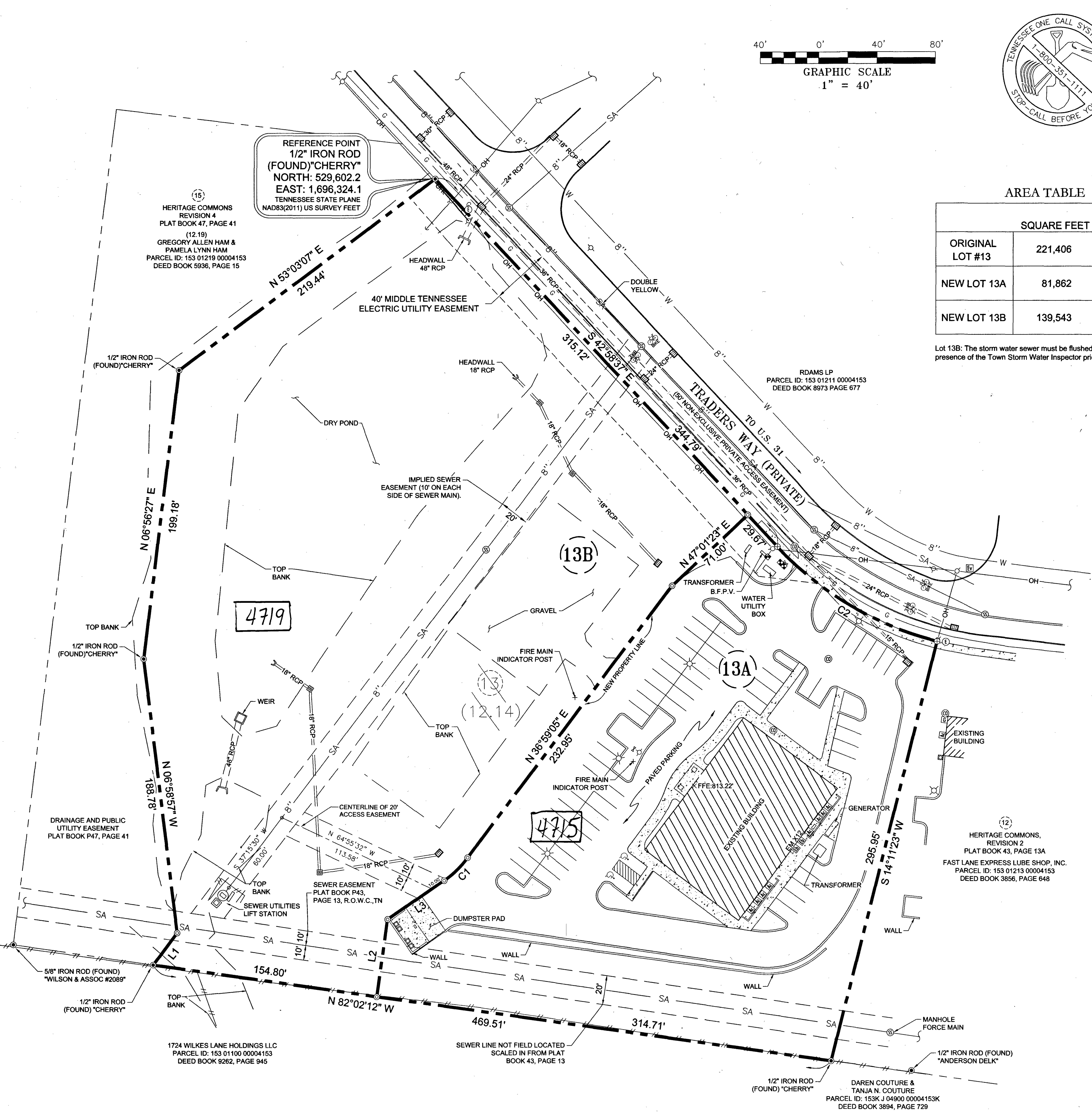


- GENERAL NOTES**
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 13 OF THE HERITAGE COMMONS REVISION 4 INTO TWO LOTS.
  - PROPERTY ADDRESS: 4715 TRADER'S WAY  
THOMPSONS STATION, TN 37179
  - PROPERTY OWNER: TRADER'S WAY LLC  
1011 REAMS FLEMING BLVD  
FRANKLIN, TN 37064
  - BEING ALL OF PARCEL ID: 153 01214 00004153 OF RECORD IN DEED BOOK 8147, PAGE 31 IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
  - THE SURVEYED PROPERTY IS CONTIGUOUS WITH, AND HAS DIRECT ACCESS TO, TRADER'S WAY, A PRIVATE ACCESS EASEMENT AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 43, PAGE 13, R.O.W.C., TN.
  - THIS SURVEY MEETS THE REQUIREMENTS OF A CATEGORY I SURVEY (URBAN SUBDIVISION) AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-S-07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
  - THE PROPERTY SHOWN HEREON IS IN THE TOWN OF THOMPSON'S STATION ZONING JURISDICTION. CURRENTLY ZONED "CC" COMMUNITY COMMERCIAL DISTRICT, PER THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE, EFFECTIVE 7-1-2024. FRONT SETBACK = 10', SIDE SETBACK = 8', REAR SETBACK = 15'.
  - ONLY THOSE DRAINS, DRIVEWAYS, EASEMENTS, RIGHTS-OF-WAY, ROADS, STREETS, UTILITIES, WATER COURSES, ETC. WHICH WERE OBVIOUS AND APPARENT AT THE TIME OF THE FIELD SURVEY ARE SHOWN, AND THE SURVEYED PROPERTY MAY BE BURDENED OR BENEFITED BY OTHERS NOT SHOWN.
  - ALL UNDERGROUND UTILITY LINES SHOWN ARE BASED ON OBVIOUS AND APPARENT SURFACE INDICATIONS, MARKINGS BY OTHERS, OR UTILITY PLANS MADE AVAILABLE TO THE SURVEYOR PRIOR TO THE FIELD SURVEY.
  - THE DEVELOPMENT OF LOT 13B MUST BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL NOT IMPEDE THE CURRENT STORM DRAINAGE FLOW ACROSS LOT 13A FROM REACHING THE EXISTING DETENTION BASIN LYING WITHIN THE BOUNDS OF LOT 13B, AS SHOWN HEREON, AND IN A MANNER THAT WILL NOT INCREASE DESIGN STORM RUNOFF TO A LEVEL WHICH OVERBURDENS THE EXISTING DETENTION BASIN.
  - ACCESS WAYS, DRIVEWAYS, AND PARKING AREAS OF THE DEVELOPED LOTS, 13A AND 13B, AS SHOWN HEREON, ARE SUBJECT TO NON-EXCLUSIVE, RECIPROCAL EASEMENT RIGHTS OF USE FOR INGRESS, EGRESS, AND PARKING.
  - THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY, AND THE EXACT LOCATIONS MUST BE DETERMINED IN THE FIELD BY CONTACTING THE UTILITY COMPANIES/COOPERATIVES/OWNERS PRIOR TO ANY EXCAVATION. NOTIFICATION BY CALLING TENNESSEE ONE CALL SYSTEM, INC., AT 1-800-351-1111 IS REQUIRED BY TCA 65-31-106.
  - ENVIRONMENTAL AND SUBSURFACE CONDITIONS ARE BEYOND THE SCOPE OF THIS SURVEY.
  - ONLY THOSE DOCUMENTS WHICH ARE SPECIFICALLY NOTED AND REFERENCED ON THIS PLAT OF SURVEY WERE DISCOVERED OR PROVIDED TO THE SURVEYOR. OTHER DOCUMENTS, OF RECORD OR UNRECORDED, MAY EXIST THAT COULD BURDEN OR BENEFIT THE PROPERTY AND/OR MODIFY FINAL BOUNDARY LOCATIONS.
  - THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION OF CERTIFICATE IS MADE TO THE CLIENT AND OTHER, IF ANY, SPECIFICALLY NAMED PARTIES WHICH ARE CLEARLY IDENTIFIED HEREON AND IS NOT TRANSFERABLE TO ADDITIONAL PARTIES, INSTITUTIONS, OR SUBSEQUENT OWNERS OF THE PROPERTY.
  - DOCUMENT RESEARCH BY THE SURVEYOR IS LIMITED TO DEEDS AND PLATS REFERENCED AT THE PROPERTY ASSESSOR'S OFFICE AND/OR THE RECORD DOCUMENTS REFERENCED IN THE TITLE COMMITMENT, IF PROVIDED.
  - NO ABSTRACT OF TITLE, COMMITMENT FOR TITLE INSURANCE, OR TITLE REPORT HAS BEEN PROVIDED TO THE SURVEYOR AND THE SURVEYED PROPERTY REMAINS SUBJECT TO THE FINDINGS OR RESULTS OF ANY SUCH SERVICE IF DISCOVERED OR PROVIDED IN THE FUTURE REGARDLESS OF DATE.
  - BASED ON MAP SCALING AND PLOTTING OF AVAILABLE FLOOD INSURANCE RATE MAPS AND/OR GIS DATA, THE SURVEYED PROPERTY IS LYING WITHIN ZONE, AS SHOWN
    - MAP NUMBER: 47187C0345F
    - EFFECTIVE DATE: SEPTEMBER 29TH, 2006
  - THE NAMES, REFERENCES, AND BOUNDARY LINES OF ADJOINING PARCELS ARE BASED ON INFORMATION AVAILABLE AT THE PROPERTY ASSESSOR'S OFFICE AND SHOULD NOT BE RELIED UPON AS DEFINITIVE.



**AREA TABLE**

	SQUARE FEET	ACRES
ORIGINAL LOT #13	221,406	5.083
NEW LOT 13A	81,862	1.879
NEW LOT 13B	139,543	3.203

Lot 13B: The storm water sewer must be flushed and camered in the presence of the Town Storm Water Inspector prior to any connections.

P84197

02/05/2025 - 03:25:00 PM  
25003468

1 PGS.-PLAT	15.00
BATCH: 1026622	
PLAT BOOK: P84	
PAGE: 97	
REC FEE	2.00
DP FEE	2.00
TOTAL	17.00

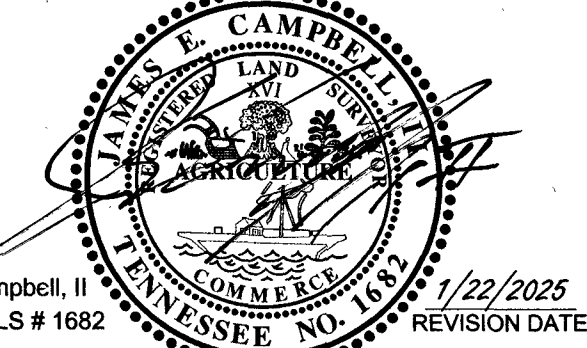
STATE OF TENNESSEE, WILLIAMSON CO  
SHERRY ANDERSON

**LEGAL REFERENCES USED FOR THIS SURVEY**

- MAP / PLAT REFERENCES:**
- "FINAL SUBDIVISION PLAT HERITAGE COMMONS REVISION 2" DATED NOVEMBER 15, 2005, OF RECORD IN PLAT BOOK 43, PAGE 13 OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
  - "FINAL SUBDIVISION PLAT HERITAGE COMMONS REVISION 4" DATED APRIL 17, 2007, OF RECORD IN PLAT BOOK 47, PAGE 41 OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- DEED REFERENCES:**
- SPECIAL WARRANTY DEED - DEED BOOK 6147, PAGE 31 - TRADER'S WAY, LLC - LOT 13, HERITAGE COMMONS REVISION 2, PLAT BOOK 43, PAGE 13 - PARCEL ID: 153 01214 00004153 - SUBJECT PROPERTY.
  - WARRANTY DEED - DEED BOOK 5936, PAGE 15 - GREGORY ALLEN HAM & PAMELA LYNN HAM - LOT 15, HERITAGE COMMONS REVISION 4, PLAT BOOK 47, PAGE 41B - PARCEL ID: 153 01219 00004153 - ADJOINING PROPERTY.
  - WARRANTY DEED - DEED BOOK 3856, PAGE 648 - FAST LANE EXPRESS LUBE SHOP, INC. - LOT 12, HERITAGE COMMONS REVISION 2, PLAT BOOK 43, PAGE 13A - PARCEL ID: 153 01213 00004153 - ADJOINING PROPERTY.
  - SPECIAL WARRANTY DEED - DEED BOOK 9262, PAGE 945 - 1724 WILKES LANE HOLDINGS LLC - PARCEL ID: 153 01100 00004153 - ADJOINING PROPERTY.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE LAND DEVELOPMENT ORDINANCE AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY I SURVEY AND THE RATION OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 : 10,000 AS SHOWN HEREON.



**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 DEED BOOK 8147, PAGE 31, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE. I (WE) DO FURTHER CERTIFY THAT THE RECORDING OF THIS PLAT IS AN IRREVOCABLE OFFER OF DEDICATION TO THE TOWN (OR APPLICABLE UTILITY), SUBJECT TO THE TOWN'S APPROVAL AND ACCEPTANCE PER THE TOWN'S LAND DEVELOPMENT ORDINANCE, FOR ALL PUBLIC STREETS, UTILITIES, AND OTHER PUBLIC IMPROVEMENTS. M

Winston Cruze Vice President  
 PRINTED NAME TITLE  
 SIGNATURE  
 DATE 1.31.25

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE WITH THE EXCEPTION OF SUCH APPROVED DEVIATIONS, 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.

2/3/25  
 DATE SECRETARY, PLANNING COMMISSION

**CERTIFICATE FOR ADDRESSES**

I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY WILLIAMSON COUNTY E-911.

1/3/25  
 DATE WILLIAMSON COUNTY E-911 DEPARTMENT - TITLE

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS AGENCY.

1/3/25  
 DATE DEPARTMENT, TITLE

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN EITHER INSTALLED IN CONFORMANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SURETY BOND HAS BEEN POSTED WITH THE TOWN TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. UPON INFORMATION AND REVIEW, THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

**WATER SYSTEMS:**  
 DATE 1/24/25  
 NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT

**SEWER SYSTEMS:**  
 DATE 2/3/25  
 TOWN ENGINEER OR NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT

**CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION.**

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

1-24-25  
 DATE NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATOR BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

**Minor Subdivision Plat  
4715 Traders Way**

Resubdivision of Lot 13 of  
Heritage Commons Revision 4  
 Being Parcel 12.14 on Tax Map 153  
 Thompson's Station, Williamson County, Tennessee

Total Area = 5.083 Acres = 221,406 S.F.
Owner/Developer: TRADER'S WAY, LLC 1011 REAMS FLEMING BLVD FRANKLIN, TN 37064
Date: January 6th, 2025

**Dale & Associates**  
 516 Heather Place  
 Nashville, Tennessee 37204  
 (615) 297-5166  
 Consulting Civil Engineering  
 Land Planning & Zoning  
 Landscape Architecture  
 Surveying  
 Project # 24097 Sheet 1 of 1

**LEGEND**

○ = 5/8" IRON ROD (SET) "DALE & ASSOCIATES"	⊕ = FIRE HYDRANT	-RCP- = REINFORCED CONCRETE PIPE "DRAINAGE STRUCTURE"
⊙ = IRON ROD (FOUND)	⊕ = WATER VALVE	- - - = FENCE
⊕ = MAG NAIL SET W/ WASHER "DALE & ASSOCIATES"	⊕ = WATER METER	-OH- = OVERHEAD UTILITY LINE
⊕ = UTILITY POLE	⊕ = CURB INLET	-SA- = SANITARY SEWER LINE
⊕ = LIGHT POLE	⊕ = AREA DRAIN	-W- = WATER LINE
⊕ = GUY WIRE	⊕ = CLEAN OUT	
⊕ = ELECTRIC METER	⊕ = BOLLARD	⊕ = HEADWALL
⊕ = ELECTRIC VAULT	⊕ = AIR CONDITIONING UNIT	⊕ = SANITARY SEWER MANHOLE

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 36°56'20" E	27.40'
L2	N 07°57'48" E	53.60'
L3	N 55°26'16" E	47.06'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	22.54'	22.45'	N 46°12'41" E	18°27'11"
C2	225.00'	129.00'	127.24'	S 59°24'06" E	32°50'58"