

VICINITY MAP: NOT TO SCALE

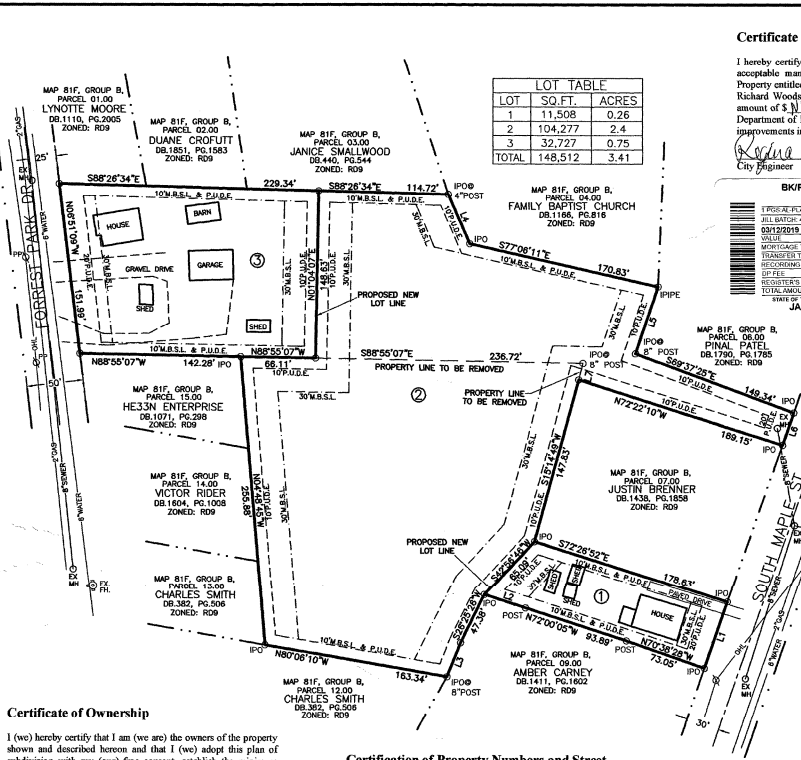
**NOTES:**

- The purpose of this survey is to subdivide a portion of Parcel 8.00 & 16.00 of Map 81F, Group B (shown as lots 1 & 2 hereto) and create an additional lot (shown as lot 2 hereto).
- All properties shown are Zoned R9D. Property address is: 1260 S. Maple St. & 705 Forest Park Dr. Lebanon TN 37087.
- Bearings for this survey were obtained from: TN State Plane (NAD 83). Field work for this survey performed Oct, 2018.
- Building Setbacks:** Front-30', Rear-30', Side-1-2 story-10', 3 story-15'.
- All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
- The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appearances at the site, public records, and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
- Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
- Federal Flood Note:** This property is NOT in an area designated as a special flood hazard area as graphically indicated on NFIP Map No. 47188C0191D, Effective Date: 02-20-2008.
- This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
- Drainage easements outside of designated right-of-ways are not the responsibility of the City of Lebanon or Wilson County.
- This map may not be altered without consent of this surveyor.
- To insure appropriately designed and installed drainage systems within this subdivision development, structures to be erected on the lots proposed within this subdivision shall be constructed with positive drainage, draining away from the exterior of the structure, at the following minimum threshold: 5% for a minimum distance of 10 feet from the perimeter of the structure.
- The lots may have been disturbed by grading operations performed during or before development of this subdivision; the builder and/or owner should investigate the current soil conditions and consult with others to assure that a conventional footing will be adequate.
- It is the responsibility of each lot owner or builder to grade each lot so that the lots will drain the surface water, without ponding on the lot or underneath the buildings, to the drainage system designed by the subdivision engineer.

**Certificate of the Approval of Water System**

I hereby certify: (1) that the water system outlined or indicated hereon has been installed in accordance with current state and/or local government requirements or (2) that a letter of credit in the amount of \$ Nil has been placed with the City of Lebanon to assure completion of all required water improvements in case of default.

Name & Title: Rebecca Sutton City Engineer Date: 3-7-19



LOT	SQ. FT.	ACRES
1	11,500	0.26
2	104,277	2.4
3	32,727	0.75
TOTAL	148,512	3.41

**Certificate of the Approval of Streets**

I hereby certify: (1) that public streets have been installed in an acceptable manner and according to City specification on the Property entitled: Final Plat of a Portion of the Mary Ruth Gray & Richard Woodson Property or, (2) that a Letter of Credit in the amount of \$ Nil has been posted with the City of Lebanon Department of Public Works to assure completion of all required improvements in case of default.

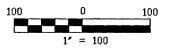
Name & Title: Rebecca Sutton City Engineer Date: 3-7-19

BK/PG: P291664-664  
19665970

1	POSTAGE & FEES	0.00
1	BILL BATCH: 416936	0.00
1	03/12/2019 - 10:23 AM	0.00
1	MORTGAGE TAX	0.00
1	TRANSFER TAX	0.00
1	RECORDING FEE	15.00
1	OFFER	2.00
1	RECORDING FEE	0.00
1	TOTAL AMOUNT	17.00



SOURCE OF NORTH TN STATE PLANE (NAD83)



**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 Lebanon, Tennessee Regional Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.

Name & Title: Brian Ward Keith TN RLS# 2459  
Office Phone: 615-443-7796  
1012 Sparta Pike  
Lebanon, TN 37087

Signature: [Signature] Date: 3/4/19



**Certificate of Ownership**

I (we) hereby certify that I am (we are) the owners 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 and private use as noted, along with all necessary easements for the construction of cut and fill slopes, out and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

Owner: Parcel 16.00 Date: 3/4/19 Print: Richard Woodson  
Signature: [Signature]  
Owner: Parcel 8.00 Date: 3-4-19 Print: Mary P. Gray  
Signature: [Signature]

**Certification of Property Numbers and Street Names**

I hereby certify that the property numbers assigned herein conform to Wilson County Emergency Communications District (E-911) policies and the street name(s) conform to the Inter-local Agreement for non duplication.

Signature: [Signature] Date: 3-4-19  
Wilson County Emergency Communications E-911 District Official

**Certificate for Approval of Recording**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Lebanon, Tennessee, except for variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of County Register.

Signature: [Signature] Date: 3-7-19  
Secretary, Planning Commission

This Plat is VOID unless recorded by 2-26-22

**PROPERTY INFORMATION:**

OWNER: MARY RUTH GRAY ADDRESS: 1260 S. MAPLE ST. LEBANON TN 37087	OWNER: RICHARD WOODSON ADDRESS: 705 FOREST PARK DR. LEBANON TN 37087
MAP 81F, GROUP B, PARCEL 8.00 DEED BOOK 144, PAGE 719	MAP 81F, GROUP B, PARCEL 16.00 DEED BOOK 109, PAGE 136
REGISTRAR'S OFFICE OF WILSON COUNTY TENNESSEE	REGISTRAR'S OFFICE OF WILSON COUNTY TENNESSEE

**K&A Land Surveying**  
1012 Sparta Pike Lebanon TN, 37087  
Office Phone- 615-443-7796

FINAL PLAT OF THE  
**MARY RUTH GRAY & RICHARD WOODSON**  
**PROPERTY**  
MAP 81F, GROUP B, PARCELS 8.00 & 16.00  
10<sup>TH</sup> CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE

DATE: DECEMBER 19, 2018 JOB # 18-1219-3052

REVISION DATE: 2-21-2019 PLANNING COMM. REVISION DATE: 3-04-2019 PLANNING COMM.