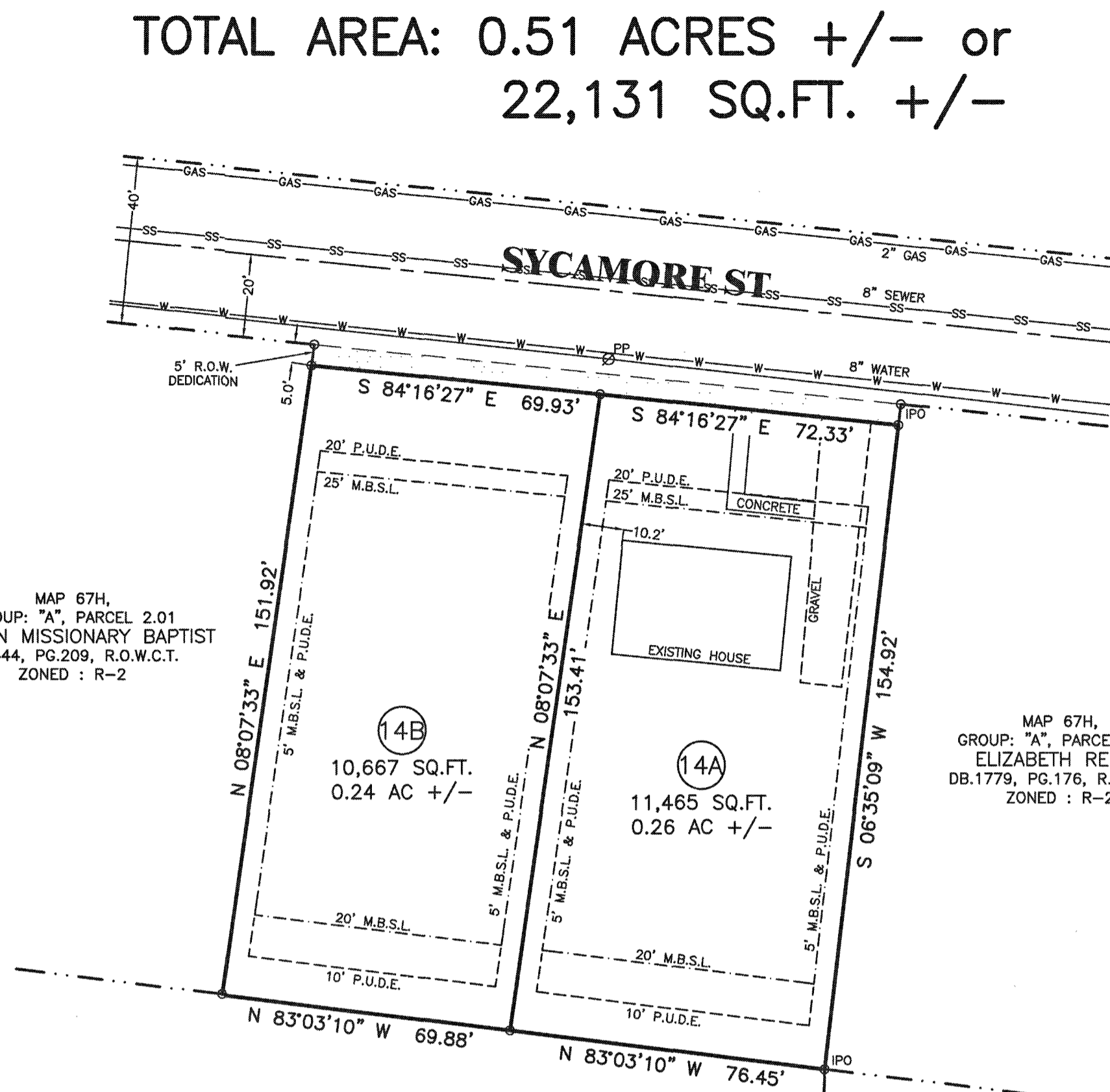


VICINITY MAP : NOT TO SCALE

NOTES:

- The purpose of this survey is to subdivide Parcel 3.00, Group: "A", of Map 67H into 2 Buildable Lots.
- This property is **Zoned R-2**. Property address is: 314 Sycamore St, Lebanon, TN 37087.
- Bearings for this survey were obtained from: TN State Plane Coordinates.
- Building Setbacks:** Front setback is 25'. Rear setback is 20'. Side setback for 1 or 2 stories 5', 3 stories is 10'.
- 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 appurtenances at the site, public records, and 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. **47189 C 0183 E**, Effective Date: **04-25-2024**.
- 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 natural/existing drainage system, or as otherwise designed by the subdivision engineer.
- Any single-family or two-family development on lots contained within this plat are subject to the development standards established in City of Lebanon Ordinances 23-6725 & 23-6726.

MAP 67H,
GROUP: "A", PARCEL 2.01
MT ZION MISSIONARY BAPTIST
DB.444, PG.209, R.O.W.C.T.
ZONED : R-2



MAP 67H,
GROUP: "A", PARCEL 4.00
ELIZABETH REESE
DB.1779, PG.176, R.O.W.C.T.
ZONED : R-2

MAP 67H,
GROUP: "A", PARCEL 41.00
WILSON COUNTY CIVIC LEAGUE
DB.431, PG.917, R.O.W.C.T.
ZONED : R-2

MAP 67H,
GROUP: "A", PARCEL 40.00
DAVID MCGILL
DB.879, PG.446, R.O.W.C.T.
ZONED : R-2

Certificate of Approval for 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 Registrar.

[Signature] 9/26/2024
Secretary, Planning Commission Date

This Plat is VOID unless recorded by 7/1/2027

Certificate of Approval of Streets

I hereby certify:
(1) that public streets have been installed in an acceptable manner and according to City of Lebanon specifications in the subdivision entitled: _____ or (2) that a Letter of Credit in the amount of \$ N/A has been posted with the City of Lebanon Department of Public Works to assure completion of all required improvements in case of default.

[Signature] 9/23/24
City Engineer Date

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]
Wilson County Emergency Communications
E-911 District Official
7/15/2024
Date

Certificate of Approval of Water Systems

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 \$ N/A has been placed with the City of Lebanon to assure completion of all required water improvements in case of default.

[Signature] 9-20-24
Name & Title Date

Certificate of the Approval of Sewer System

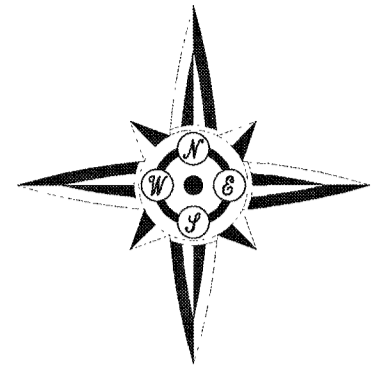
I hereby certify: (1) that the sewer system outlined or indicated hereon has been installed in accordance with current state and/or local government requirements or (2) that a letter of credit in the amount of \$ N/A has been placed with the City of Lebanon to assure completion of all required sewer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

[Signature] 9-20-24
Name and Title Date

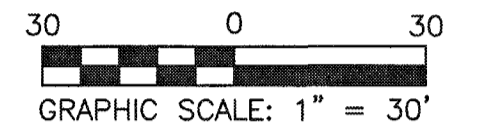
Certificate of Ownership

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 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, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.

(Print) *[Signature]* Date 7-12-24
Signature *[Signature]*



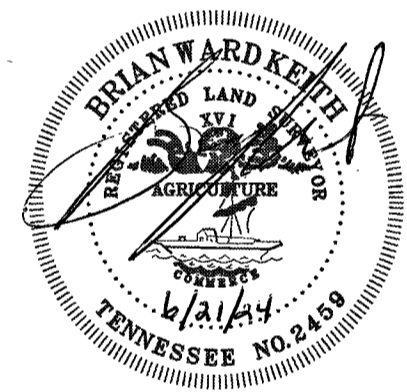
SOURCE OF NORTH TN STATE PLANE (NAD 83)



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 Lebanon, Tennessee, Municipal-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.

[Signature] 6/21/24
Date
Brian Ward Keith, TN RLS# 2459
bkeith@kalandsurvey.com
Office Phone 615.443.7796
1012 Sparta Pike
Lebanon, TN 37087



BK/PG: P31/962-962	
24144672	
TPGS-AL-PLAT	
JILL BATCH: 566413	
10/01/2024 - 02:21 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00
STATE OF TENNESSEE, WILSON COUNTY	
JACKIE MURPHY	
REGISTER OF DEEDS	

OWNER INFORMATION:

OWNER: INVEST, LLC
ADDRESS: 111 E. MAIN ST
LEBANON, TN 37087
615-585-5453 taylorv.cre@gmail.com
MAP 67H, GROUP: "A", PARCEL 3.00
DEED BOOK 2300, PAGE 633
REGISTER'S OFFICE OF
WILSON COUNTY TENNESSEE

K&A Land Surveying

1012 Sparta Pike, Lebanon TN, 37087
Office Phone- 615-443-7796

SUBDIVISION OF LOT 14 OF THE
DEBORAH DOCKINS PROPERTY
MAP 67H, GROUP: "A", PARCEL 3.00
10th CIVIL DISTRICT of WILSON COUNTY, TENNESSEE

DATE: MARCH 11, 2024 JOB # 23-1003-4936

REVISION DATE	LEBANON COMMENTS, 05-01-24	REVISION DATE	
REVISION DATE	LEBANON COMMENTS, 06-21-24	REVISION DATE	