

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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 THE PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY FILL RAMPS, INLET & OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT OF WAY LIMITS OF THE ROAD.

DATE 10/13/21 OWNER [Signature]  
DATE 10/19/21 OWNER [Signature]

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE & CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF LEBANON PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

DATE 10-19-2021 SURVEYOR Paul B. Crockett

**CERTIFICATE OF 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 \$ 0.00 HAS BEEN PLACED WITH THE CITY OF LEBANON PUBLIC WORKS DEPARTMENT TO ASSURE COMPLETION OF ALL REQUIRED SEWER IMPROVEMENTS IN CASE OF DEFAULT.

DATE 10/20/21 NAME & TITLE Regina Santana, Corp. Sec. PR.

**CERTIFICATE OF 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 \$ 0.00 HAS BEEN PLACED WITH THE CITY OF LEBANON TO ASSURE COMPLETION OF ALL REQUIRED WATER IMPROVEMENTS IN CASE OF DEFAULT.

DATE 10/20/21 NAME & TITLE Regina Santana, Corp. Sec. PR.

**CERTIFICATE OF APPROVAL OF PUBLIC STREETS**

I HEREBY CERTIFY (1) THAT THE PUBLIC STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED: RESUBDIVISION OF TRACT 1E OF THE DEWEY FITE PROPERTY, (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ 0.00 HAS BEEN POSTED WITH THE CITY OF LEBANON DEPARTMENT OF PUBLIC WORKS TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 10/20/21 NAME & TITLE Regina Santana, Corp. Sec. PR.

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF 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 THE COUNTY REGISTRAR.

DATE 10/25/2021 [Signature] SECRETARY, PLANNING COMMISSION

PLAT VOID IF NOT RECORDED BY: 10/25/2024 DATE

**CERTIFICATE OF PROPERTY NUMBERS AND STREET NAMES**

I HEREBY CERTIFY THAT THE PROPERTY NUMBERS ASSIGNED HEREIN CONFORM TO WILSON COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) POLICES

[Signature] 10.18.21 DATE  
(WILSON COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT OFFICIAL)

**OWNER/DEVELOPER**  
**LEBANON BURGERS, LLC**  
967 GRASSLAND PLACE STE F  
GALLATIN, TENNESSEE 37066  
(615)-714-1423  
burgersrus@gmail.com

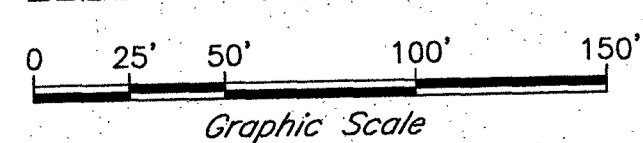
**TAX MAP REFERENCE:**  
TAX MAP 81, PARCEL 87.08, T.A.O.W.C., TENNESSEE  
**DEED REFERENCE:**  
DEED BOOK 1846, PAGE 1905, R.O.W.C., TENNESSEE  
**PLAT REFERENCE:**  
PLAT BOOK 29, PAGE 521, R.O.W.C., TENNESSEE

**OWNER/DEVELOPER**  
**CLIFFORD RICHMOND**  
3807 HILLDALE DRIVE  
NASHVILLE, TENNESSEE 37215  
(615)-269-0911  
cliffnote1@gmail.com

**TAX MAP REFERENCE:**  
TAX MAP 81, PARCEL 87.00, T.A.O.W.C., TENNESSEE  
**DEED REFERENCE:**  
DEED BOOK 1766, PAGE 1000, R.O.W.C., TENNESSEE  
**PLAT REFERENCE:**  
PLAT BOOK 29, PAGE 521, R.O.W.C., TENNESSEE  
**ZONED: CG**

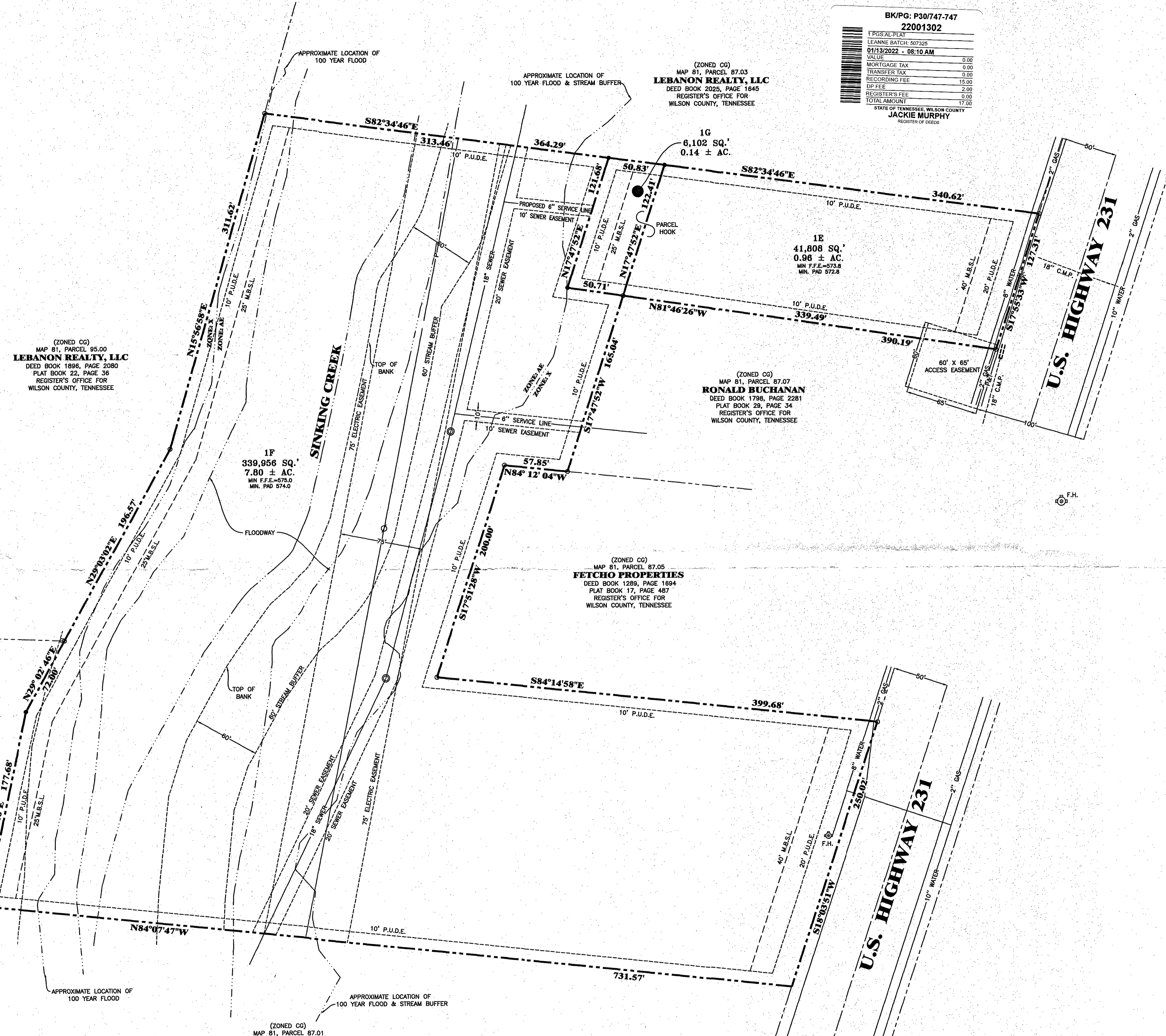
**RESUBDIVISION OF TRACT 1F OF THE DEWEY FITE PROPERTY**

21ST CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE



SCALE: 1" = 50'  
DATE: SEPTEMBER 29, 2021  
JOB NO.: 17-10665-WC

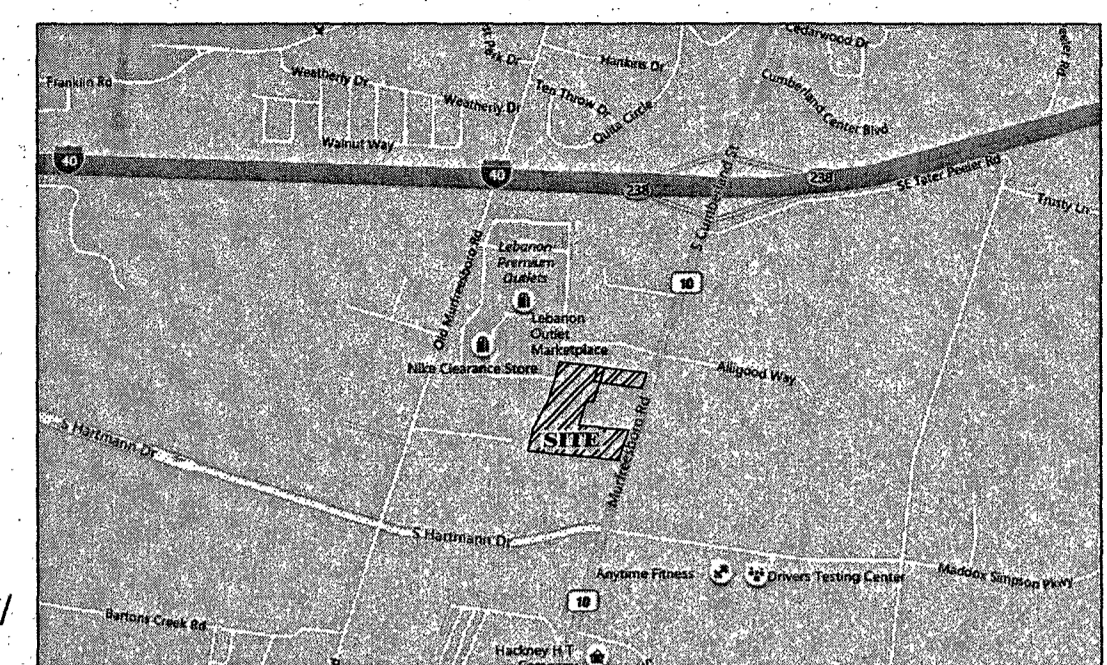
REVISED PER CITY PLANNING  
1. APRIL 15, 2019  
2. MAY 20, 2021  
3. SEPTEMBER 29, 2021



BK/PG: P30/747-747  
22001302

TRUSSAL PLAT	
LEANNIE BATCH 80705	
01/13/2022 - 08:10 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	15.00
DIP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	17.00

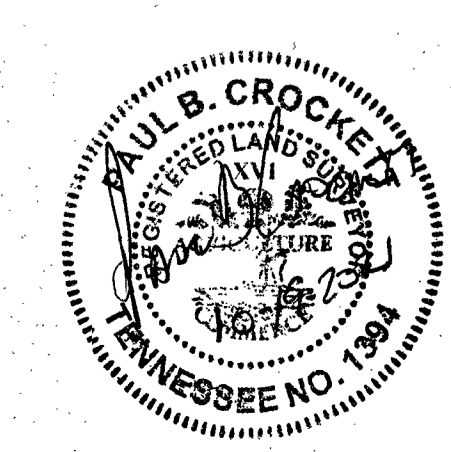
STATE OF TENNESSEE, WILSON COUNTY  
JACKIE MURPHY  
REGISTER OF DEEDS



- NOTE:**
- ALL CORNERS MARKED BY IRON RODS UNLESS NOTED OTHERWISE.
  - THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
  - ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS. OWNER/CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS.
  - BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES.
  - NO TITLE COMMITMENT HAS BEEN FURNISHED TO THIS SURVEYOR PRIOR TO THIS SURVEY. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
  - TYPICAL SETBACKS FOR CG  
FRONT= 40'  
REAR= 25'  
SIDE= 0'-20' IF JOINS RESIDENTIAL ZONING.
  - THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF PLAT BOOK 29, PAGE 521, R.O.W.C.
  - TRACT 1G IS NOT A SUITABLE BUILDABLE LOT, AND IS TO BE ADDED TO MAP 81, PARCEL 87.08, T.A.O.W.C. TOTAL ACRES 7.95

**FEDERAL FLOOD NOTE:**  
THIS PROPERTY IS IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY NFIP MAP NO. 47189C0191D, EFFECTIVE DATE: FEBRUARY 29, 2008.

- LEGEND**
- (R)(N) IRON ROD (NEW)
  - (R)(O) IRON ROD (OLD)
  - (R)(P) IRON PIPE (OLD)
  - W WATER LINE
  - F FIRE HYDRANT
  - M.B.S.L. MINIMUM BUILDING SETBACK LINE
  - P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
  - P POWER POLE
  - P&T POWER AND TELEPHONE
  - S SEWER LINE
  - ○ POST
  - ○ FENCE LINE
  - ⊗ WOOD POST



**CROCKETT SURVEYING**  
427 PARK AVENUE  
LEBANON, TN, 37087  
(615) 444-6993  
CROCSURV@BELLSOUTH.NET  
SUBDIVISION DESIGN  
SURVEYS • LAND PLANNING

**TOTAL AREA: 8.90 ± ACRES**