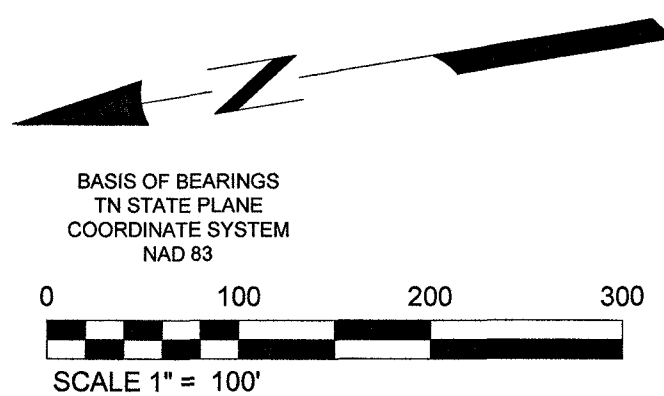


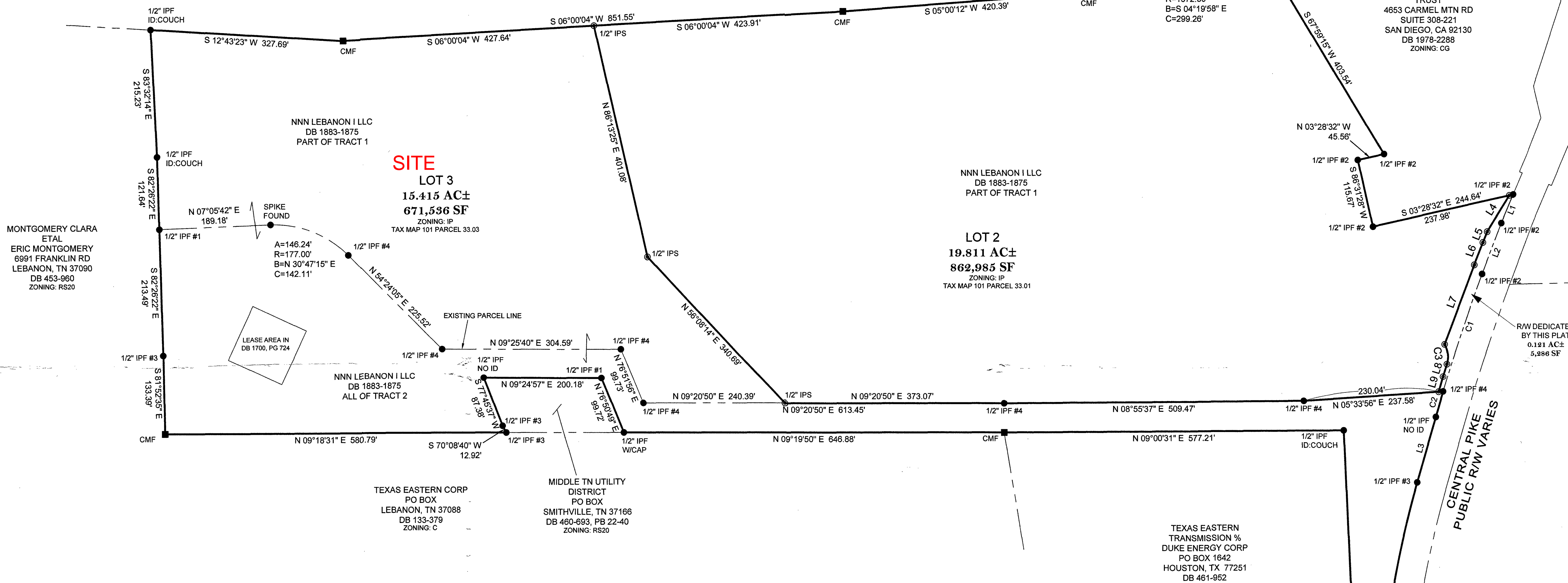
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	210.21'	3425.00'	3°31'00"	N 62°22'48" W	210.18'
C2	44.74'	3425.00'	0°44'55"	N 64°30'44" W	44.74'
C3	35.24'	43.00'	46°57'21"	N 87°06'19" W	34.26'

LINE	BEARING	DISTANCE
L1	N 57°55'37" W	52.37'
L2	N 59°40'24" W	91.87'
L3	N 64°46'36" W	114.80'
L4	N 49°03'18" W	72.21'
L5	N 58°44'37" W	19.36'
L6	N 59°16'45" W	40.73'
L7	N 60°10'51" W	143.21'
L8	N 63°37'39" W	22.44'
L9	N 64°38'57" W	28.66'



- LEGEND**
- POB: POINT OF BEGINNING
  - : IRON PIN SET (IPS)
  - : CORNER FOUND, AS NOTED
  - : CONCRETE MONUMENT FOUND (CMF)
  - : PROPERTY LINE
  - - - : AS PER DEEDS/MAPS
- 1/2" IPF #1 = YOUNG HOBBS (SET 2018)  
 1/2" IPF #2 = YOUNG HOBBS (SET 2018)  
 1/2" IPF #3 = COUCH  
 1/2" IPF #4 = SHARONDALE NASHVILLE

STATE HIGHWAY 109  
PUBLIC R/W VARIES



**LOT 1**  
PB P30, PG 139  
NUGENT WILLIAM L (TR)  
2005 WILLIAM L  
NUGENT REVOCABLE  
TRUST  
4653 CARMEL MTN RD  
SUITE 308-221  
SAN DIEGO, CA 92130  
DB 1978-2288  
ZONING: CG

**LOT 2**  
19.811 AC±  
862,985 SF  
TAX MAP 101 PARCEL 33.01

**SITE**  
**LOT 3**  
15.415 AC±  
671,536 SF  
ZONING: IP  
TAX MAP 101 PARCEL 33.03

MONTGOMERY CLARA  
ETAL  
ERIC MONTGOMERY  
6991 FRANKLIN RD  
LEBANON, TN 37090  
DB 453-960  
ZONING: RS20

TEXAS EASTERN CORP  
PO BOX  
LEBANON, TN 37088  
DB 133-379  
ZONING: C

MIDDLE TN UTILITY  
DISTRICT  
PO BOX  
SMITHVILLE, TN 37166  
DB 480-693, PB 22-40  
ZONING: RS20

TEXAS EASTERN  
TRANSMISSION %  
DUKE ENERGY CORP  
PO BOX 1642  
HOUSTON, TX 77251  
DB 461-952  
ZONING: C

**BK/PG: P30/426-426**  
**21006489**

TRIPAL PLAT	AMOUNT
JILL BATCH 476891	
02/25/2021 - 10:16 AM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	60.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	62.00

STATE OF TENNESSEE, WILSON COUNTY  
JACKIE MURPHY  
REGISTER OF DEEDS

The recording of this plat voids, vacates, and supersedes the PUDEs (Public Utility and Drainage Easements) created by Plat Book 30, Page 139, in the Register's Office of Wilson County, Tennessee, as it pertains to this property, excluding those PUDE's that encumber Lot 1 in aforementioned Plat Book 30, Page 139.

**GLADEVILLE UTILITY NOTE:**  
AN EASEMENT FOR PUBLIC WATER SYSTEM IMPROVEMENTS RELATED TO THE SUBJECT PROPERTY WILL BE CREATED BY A SEPARATE INSTRUMENT.

**NOTES**

REASON FOR REPLAT: THE REASON FOR THIS PLAT IS TO MODIFY THE PROPERTY LINE BETWEEN TAX MAP 101 PARCELS 33.01 AND 33.03, AND TO DEDICATE RIGHT OF WAY.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND UTILITIES, AVAILABLE DESIGN PLANS, AND PLANS AND PLATS PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TENNESSEE ONE CALL SYSTEM, INC. 1-800-951-1111).

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS, UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, RESTRICTIONS AND CONVEYANCES OR RECORD OR IN EXISTENCE.

THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP/PANEL NUMBER 47186C0170D, EFFECTIVE DATE FEBRUARY 20, 2008.

THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 980-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS".

DRAINAGE EASEMENTS ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY WHEREON SUCH FACILITIES ARE LOCATED.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVEL IS BETTER THAN 1:10,000 AS SHOWN HEREON.

ZONING FOR THIS PROPERTY IS: LOT 2 "IP", LOT 3 "IP" INDUSTRIAL.

BUILDING SETBACK: FRONT 60', REAR 25', SIDE 25' FOR IP

THE BUILDING SETBACKS SHOWN HEREON ARE SUBJECT TO ZONING AND SHALL BE BASED ON THE THEN CURRENT SETBACKS IN THE CITY OF LEBANON CHINA CODE.

STREAM BUFFERS AS SHOWN ARE APPROXIMATE. STREAM BUFFERS TO BE DETERMINED BY TOEC.

NO ALTERATION OF THE BLUE LINE STREAMS SHOWN ON THIS PLAT WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.

THE DEDICATION OF THE RIGHT-OF-WAY GRANTED BY THIS PLAT IS SUBJECT TO ALL THOSE EASEMENTS, CONDITIONS AND RESTRICTIONS FOR BLUESTONE SUBDIVISION RECORDED IN BK 1946, PG 1022 OF THE OFFICE OF THE REGISTER OF DEEDS FOR WILSON COUNTY, TENNESSEE.

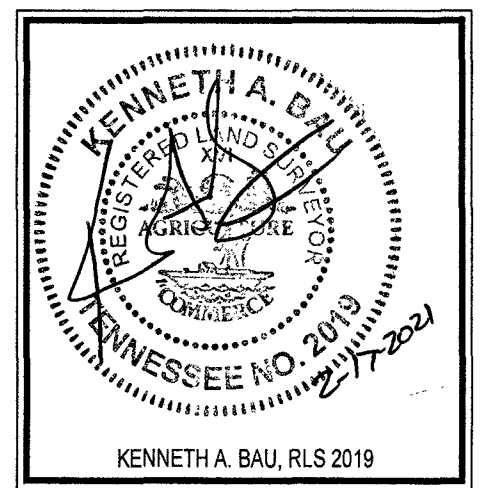
<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Wilson County Tennessee Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.</p> <p>2-24-21 DATE REGISTERED SURVEYOR</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Wilson County, 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.</p> <p>2-24-21 DATE Secretary, Planning Commission</p>	<p><b>CERTIFICATE OF PROPERTY NUMBERS &amp; STREET NAMES</b></p> <p>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.</p> <p>2-24-21 DATE WILSON COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT</p>
<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I (we) hereby certify that I am (we are) the owner(s) 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 channels changes beyond the right-of-way limits of the road.</p> <p>2-24-21 DATE OWNER</p>	<p><b>CERTIFICATION OF APPROVAL OF UTILITY SYSTEMS</b></p> <p><b>WATER</b></p> <p>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 \$ 100,000 has been placed with GLADEVILLE UTILITY to ensure completion of all required water improvements in case of default.</p> <p>2-24-21 DATE OWNER</p> <p><b>SEWER</b></p> <p>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 \$ 100,000 has been placed with the City of Lebanon Public Works Department to ensure completion of all required sewer improvements in case of default.</p> <p>2-24-21 DATE Name &amp; Title: Regina Ventura, Corp. Survey Director</p>	

Owner:  
NNN Lebanon I, LLC  
122 N. Wheaton Avenue #646  
Wheaton, IL 60187-0646

**SHEET INDEX**  
SHEET 1 BOUNDARY INFORMATION  
SHEET 2 IMPROVEMENTS, UTILITIES AND EASEMENT  
SHEET 3 EASEMENTS  
SHEET 4 - STREAM / BUFFERS

**YOUNG - HOBBS AND ASSOCIATES**

1202 CROSSLAND AVE.  
CLARKSVILLE, TN 37040  
PHONE 931-645-2524  
FAX 931-645-2768  
dave@younghobbs.com



No.	Date	Revision
2	1	

**Kimley»Horn**

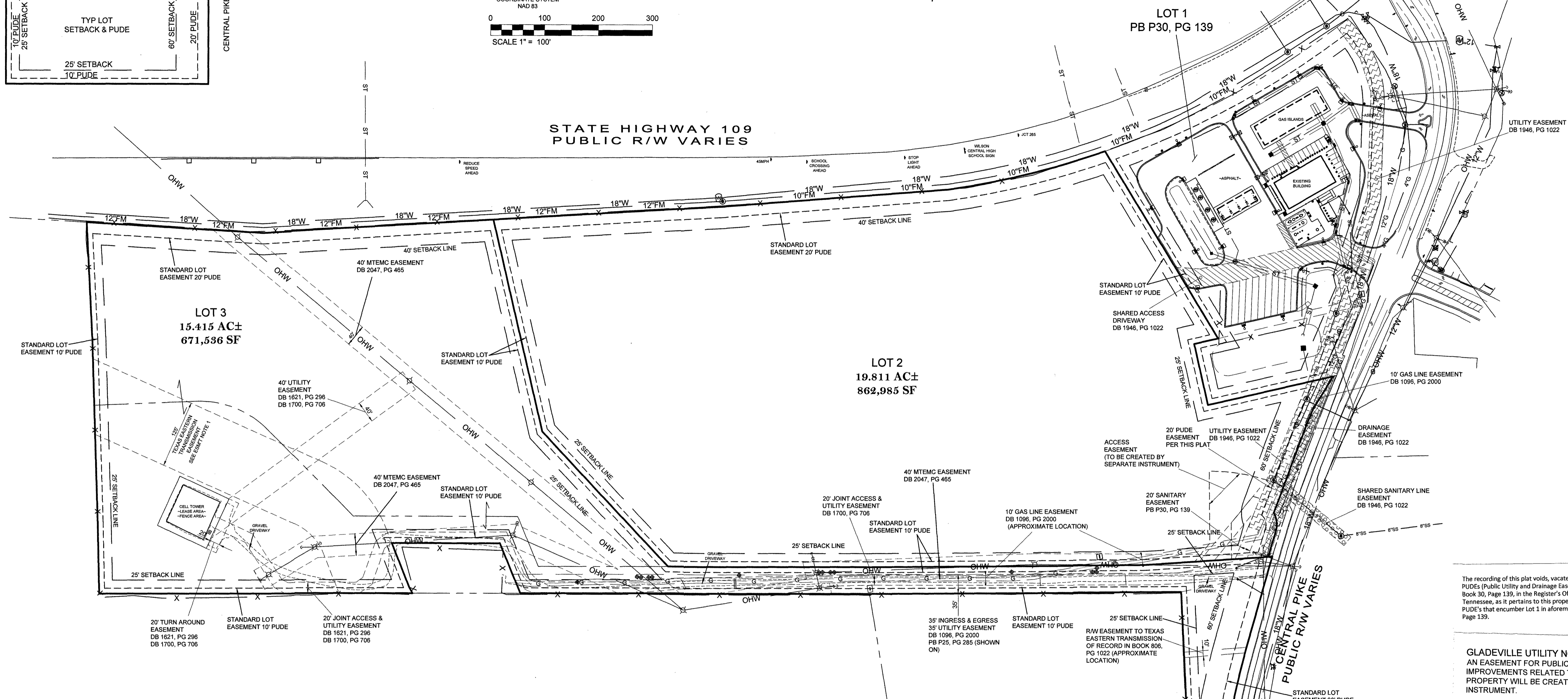
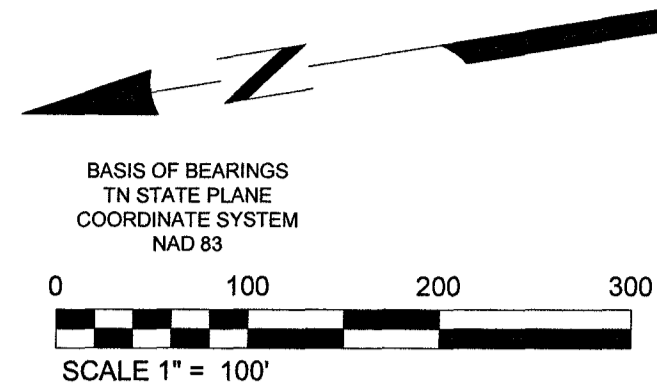
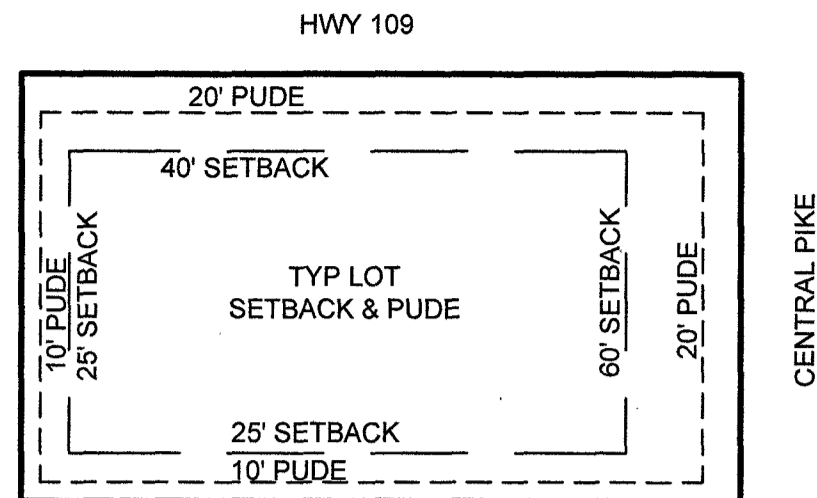
Kimley Horn and Associates, Inc.  
214 Oceanside Drive  
Nashville, TN

**FINAL PLAT**  
LOT 3 & FIRST  
REVISION TO LOT 2  
BLUESTONE

BUILDING BY: KAB  
APPROVED BY: KAB  
DATE: (FIELD) 4/28/2020  
DATE: (OFFICE) 2/16/2021  
YHA PRO. # 175-18

**SHEET 1 OF 4**

SHEET 2 IMPROVEMENTS, UTILITIES AND EASEMENT



LEGEND

- FIRE HYDRANT
- WATER VALVE
- WATER MAIN, MANHOLE
- UTILITY POLE
- BOLLARD / POST
- GUY WIRE
- SIGN, AS NOTED
- GAS VALVE
- PULL BOX
- SEWER MANHOLE
- CURB INLET
- GRATE INLET
- STORM MANHOLE
- GAS VALVE PIPES
- PROPERTY LINE
- AS PER DEEDS/MAPS
- X FENCE LINE
- OHW OVERHEAD WIRE
- G GAS LINE, AS NOTED
- W WATER LINE, AS NOTED
- SS SANITARY SEWER, AS NOTED
- ST STORM SEWER PIPE, AS NOTED
- GUARDRAIL
- EASEMENT LINE
- SETBACK LINE
- ▨ SHARED ACCESS DRIVEWAY
- ▨ DRAINAGE AREA
- ▨ SHARED SANITARY LINE
- ▨ UTILITY EASEMENT
- ▨ PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT

<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Wilson County Tennessee Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.</p> <p>DATE: 2-17-2021 REGISTERED SURVEYOR: <i>[Signature]</i></p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for Wilson County, 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.</p> <p>DATE: _____ Secretary, Planning Commission: _____</p>	<p><b>CERTIFICATE OF PROPERTY NUMBERS &amp; STREET NAMES</b></p> <p>I HEREBY CERTIFY THAT THE PROPERTY NUMBERS ASSIGNED HEREIN CONFORM TO WILSON COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) POLICIES AND THE STREET NAMES CONFORM TO THE INTER-LOCAL AGREEMENT FOR NON-DUPPLICATION.</p> <p>DATE: 7-22-21 WILSON COUNTY EMERGENCY COMMUNICATIONS DISTRICT E-911</p>		
<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) adopt the plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, paths and other open spaces to public and private use as noted, along with all necessary easements for the construction of out and fill slopes, cut and fill ramps, inlets and outlet ditches or channel changes beyond the right-of-way limits of the road.</p> <p>DATE: February 17, 2021 OWNER: <i>[Signature]</i></p>				
<p><b>CERTIFICATION OF APPROVAL OF UTILITY SYSTEMS</b></p> <table border="0"> <tr> <td> <p><b>WATER</b></p> <p>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 \$ _____ has been placed with <u>GLADVILLE UTILITY</u> to assure completion of all required water improvements in case of default.</p> <p>DATE: 02-17-2021 OWNER: <i>[Signature]</i></p> </td> <td> <p><b>SEWER</b></p> <p>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 \$ _____ has been placed with the City of Lebanon Public Works Department to assure completion of all required sewer improvements in case of default.</p> <p>DATE: _____ Name &amp; Title: _____</p> </td> </tr> </table>			<p><b>WATER</b></p> <p>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 \$ _____ has been placed with <u>GLADVILLE UTILITY</u> to assure completion of all required water improvements in case of default.</p> <p>DATE: 02-17-2021 OWNER: <i>[Signature]</i></p>	<p><b>SEWER</b></p> <p>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 \$ _____ has been placed with the City of Lebanon Public Works Department to assure completion of all required sewer improvements in case of default.</p> <p>DATE: _____ Name &amp; Title: _____</p>
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Owner:  
NNN Lebanon I, LLC  
122 N. Wheaton Avenue #646  
Wheaton, IL 60187-0646

The recording of this plat voids, vacates, and supercedes the PUDEs (Public Utility and Drainage Easements) created by Plat Book 30, Page 139, in the Register's Office of Wilson County, Tennessee, as it pertains to this property, excluding those PUDE's that encumber Lot 1 in aforementioned Plat Book 30, Page 139.

**GLADVILLE UTILITY NOTE:**  
AN EASEMENT FOR PUBLIC WATER SYSTEM IMPROVEMENTS RELATED TO THE SUBJECT PROPERTY WILL BE CREATED BY A SEPARATE INSTRUMENT.

NOTES

- REASON FOR REPLAT: THE REASON FOR THIS PLAT IS TO MODIFY THE PROPERTY LINE BETWEEN TAX MAP 101 PARCELS 33.01 AND 33.03, AND TO DEDICATE RIGHT OF WAY.
- INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON, (TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111).
- CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, RESTRICTIONS AND CONVEYANCES ON RECORD OR IN EXISTENCE.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP PANEL NUMBER 4718C0170D, EFFECTIVE DATE FEBRUARY 22, 2008.
- THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 5503-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
- UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS".
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- ZONING FOR THIS PROPERTY IS: LOT 2 "IP", LOT 3 "IP" INDUSTRIAL.
- BUILDING SETBACK: FRONT 60', REAR 25', SIDE 25' FOR IP.
- THE BUILDING SETBACKS SHOWN HEREON ARE SUBJECT TO CHANGE AND SHALL BE BASED ON THE THEN CURRENT SETBACKS IN THE CITY OF LEBANON ZONING CODE.
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- THE DEDICATION OF THE RIGHT-OF-WAY GRANTED BY THIS PLAT IS SUBJECT TO ALL THOSE EASEMENTS GRANTED UNDER THE AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLUESTONE SUBDIVISION RECORDED IN BK 1946, PG 1022 OF THE OFFICE OF THE REGISTER OF DEEDS FOR WILSON COUNTY, TENNESSEE.

**YOUNG - HOBBS AND ASSOCIATES**

1202 CROSSLAND AVE.  
CLARKSVILLE, TN 37040  
PHONE 931-645-2524  
FAX 931-645-2768  
dave@younghobbs.com

KENNETH A. BAU, RLS 2019

No.	Date	Revision
2		
1		

**Kimley»Horn**

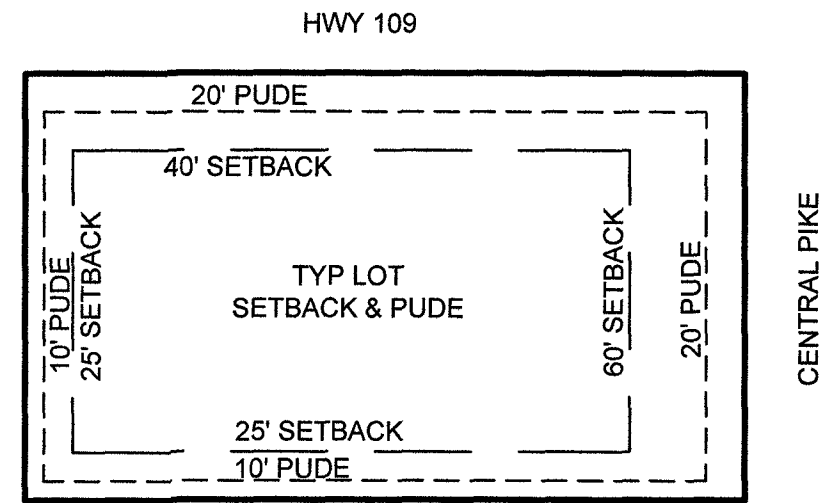
Kimley Horn and Associates, Inc.  
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Nashville, TN

**FINAL PLAT**  
LOT 3 & FIRST  
REVISION TO LOT 2  
BLUESTONE

DRAWN BY: KAB  
APPROVED BY: KAB  
DATE: (FIELD) 4/28/2020  
DATE: (OFFICE) 2/16/2021  
YHA PRO. # 175-18

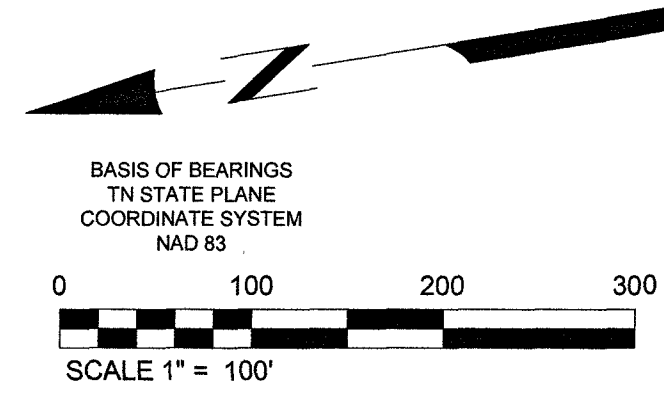
**SHEET 3 EASEMENTS**

SEE SHEET 2 FOR SETBACK & STANDARD LOT EASEMENTS

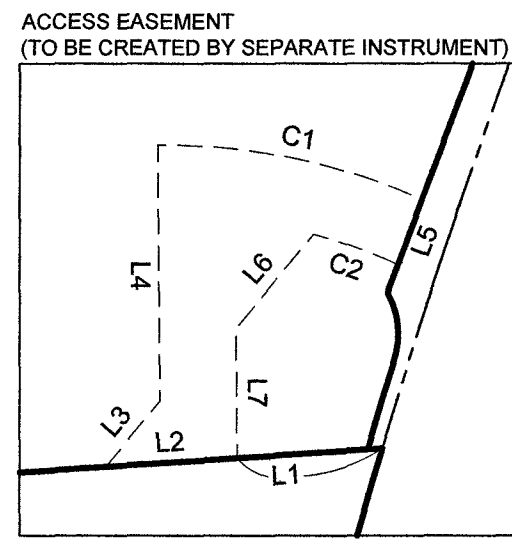
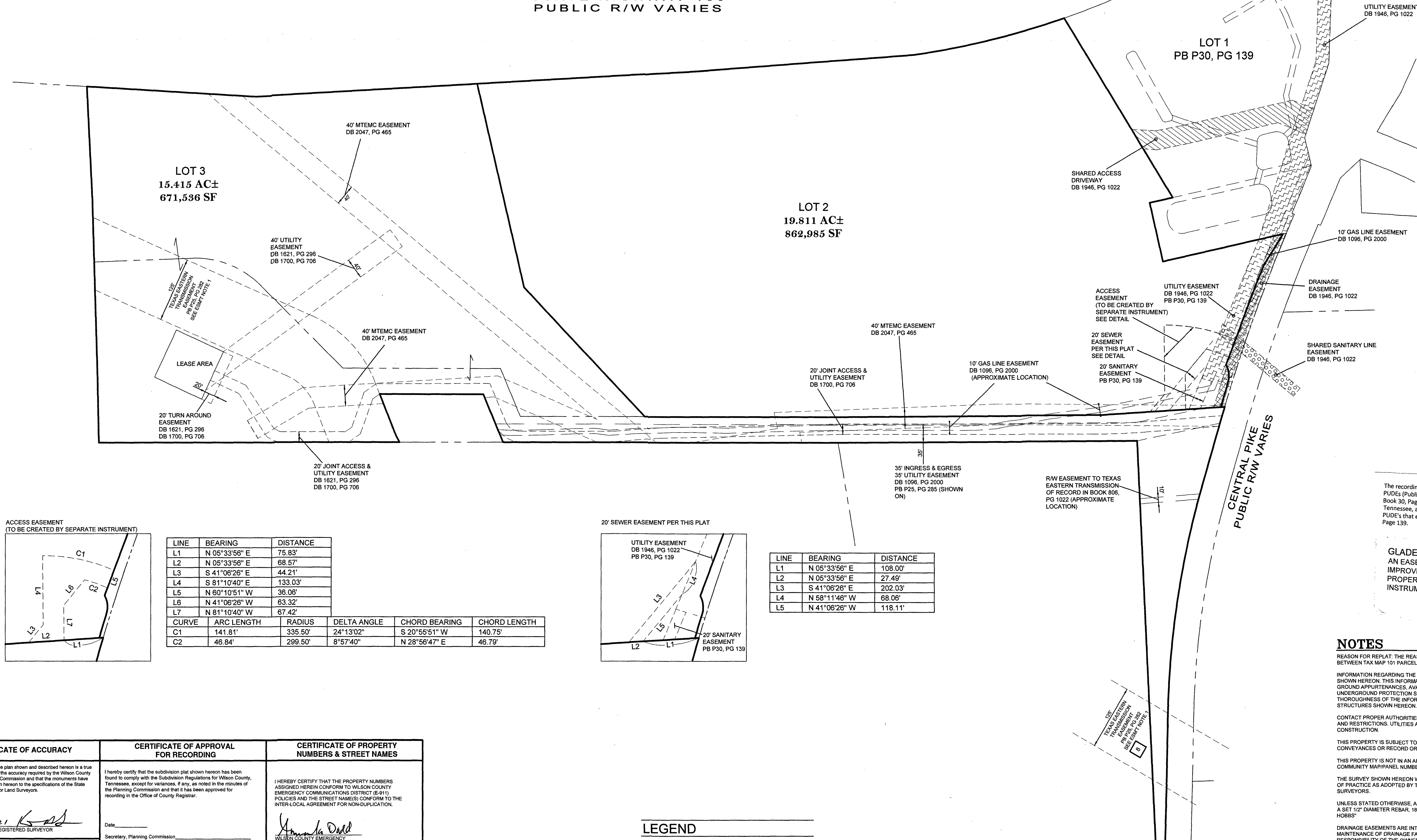


**EASEMENT NOTES:**

1. EASEMENT SCALED FROM PLAT BOOK 25, PAGE 282, PER SAID PLAT "THE TEXAS EASTERN TRANSMISSION EASEMENT WAS FIELD LOCATED BY A TEXAS EASTERN REPRESENTATIVE BY FLAGGING THE 2 OUTSIDE PIPES. THE 25' WAS OBTAINED USING 50' FROM THE WESTERLY PIPE, 25' BETWEEN THE 3 PIPES (50' TOTAL) AND 25' FROM THE EASTERLY PIPE."



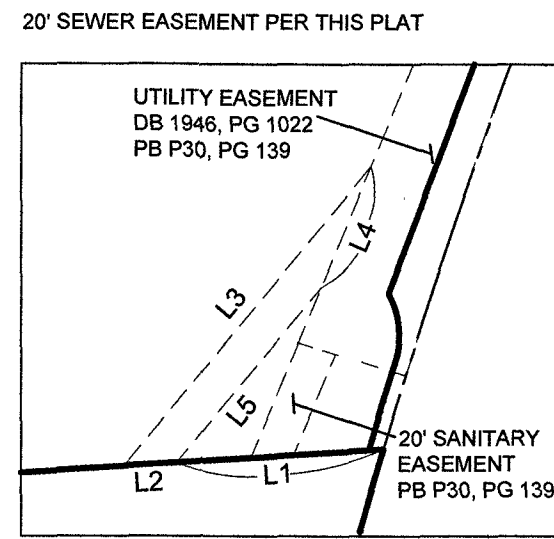
**STATE HIGHWAY 109  
PUBLIC R/W VARIES**



LINE	BEARING	DISTANCE
L1	N 05°33'56" E	75.83'
L2	N 05°33'56" E	68.57'
L3	S 41°06'26" E	44.21'
L4	S 81°10'40" E	133.03'
L5	N 60°10'51" W	36.06'
L6	N 41°06'26" W	63.32'
L7	N 81°10'40" W	67.42'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	141.81'	335.50'	24°13'02"	S 20°55'51" W	140.75'
C2	46.84'	299.50'	8°57'40"	N 28°56'47" E	46.79'



LINE	BEARING	DISTANCE
L1	N 05°33'56" E	108.00'
L2	N 05°33'56" E	27.48'
L3	S 41°06'26" E	202.03'
L4	N 58°11'46" W	68.05'
L5	N 41°08'28" W	118.11'

**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- - - SETBACK LINES
- - - AS PER DEEDS/MAPS
- ▨ SHARED ACCESS DRIVEWAY
- ▨ DRAINAGE AREA
- ▨ SHARED SANITARY LINE
- ▨ UTILITY EASEMENT

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THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP/PANEL NUMBER 47180C0170D, EFFECTIVE DATE FEBRUARY 20, 2008.

THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 18" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS".

DRAINAGE EASEMENTS ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE MAINTENANCE OF DRAINAGE FACILITIES IS THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY WHEREON SUCH FACILITIES ARE LOCATED.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE RECORDED INFORMATION SHOWN, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS BETTER THAN 1:10,000 AS SHOWN HEREON.

ZONING FOR THIS PROPERTY IS: LOT 2 "I", LOT 3 "I" INDUSTRIAL.

BUILDING SETBACK: FRONT 60', REAR 25', SIDE 25' FOR RP

THE BUILDING SETBACKS SHOWN HEREON ARE SUBJECT TO CHANGE AND SHALL BE BASED ON THE THEN CURRENT SETBACKS IN THE CITY OF LEBANON ZONING CODE.

STREAM BUFFERS AS SHOWN ARE APPROXIMATE. STREAM BUFFERS TO BE DETERMINED BY TDEC.

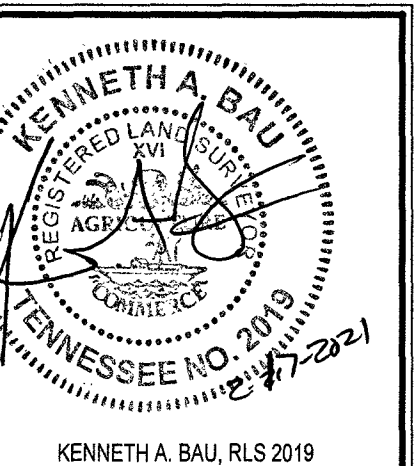
NO ALTERATION OF THE BLUE LINE STREAMS SHOWN ON THIS PLAT WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.

THE DEDICATION OF THE RIGHT-OF-WAY GRANTED BY THIS PLAT IS SUBJECT TO ALL THOSE EASEMENTS GRANTED UNDER THE AMENDED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BLUESTONE SUBDIVISION RECORDED IN BK 1946, PG 1022 OF THE OFFICE OF THE REGISTER OF DEEDS FOR WILSON COUNTY, TENNESSEE.

<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Wilson County Tennessee Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.</p> <p>2-17-2021 <i>[Signature]</i> DATE REGISTERED SURVEYOR</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Wilson County, 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.</p> <p>Date _____ Secretary, Planning Commission</p>	<p><b>CERTIFICATE OF PROPERTY NUMBERS &amp; STREET NAMES</b></p> <p>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.</p> <p><i>[Signature]</i> WILSON COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT DATE 2-22-21</p>		
<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I (we) hereby certify that I am (we are) the owner(s) 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, walkways and other open spaces to public and private use as noted, along with all necessary easements for the construction of out and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right-of-way limits of the road.</p> <p>2/22/21 <i>[Signature]</i> DATE OWNER</p>				
<p><b>CERTIFICATION OF APPROVAL OF UTILITY SYSTEMS</b></p> <table border="0"> <tr> <td> <p><b>WATER</b></p> <p>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 \$ _____ has been placed with GLADEVILLE UTILITY to assure completion of all required water improvements in case of default.</p> <p>Date 2/22/21 <i>[Signature]</i> Name &amp; Title</p> </td> <td> <p><b>SEWER</b></p> <p>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 \$ _____ has been placed with the City of Lebanon Public Works Department to assure completion of all required sewer improvements in case of default.</p> <p>Date _____ Name &amp; Title</p> </td> </tr> </table>			<p><b>WATER</b></p> <p>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 \$ _____ has been placed with GLADEVILLE UTILITY to assure completion of all required water improvements in case of default.</p> <p>Date 2/22/21 <i>[Signature]</i> Name &amp; Title</p>	<p><b>SEWER</b></p> <p>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 \$ _____ has been placed with the City of Lebanon Public Works Department to assure completion of all required sewer improvements in case of default.</p> <p>Date _____ Name &amp; Title</p>
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Owner:  
NNN Lebanon I, LLC  
122 N. Wheaton Avenue #646  
Wheaton, IL 60187-0646

**M**  
**YOUNG - HOBBS AND ASSOCIATES**  
1202 CROSSLAND AVE.  
CLARKSVILLE, TN 37040  
PHONE 931-645-2524  
FAX 931-645-2768  
dave@younghobbs.com



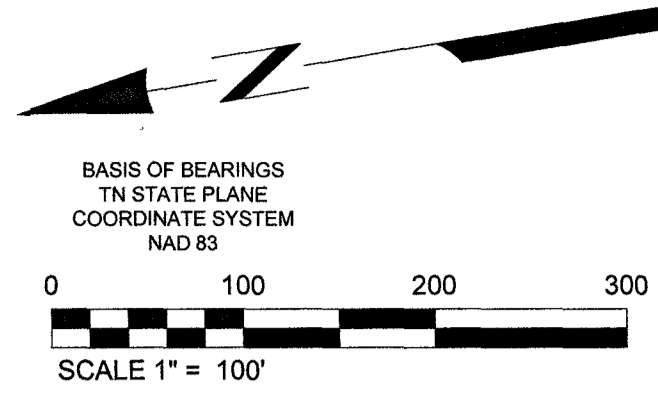
No.	Date	Revision
2		
1		

**Kimley»Horn**  
Kimley Horn and Associates, Inc.  
214 Oceanside Drive  
Nashville, TN

**FINAL PLAT**  
**LOT 3 & FIRST**  
**REVISION TO LOT 2**  
**BLUESTONE**

DRAWN BY: KAB  
APPROVED BY: KAB  
DATE: (FIELD) 4/28/2020  
DATE: (OFFICE) 2/16/2021  
YHA PRO. # 175-18

SHEET 4 - STREAM / BUFFERS



STATE HIGHWAY 109  
PUBLIC R/W VARIES

LOT 1  
PB P30, PG 139

LOT 3  
15.415 AC±  
671,536 SF

LOT 2  
19.811 AC±  
862,985 SF

LEASE AREA

CENTRAL PIKE  
PUBLIC R/W VARIES

The recording of this plat voids, vacates, and supersedes the PUDEs (Public Utility and Drainage Easements) created by Plat Book 30, Page 139, in the Register's Office of Wilson County, Tennessee, as it pertains to this property, excluding those PUDE's that encumber Lot 1 in aforementioned Plat Book 30, Page 139.

GLADEVILLE UTILITY NOTE:  
AN EASEMENT FOR PUBLIC WATER SYSTEM IMPROVEMENTS RELATED TO THE SUBJECT PROPERTY WILL BE CREATED BY A SEPARATE INSTRUMENT.

NOTES

REASON FOR REPLAT: THE REASON FOR THIS PLAT IS TO MODIFY THE PROPERTY LINE BETWEEN TAX MAP 101 PARCELS 33.01 AND 33.03, AND TO DEDICATE RIGHT OF WAY.

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (TENNESSEE ONE CALL SYSTEM, INC. 1-800-351-1111).

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS, UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAY, RESTRICTIONS AND CONVEYANCES OR RECORD OR IN EXISTENCE.

THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP/PANEL NUMBER 47186C0170D, EFFECTIVE DATE FEBRUARY 20, 2008.

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ZONING FOR THIS PROPERTY IS: LOT 2 "IP", LOT 3 "IP" INDUSTRIAL.

BUILDING SETBACK: FRONT 20', REAR 25', SIDE 20' FOR IP.

THE BUILDING SETBACKS SHOWN HEREON ARE SUBJECT TO CHANGE AND SHALL BE BASED ON THE THEN CURRENT SETBACKS IN THE CITY OF LEBANON ZONING CODE.

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NO ALTERATION OF THE BLUE LINE STREAMS SHOWN ON THIS PLAT WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.

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**YOUNG - HOBBS AND ASSOCIATES**  
1202 CROSSLAND AVE.  
CLARKSVILLE, TN 37040  
PHONE 931-645-2524  
FAX 931-645-2768  
dave@younghobbs.com

KENNETH A. BAU, RLS 2019

No.	Date	Revision
1		
2		

**Kimley»Horn**  
Kimley Horn and Associates, Inc.  
214 Oceanside Drive  
Nashville, TN

**FINAL PLAT**  
LOT 3 & FIRST REVISION TO LOT 2  
BLUESTONE

DRAWN BY:	KAB
APPROVED BY:	KAB
DATE: (FIELD)	4/28/2021
DATE: (OFFICE)	2/16/2021
YHA PRO. #	175-18

SHEET 4 OF 4

<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Wilson County Tennessee Planning Commission and that the monuments have been placed as shown hereon to the specifications of the State Board of Examiners for Land Surveyors.</p> <p>DATE: 2-17-2021 REGISTERED SURVEYOR: <i>[Signature]</i></p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Wilson County, 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.</p> <p>Date: _____ Secretary, Planning Commission: _____</p> <p>THIS PLAT IS VOID UNLESS RECORDED BY: _____</p>	<p><b>CERTIFICATE OF PROPERTY NUMBERS &amp; STREET NAMES</b></p> <p>I HEREBY CERTIFY THAT THE PROPERTY NUMBERS ASSIGNED HEREIN CONFORM TO WILSON COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) POLICIES AND THE STREET NAMES CONFORM TO THE INTER-LOCAL AGREEMENT FOR NON-DUPLICATION.</p> <p><i>[Signature]</i> WILSON COUNTY EMERGENCY COMMUNICATIONS E-911 DISTRICT DATE: 2-22-21</p>		
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<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>— PROPERTY LINE</li> <li>- - - AS PER DEEDS/MAPS</li> <li>— BLUE LINE STREAM</li> <li>- - - BUFFER</li> <li>- - - POND &amp; WETLAND</li> </ul>				
<p><b>PLAT NOTES:</b></p> <p>STREAM BUFFERS AS SHOWN ARE APPROXIMATE. STREAM BUFFERS TO BE DETERMINED BY TDEC.</p> <p>NO ALTERATION OF THE BLUE LINE STREAMS SHOWN ON THIS PLAT WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.</p>				
<p>Owner: NNN Lebanon I, LLC 122 N. Wheaton Avenue #646 Wheaton, IL 60187-0646</p>				