

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE LOT LINE BETWEEN LOTS 12 & 13 OF THE EASTGATE BUSINESS PARK SUBDIVISION AS PREVIOUSLY RECORDED IN PLAT BOOK 29 PAGE 595 TO ABANDON THE EXISTING 20' PUDE LOCATED 10' EACH SIDE OF THE OLD LOT LINE BETWEEN LOTS 12 & 13 ABANDONED BY THIS PLAT, TO ABANDON THE EXISTING 25' MBSL LOCATED ALONG THE INTERSTATE 40 RIGHT OF WAY & REPLACE WITH A 12.5' MBSL AS PER ZONING REQUIREMENTS, AND TO DEDICATE A 24' SHARED ACCESS EASEMENT FOR THE BENEFIT OF LOTS 12 & 13, BEING 12' EACH SIDE OF THE NEW LOT LINE BETWEEN LOTS 12 & 13 AS SHOWN HEREON.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON; ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN FEMA FLOOD ZONE AE WITH BASE FLOOD ELEVATIONS BETWEEN 577 AND 580, ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAPS FOR WILSON COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP PARCEL NO. 47189C0166D AS DATED FEBRUARY 20, 2008.
- THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
- ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD RLS 2526" UNLESS OTHERWISE NOTED.
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP, A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
- THE CURRENT ZONING OF THE SUBJECT PROPERTY IS "IP" (PLANNED BUSINESS/INDUSTRIAL PARK).
- CERTIFICATION THAT PROPOSED FILL IS IN PLACE TO THE SPECIFIED ELEVATION SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- NO ALTERATION OF STREAMS SHOWN HEREON WILL OCCUR PRIOR TO WRITTEN APPROVAL BEING GRANTED BY THE APPROPRIATE AUTHORITIES.
- DRAINAGE EASEMENTS OUTSIDE DEDICATED ROWS ARE NOT THE RESPONSIBILITY OF WILSON COUNTY OR THE CITY OF LEBANON.
- THE RECORDING OF THIS PLAT VOIDS AND VACATES PREVIOUS PLATS OF RECORD FOR THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY CONTAINS 1 FIRE HYDRANT, APPROXIMATELY 598' OF WATER MAIN FRONTAGE AND ACCESS TO ONE SEWER MANHOLE IN SOUTH EASTGATE COURT.
- ALL WEST WILSON UTILITY DISTRICT PUBLIC WATER LINES HAVE A 20' WIDE EASEMENT, BEING 10' EACH SIDE OF THE CENTER OF THE WATER LINE.
- LOT 13 AS SHOWN HEREON IS A CRITICAL LOT DUE TO THE PRESENCE OF A NATURAL FLOODPLAIN AS DEFINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF LEBANON, TENNESSEE. SEE ARTICLE III, SECTION E.2.11 ON PAGE 31 OF 82.
- A SEWER MAIN EXTENSION TO SERVE LOT 12 IS REQUIRED WITH DEVELOPMENT OF THIS LOT.

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.

Jeff Arnold 6-10-2022
WILSON COUNTY EMERGENCY COMMUNICATIONS DISTRICT (E-911) DATE

FLOODPLAIN INFORMATION

A PORTION OF THE PROPERTY SHOWN HEREON LIES WITHIN FEMA FLOOD ZONE AE WITH BASE FLOOD ELEVATIONS BETWEEN 577 AND 580, ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAPS FOR WILSON COUNTY, TENNESSEE. SAID AREA IS SHOWN ON MAP PARCEL NO. 47189C0166D AS DATED FEBRUARY 20, 2008.

SIGNAGE NOTE

NO SIGNAGE PROPOSED AT THIS TIME. ANY SIGNAGE PROPOSED IN THE FUTURE SHALL BE SHOWN ON FUTURE DEVELOPMENT PLAN.

LOT 13-1 NOTE

LOT 13-1 AS SHOWN HEREON IS NOT A BUILDING LOT OF RECORD BUT IS SHOWN FOR INFORMATIVE PURPOSES ONLY TO DEPICT AND DEFINE THE PORTION OF LOT 13 AS PREVIOUSLY RECORDED IN PLAT BOOK 29 PAGE 595 TO BE COMBINED WITH LOT 12 BY THE RECORDING OF THIS PLAT.

FOLLOWING THE RECORDING OF THIS PLAT A DEED SHALL BE RECORDED TRANSFERRING LOT 13-1 TO THE OWNER OF LOT 12.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 23°43'01" W	50.65'
L2	S 84°59'36" E	5.70'
L3	N 88°43'27" E	43.21'
L4	S 68°00'59" E	48.40'
L5	S 82°06'29" E	50.15'
L6	S 71°41'34" W	30.88'
L7	S 77°05'55" W	17.40'
L8	S 18°01'37" E	23.64'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	152.00'	72.62'	72.62'	N 64°48'53" E	27°29'17"
C2	152.00'	41.87'	41.73'	N 43°10'48" E	15°48'53"
C3	152.00'	156.53'	149.71'	N 05°47'13" E	59°00'18"

TOTAL AREA OF SURVEY
245,161 ± SQ FT
5.63 ± ACRES

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.

Margaret F. Wilson 6/14/22
NAME & TITLE DATE

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 SPECIFICATION IN THE SUBDIVISION ENTITLED: EASTGATE BUSINESS PARK 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.

Rajana Jordan, Esq. 6-10-22
NAME & TITLE DATE

CERTIFICATION FOR APPROVAL OR 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 THE COUNTY REGISTRAR.

Jeff Arnold 6/16/22
NAME & TITLE DATE

VOID UNLESS RECORDED BY

6/16/2025

CERTIFICATE OF APPROVAL OF WATER SYSTEM

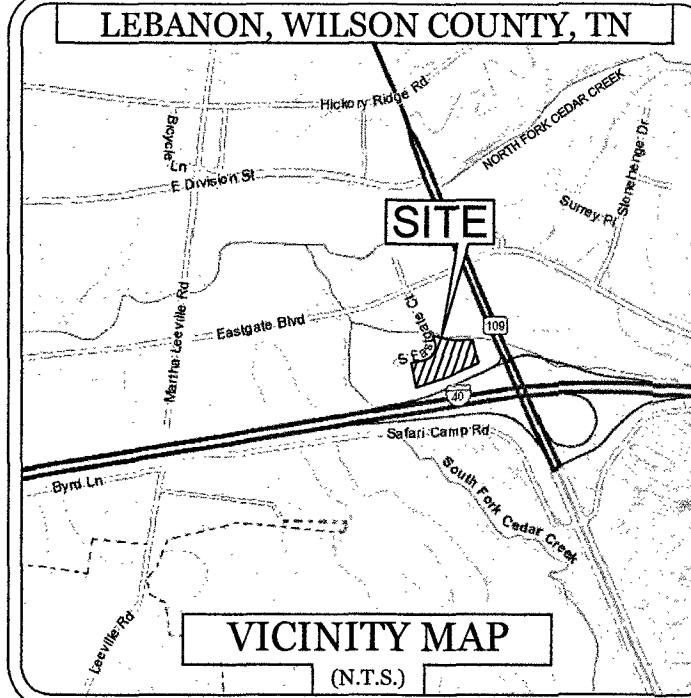
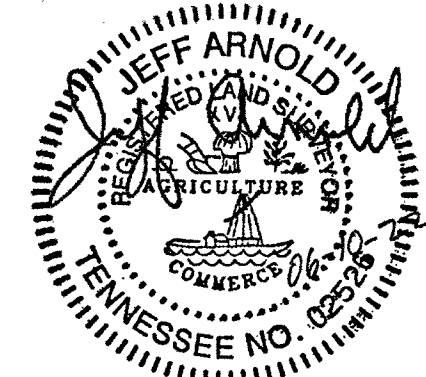
I HEREBY CERTIFY: (1) THAT THE WATER SYSTEM OUTLINED OR INDICATED HEREON HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS OR (2) THAT A LETTER OF CREDIT IN THE AMOUNT OF \$ N/A HAS BEEN PLACED WITH THE WEST WILSON UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED WATER IMPROVEMENTS.

Jeff Arnold 6/16/22
NAME & TITLE DATE

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT: THE URBAN (CATEGORY I) SURVEY SHOWN HEREON WAS COMPLETED ON MARCH 25, 2022 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL AND/OR BY THE METHOD OF RANDOM TRAVERSE; THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-03 - STANDARDS OF PRACTICE. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE BASED ON GRID NORTH AS ESTABLISHED BY TN STATE PLANE COORDINATES (ZONE 4100, GEOID 12B CONUS), TAKEN FROM STATIC GPS OBSERVATION.

Jeff Arnold 6-10-2022
JEFF ARNOLD RLS # 2526 DATE



LEGEND

- 1/2" IRON PIN W/ 1" PLASTIC CAP STAMPED "J. ARNOLD RLS 2526" FOUND UNLESS NOTED
- IRON PIN SET
- CALCULATED POINT (NOT SET)
- CONCRETE R/W MONUMENT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- ELECTRIC BOX
- ELECTRIC METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- STORM SEWER MANHOLE
- MINIMUM BUILDING SETBACK LINE
- ESOL EACH SIDE OF LINE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT

- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE ABANDONED
- BURIED ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FENCE LINE

EASEMENT & SETBACK LINES ABANDONED BY THIS PLAT AS NOTED

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY SPECTRA PRECISION SP80 (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS, FROM GPS CONTROL POINTS WHEN NECESSARY. THE ACCURACY OF THE CONTROL POINTS USED TO LOCATE CORNER MONUMENTS BY CONVENTIONAL METHODS WAS VERIFIED BY DIRECT TOTAL STATION MEASUREMENT. REDUNDANT MEASUREMENTS WERE TAKEN TO ENSURE THE QUALITY OF THE GPS DATA USED TO ESTABLISH CORNER MONUMENTS.

BK/PG: P31/242-242
22017809

1 PGS:AL-PLAT	
SUE BATCH: 519835	
06/17/2022 - 09:38 AM	
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
REGISTER OF DEEDS
JACKIE MURPHY

FINAL MINOR SUBDIVISION REVISION OF LOT 12 & 13 OF THE EASTGATE BUSINESS PARK SUBDIVISION

TAX MAP 079 PARCELS 069.30 & 069.29, CIVIL DISTRICT 22

LEBANON ASSOCIATES, LLC.
337 RAFFERTY COURT
FRANKLIN, TN 37064

DRAWN BY: L. CONWAY DATE: 05-03-2022 SCALE: 1" = 60'
CHECKED BY: J. ARNOLD PROJECT NUMBER: 22-1094-L

PREPARED BY:

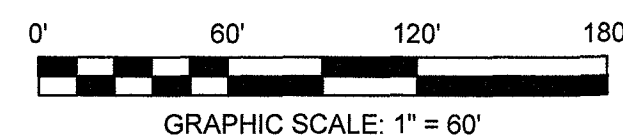


ARNOLD CONSULTING ENGINEERING SERVICES, INC.

P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445 - EMAIL DWHITLEY@A-CES.COM

LOT	PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE	DEED BOOK
LOT 12	LEBANON ASSOCIATES, LLC. 337 RAFFERTY COURT FRANKLIN, TN 37064	DEED BOOK 1857 PAGE 244 PLAT BOOK 29 PAGE 595
LOT 13	EASTGATE COMMERCIAL, INC. 137 POSTWOOD PLACE NASHVILLE, TN 37205	DEED BOOK 442 PAGE 414 PLAT BOOK 18 PAGE 335

INTERSTATE 40 - WEST BOUND ON RAMP
R/W VARIES (PER DB 462 PG 323)



OWNER/DEVELOPER CONTACT INFORMATION

NAME: GRACE DEVELOPMENT
ADDRESS: 5726 MARLIN ROAD #200, CHATTANOOGA, TN 37411
PHONE: 615-202-1324
EMAIL: JOSH@GRACE-CC.COM

CERTIFICATION OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I(A M (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, CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT OF WAY LIMITS OF THE ROAD.

M. Dale 6/14/22
OWNER - LEBANON ASSOCIATES, LLC DATE
Jeff Arnold 6/14/22
OWNER - EASTGATE COMMERCIAL, INC. DATE