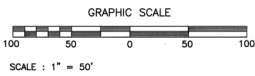


I HEREBY CERTIFY THAT THIS PLAT IS EXEMPT FROM PAYMENT FROM THE CHEATHAM COUNTY DEVELOPMENT TAX.  
CHEATHAM COUNTY BUILDING COMMISSION  
*April 18, 2012*

LINE	BEARING	DISTANCE
L1	N 54°16'05" W	22.11'
L2	N 31°33'44" E	42.00'
L3	S 24°04'28" E	30.00'
L4	N 16°10'26" E	10.00'
L5	NORTH	59.77'
L6	SOUTH	61.57'

Sharon Houston, Registrar  
Cheatham County Tennessee 37019  
Map #: 170593  
Date: 4/18/2012 at 11:04 AM  
Scale: 1" = 50'  
Sheet: 1 of 1  
Total: 17:00

SLIDE 493B-2



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number \_\_\_\_\_ page \_\_\_\_\_ County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

4-5-12  
Date  
*Lee Batson*  
Owner

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon that this is a Category \_\_\_\_\_ Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: \_\_\_\_\_

03-29-12  
Date  
*[Signature]*  
Registered Land Surveyor

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled \_\_\_\_\_ has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

4-5-12  
Date  
*Dwaine Moore*  
Ashland City Public Works

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEMS

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled \_\_\_\_\_ has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

4-5-12  
Date  
*Dwaine Moore*  
Ashland City Public Works

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I hereby certify: (1) That all designated public ways have been installed in all sections in an acceptable manner and according to specifications, or (2) that a surety bond in the amount of \_\_\_\_\_ has been posted with the road commission to assure completion of all required improvements in case of default with \_\_\_\_\_ as surety.

4-5-12  
Date  
*Dwaine Moore*  
Ashland City Public Works

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Cheatham County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

4-10-12  
Date  
*[Signature]*  
Secretary, Ashland City Planning Commission

PURPOSE

THE PURPOSE OF THIS FINAL PLAT IS TO SUBDIVIDE 1 COMMERCIAL LOT INTO 4 COMMERCIAL LOTS.

NOTES

- LOCATIONS OF UTILITIES ARE APPROXIMATE ONLY. THERE MAY BE EXISTING UTILITIES IN THE FIELD THAT ARE NOT SHOWN ON THIS PLAT.
- A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM 47021C01700 DATED SEPTEMBER 17, 2010. THE LOCATION OF THE FLOODPLAIN LIMIT SHOWN IS APPROXIMATE ONLY AND IS SUBJECT TO INTERPRETATION.
- OWNER - LEE BATSON  
2030 HIGHWAY 40 WEST  
ASHLAND CITY, TN 37015
- ALL FUTURE DRAINWAY CULVERTS TO BE 15" MINIMUM DIAMETER AND 20' WIDTH MINIMUM.
- ZONING - C2 (COMMERCIAL)
- MINIMUM BUILDING SETBACKS  
FRONT - 35 FEET  
SIDE - 15 FEET  
REAR - 20 FEET
- TOTAL ACREAGE OF SUBDIVISION = 9.87 ACRES.
- PROPERTY IS MAP 55, PARCEL 22

REVISION DESCRIPTION

DATE

NO.

THE REASONS COMPANY

2206 S. SHELBY PARK COURT  
FRANKLIN, TN 37069  
615-790-2071



FINAL PLAT

LEE BATSON COMMERCIAL LOTS  
OWNER - LEE BATSON  
RECORD BOOK 184F, PAGE 851  
PROPERTY MAP 55, PARCEL 22

1ST CIVIL DISTRICT OF CHEATHAM COUNTY, TN

DRAWN BY: TMR II  
APPROVED BY: TMR II  
DATE: 03-29-12  
SCALE: 1" = 50'  
FILENAME:  
SHT. NO.