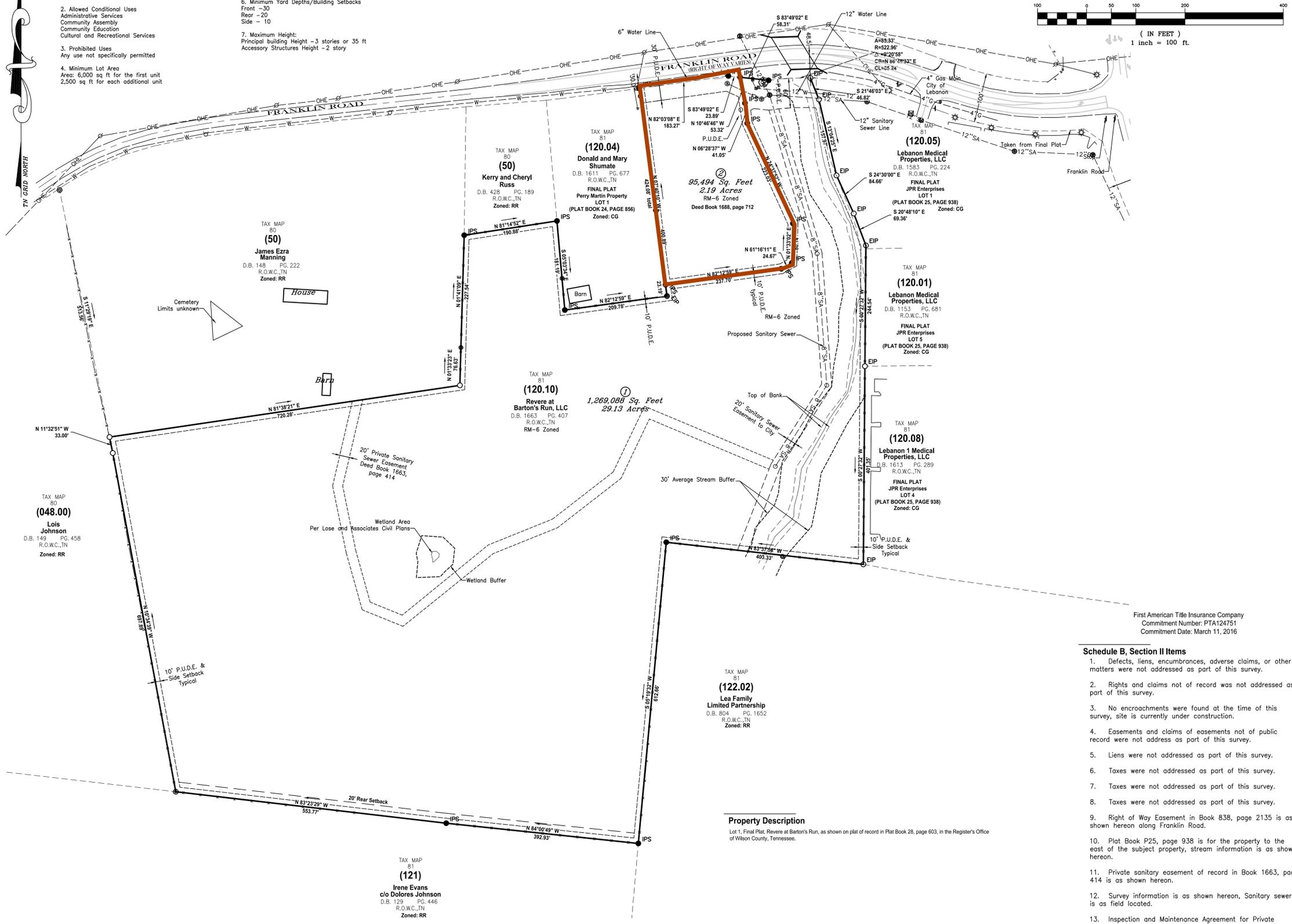
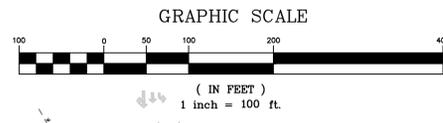


SITE ZONING SUMMARY
 Current Zoning: RM6 - High Density Multi-Family Residential District

1. Uses Permitted
 Dwelling, multi-family
 Dwelling, one-family detached
 Dwelling, two-family detached
 Dwelling, townhouse
2. Allowed Conditional Uses
 Administrative Services
 Community Assembly
 Community Education
 Cultural and Recreational Services
3. Prohibited Uses
 Any use not specifically permitted
4. Minimum Lot Area
 Area: 5,000 sq ft for the first unit
 2,500 sq ft for each additional unit

Taken from the City of Lebanon Website @
<http://www.lebanon.org/index.php/government/departments/planning/zoning>
 Zoning Code Dated 2-4-15

5. Minimum Lot Width at Building Line
 Lot Width: 50 ft
6. Minimum Yard Depths/Building Setbacks
 Front -30
 Rear -20
 Side -10
7. Maximum Height:
 Principal building Height -3 stories or 35 ft
 Accessory Structures Height -2 story



ALTA/NSPS Surveyor's Certification

I, **Allen B. O'Leary, RLS**, TN/LS #1997, WES Engineers and Surveyors, 2486 Nashville Highway, Columbia, TN 38401, a/c# 388-2329, www.wesengineers.com

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 10, 11a, 13, 16, and 20a Table A thereof. The field work was completed on February 20, 2016.



Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Lebanon, Wilson County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Lebanon's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel are as shown hereon.
7. This property currently identified as a portion of Tax Map No. 81 Parcel No. 120.10. For designation shown thus (XXX) indicates Parcel Numbers for said map.
8. Plat reference: Plat Book 28, page 603.
9. Deed reference: as noted hereon
10. Bearings based on: Tennessee Grid North, Fipszone 4100
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and from information provided on title commitment provided and as noted hereon.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. The property as shown hereon is not located in a "Special Flood Hazard Area" as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47189C-0190 D, dated February 20, 2008, Unshaded Zone "X", as scaled graphically.

Schedule B, Section II Items

1. Defects, liens, encumbrances, adverse claims, or other matters were not addressed as part of this survey.
2. Rights and claims not of record was not addressed as part of this survey.
3. No encroachments were found at the time of this survey, site is currently under construction.
4. Easements and claims of easements not of public record were not address as part of this survey.
5. Liens were not addressed as part of this survey.
6. Taxes were not addressed as part of this survey.
7. Taxes were not addressed as part of this survey.
8. Taxes were not addressed as part of this survey.
9. Right of Way Easement in Book 838, page 2135 is as shown hereon along Franklin Road.
10. Plat Book P25, page 938 is for the property to the east of the subject property, stream information is as shown hereon.
11. Private sanitary easement of record in Book 1663, page 414 is as shown hereon.
12. Survey information is as shown hereon, Sanitary sewer is as field located.
13. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Book 1673, page 1331 affect this Lot 1 of record.
14. Items as shown on Plat Book 28, page 603 are as shown hereon.
15. Disbursements are not addressed as part of this survey.
16. Insurance from policy was not addressed as part of this survey.

Property Description

Lot 1, Final Plat, Revere at Barton's Run, as shown on plat of record in Plat Book 28, page 603, in the Register's Office of Wilson County, Tennessee.

Legend

● I.R.F. Iron Rod Found	⊕ Bench Mark	■ Catch Basin	⊠ Electric Riser	⊕ Power Pole	□ Septic Tank	⊕ Adjoining Property Line	⊕ Edge of Water	⊕ OHE Overhead Electric Line
● I.R.S. Iron Rod Set	⊕ Stake Found	⊕ Curb Inlet	⊕ Telephone Riser	⊕ Guy Pole	⊕ Water Spigot	⊕ Subject Property Line	⊕ Ditch / Creek Centerline	⊕ OHT Overhead Telephone Line
● I.P.F. Iron Pipe Found	⊕ Fire Hydrant	⊕ Storm Pipe	⊕ Pay Phone	⊕ Guy Wire	⊕ Traffic Signal	⊕ Easement Line	⊕ Minor Contour Line	⊕ UG Undergroud Utility Line
● AXLE Axle Found	⊕ Water Meter	⊕ Cable Manhole	⊕ Telephone Booth	⊕ Up-light	⊕ Flag Pole	⊕ Building Setback Line	⊕ UGC Undergroud Cable Line	⊕ UGE Undergroud Electric Line
⊕ F.P. Fence Post	⊕ Water Valve	⊕ Electric Manhole	⊕ Gas Meter	⊕ Parking Block	⊕ Gate Hole	⊕ Centerline	⊕ UG Undergroud Gas Line	⊕ UGT Undergroud Telephone Line
⊕ C.M.F. Concrete Monument Found	⊕ Water Reducer	⊕ Telephone Manhole	⊕ Gas Valve	⊕ Parking Meter	⊕ Observation Well	⊕ Water Flow Arrow	⊕ UG Undergroud Water Line	⊕ FM Forced Main Line
⊕ O.P.K.F. PK Nail Found	⊕ Clean Out	⊕ Water Manhole	⊕ Light Pole	⊕ Handicap Parking	⊕ Tower	⊕ Deciduous Tree	⊕ W Water Line	
⊕ R.R.S.F. Railroad Spike Found	⊕ Sanitary Sewer Manhole	⊕ Electric Meter	⊕ Metal Light Pole	⊕ Traffic Flow Bollard	⊕ Sinkhole	⊕ Evergreen Tree	⊕ S Sanitary Sewer Line	
⊕ R.R.S.S. Railroad Spike Set	⊕ Storm Sewer Manhole	⊕ Cable Riser	⊕ Telephone Pole	⊕ Well	⊕ Spring	⊕ Bush	⊕ ST Storm Sewer Line	
						⊕ Sign	⊕ OH Overhead Utility Line	
							⊕ OHC Overhead Cable Line	

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
REVERE AT BARTON'S RUN - LOT 1
 Tax Map 81, Parcel 120 & 120.09 & Tax Map 80, Parcel 50
 Lebanon, Tennessee
 Wilson County, Lebanon, TN

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DRAWN BY:	ABO
SCALE:	1"=100'
JOB NO:	143551
DATE:	March 19, 2016

REVISION:
 SHEET: