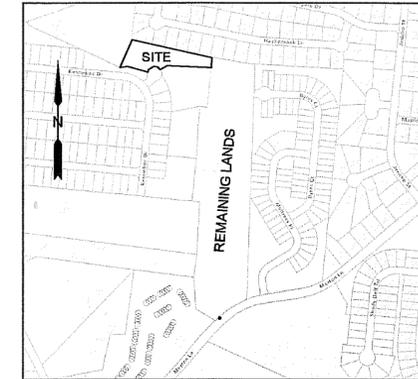




Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

120 W. 14th St. Suite B
Memphis, TN 37103
Phone: 615-597-8615
Cell: 615-636-2414
Elkinsdoyle@gmail.com

LINE	BEARING	DISTANCE
L1	S 84°07'45" W	58.87'
L2	S 77°07'44" E	8.49'
L3	S 76°57'44" E	11.46'
L4	N 88°44'48" W	25.97'
L5	S 61°46'48" W	48.13'



VICINITY MAP NOT TO SCALE

TOTAL ACREAGE
76,944 S.F.
1.7664 Acres

LOT #1
34,115 S.F.
0.7832 Acres

LOT #2
42,828 S.F.
0.9832 Acres

ZONING: R3
SETBACKS
FRONT: 35'
SIDE: 10'
REAR: 20'

REMAINING LANDS:
TRESIDER, R&L
4356 MORTON LANE
SMYRNA, TN 37167
PARCEL ID: 054-014.03
DB: 1836/3488
ZONING: RM

LEGEND
These standard symbols can be found in this drawing.

	FIRE HYDRANT		IRON PIN FOUND
	S W CATCH BASIN		IPS - ELKINS #2427
	PK NAIL		UN-GRD CABLE
	FENCE POST		SEWER MANHOLE
	PWR/LGT POLE		

PROPERTY LINE
 M.B.S.L.
 6" W WATER LINE
 6" W EASEMENT
 SS SAN SEWER
 UGP UNDERGROUND POWER

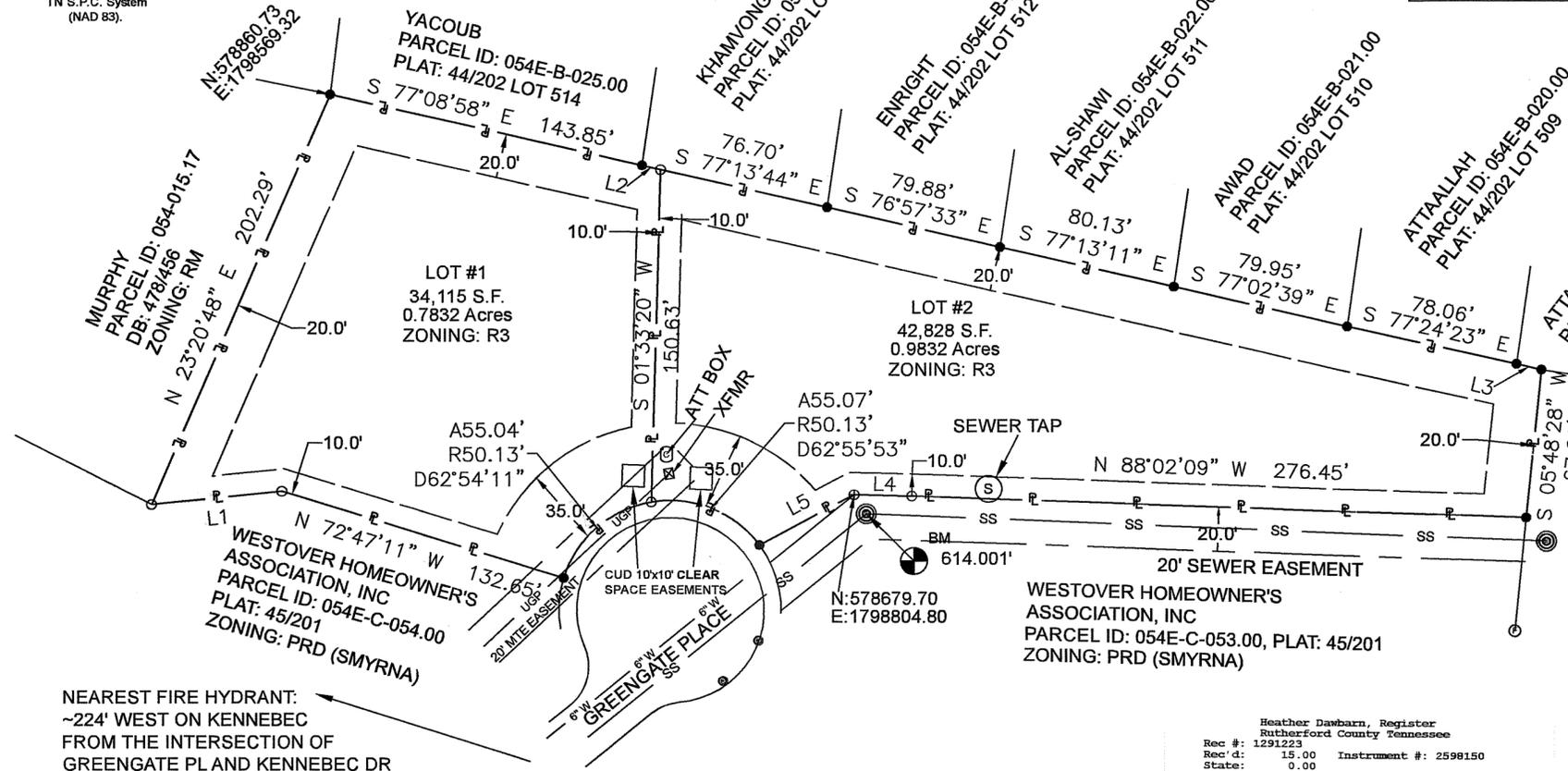
0 50 100 150

OWNER INFORMATION:
TRESIDER, R&L
4356 MORTON LANE
SMYRNA, TN 37167

FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 47149C0115K effective date of 05/09/2023. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Heather Dawbarn, Register
Rutherford County Tennessee

Rec #: 1291223
Rec'd: 15.00 Instrument #: 2598150
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 6/3/2025 at 8:54 AM
Total: 17.00 in Plat Cabinet 51 Pgs 266-266



CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, 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 roads, utilities, and other facilities have been filed as required by the Smyrna Municipal Subdivision Regulations.

Book Number 1836, Page 3488.

5/9/25 Robert Tresider Lucinda P. Tresider
Date Robert Tresider Lucinda P. Tresider

CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Smyrna, Tennessee, Municipal Planning Commission and that the permanent property markers have been or will be placed, as shown hereon, to the specifications of the Director of Public Works or his authorized representative.

5/9/25 Doyle Elkins, RLS #2427
Date Doyle Elkins, RLS #2427

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled TRESIDER - TWO (2) LOT SUBDIVISION have been installed or performance bonds posted in accordance with current local and state government requirements. Sewer, Water and Gas Systems.

5-15-2025 Thine Stange
Date Director of Utilities

CERTIFICATE OF APPROVAL OF PUBLIC WAYS
I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Smyrna, Tennessee Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

5-27-2025 Chad N. King
Date Town Engineer

CERTIFICATION OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Smyrna, Tennessee Municipal 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.

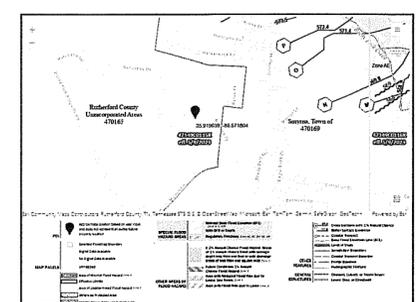
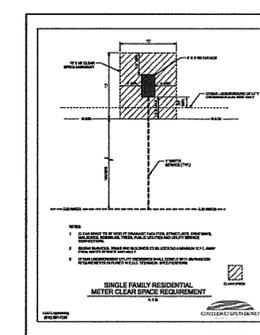
5/27/25 Secretary, Planning Commission
Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEMS LOCATED IN THE SERVICE JURISDICTION OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY
I hereby certify that the subdivision plat entitled TRESIDER - TWO (2) LOT SUBDIVISION has been approved by the engineers for Consolidated Utility District of Rutherford County for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

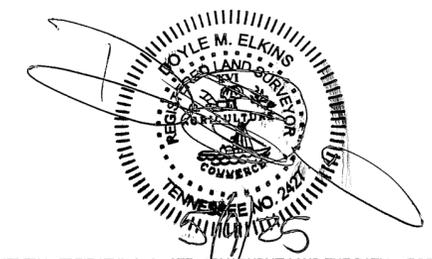
5/13/2025 William Steele
Date Consolidated Utility District of Rutherford County

- PLAT NOTES: GENERAL**
1. Acreage and plat bearings shown are from a survey conducted by Elkins Surveying, October of 2024.
 2. There may be easements of record not shown on this plat.
 3. Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
 4. In Tennessee, it is a requirement of "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call System can be notified by calling toll free 1-800-351-1111.
 5. Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective companies. The existence or nonexistence of the utilities shown or any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
 6. It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
 7. Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.
 8. Public utility and drainage easements, where shown hereon, are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainage ways, including, but not limited to: sanitary sewers, force mains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
- TOWN OF SMYRNA**
9. The purpose of this plat is to create a two lot subdivision (TRESIDER - TWO (2) LOT SUBDIVISION).
 10. The recording of this Plat amends Book 1836, Page 3488 of the official records of the Rutherford County Register's Office.
 11. Zoning: R3
 12. Setbacks: Front 35', Sides 10', Rear 20'.
 13. Culverts: There are no culverts servicing the property.
 14. Fire Hydrant Service: ~224' west on Kennebec Drive from the intersection of Kennebec Drive and Greengate Place.
 15. Benchmark: SSWR Manhole Cover @ 614.001' NAVD '88
 16. Greengate Place has a 50' R.O.W.
 17. In the event that a driveway is installed, a culvert meeting the minimum County standard will be installed.

- CONSOLIDATED UTILITY DISTRICT**
18. No soils to be used for septic within the CUD Easement or within 10 feet of a CUD water main, water meter, or fire hydrant.
 19. Each residence is required by CUD to have its own water service. A separate water meter will be required for each lot created that will be set at the ROW once tap fee payment is made to CUD.
 20. CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing, or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to assure service and repair access to the meter(s) and service line(s). CUD will not be liable to repair or replace any removed or damaged encroachments within the easement and will not be financially liable for damages to any encroachments. See detail.



FEMA MAP NOT TO SCALE



I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

FINAL PLAT
TRESIDER - TWO (2) LOT SUBDIVISION
PT of MAP 054, PARCEL 014.03
4356 MORTON LANE
SMYRNA, TN 37167
RUTHERFORD COUNTY
PREPARED FOR: ROBERT TRESIDER

DATE	SCALE	SHEET	DRAWN BY	PROJECT
11/15/2024	1" = 50'	1 OF 1	TVM	24272

REVISED 12/18/2024