

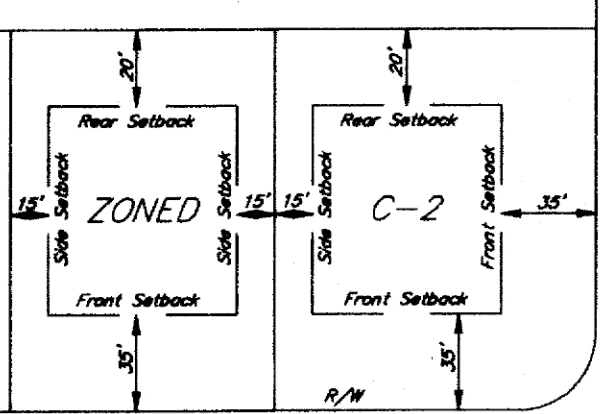
(2B)
Barry K. Royal
361/2342
Zoned C-2

(1)
Aldi (Indiana) L.P.
640/309
Zoned C-2

(3)
Karina, LLC
969/1568
Zoned C-2

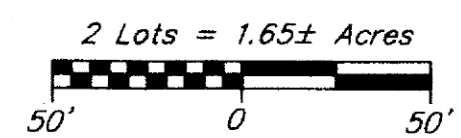
LINE	LENGTH	BEARING
L1	10.02	N58°47'30"E

ZONING: C-2
FRONT SETBACK: 35'
SIDE SETBACK: 15'
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

I hereby certify that this plat has been reviewed for the Rutherford County Development Tax. No Development Tax Required. 10-13-10
RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION



IPF ○ IRON PIN FND.
○ IRON PIN SET
UNLESS OTHERWISE NOTED

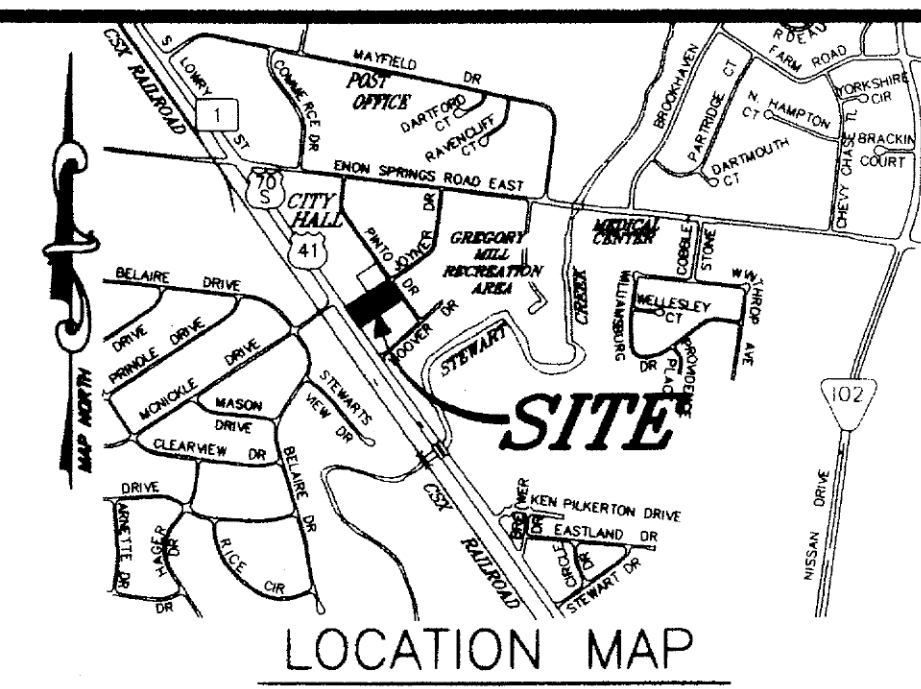
FEDERAL FLOOD NOTE
These parcels are not in an area designated as a Special Flood Area on:
Community Map 470169, Panel No. 0107 J,
Zone: X, Dated: October 16, 2008.

Lot 4:
OWNER: Johnson & Spivey
dba BGS, Limited
ADDRESS: 1022 Nissan Drive
Smyrna, TN 37167
Tax Map 27-P, Group E, Parcel 1.07
Deed Book 553, Page 018

Lot 2C:
OWNER: Barry K. Royal
ADDRESS: 1003 Rosemont Terrace
Smyrna, TN 37167
Tax Map 27-P, Group E, Parcel 1.02
Record Book 361, Page 2342

- LEGEND**
- Power Pole
 - ⊙ Existing Fire Hydrant
 - ⊙ Proposed Fire Hydrant
 - ⊙ Reducer
 - ⊙ Proposed Gate Valve
 - ⊙ Concrete Thrust Block
 - W — Existing Water Line
 - W — Proposed Water Line
 - S — Existing Sanitary Sewer Line
 - S — Proposed Sanitary Sewer Line
 - Existing Manhole
 - Proposed Manhole
 - ⊙ Proposed Blowoff Hydrant

- PLAT NOTES**
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the building, from his structure to the drainage system constructed by the subdivision developer.
 - Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
 - Public utility and drainage easements shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conductors, drainage pipes, and natural gas lines.
 - In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known 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.
 - Underground utilities shown were located using available above ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and 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.
 - The recording of this plat voids, vacates, and supersedes the recording of Lot 2C of the Resubdivision of Lot 2B, Ham Cannon Subdivision of record in Plat Book 27, Page 106, R.D.R.C.



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.
Date: 9/28/10 2010
Signature: Barry K. Royal
Barry K. Royal

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.
Johnson and Spivey, A Limited Partnership
Date: 9/28/2010 2010
Signature: Richard H. Stern, Jr.
Richard H. Stern, Jr.
Owner

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled Lot 4 and the Resubdivision of Lot 2C, Ham Cannon Subdivision have been installed in accordance with current local and state government requirements, or bonds posted.
Water System & Sewer
Date: 9-28-10 2010
Signature: J. S. Reinhard
DIRECTOR OF UTILITIES

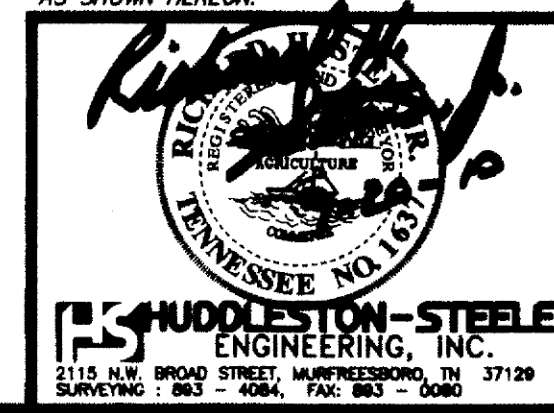
CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Smyrna Tennessee, Municipal Planning Commission and that the monuments have been or will be placed, as shown hereon to the specifications of the city engineer or his authorized representative.
Date: 9-20 2010
Signature: Richard H. Stern, Jr.
Richard H. Stern, Jr., RLS No. 157

CERTIFICATE OF THE APPROVAL OR BONDING OF ROADS
I hereby certify, (1) that all designated roads on this final plat have been installed in an acceptable manner and according to the specifications of the Smyrna Municipal Subdivision Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in accordance with the specifications of the Planning Commission.
Date: 9/24 2010
Signature: Richard H. Stern, Jr.
DIRECTOR OF PUBLIC WORKS

CERTIFICATE 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.
Date: 10/1 2010
Signature: R. Gooden
SECRETARY, PLANNING COMMISSION

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 636592 Instrument #: 1697709
State: 0.00
Clerk: 2.00 Recorded 10/14/2010 at 8:15 AM
Other: 17.00
Total: 21.00
Plat Cabinet: 35 Pgs 187-187

Lot 2C previously recorded in Plat Book 27, Page 106
DATE OF RECORDING: October 14, 2010
TIME OF RECORDING: 8:15 A.M.
PLAT BOOK: 35, PAGE: 187



Lot 4 and the Resubdivision of Lot 2C Ham Cannon Subdivision
Town of Smyrna, Rutherford County, Tennessee
Date: August, 2010 Scale: 1"=50' Sheet 1 of 1

HUDDLESTON-STEEL ENGINEERING, INC.
2115 N.W. BROAD STREET, MARIETTA, GA 30067
SURVEYING: 863-4084, FAX: 863-4080