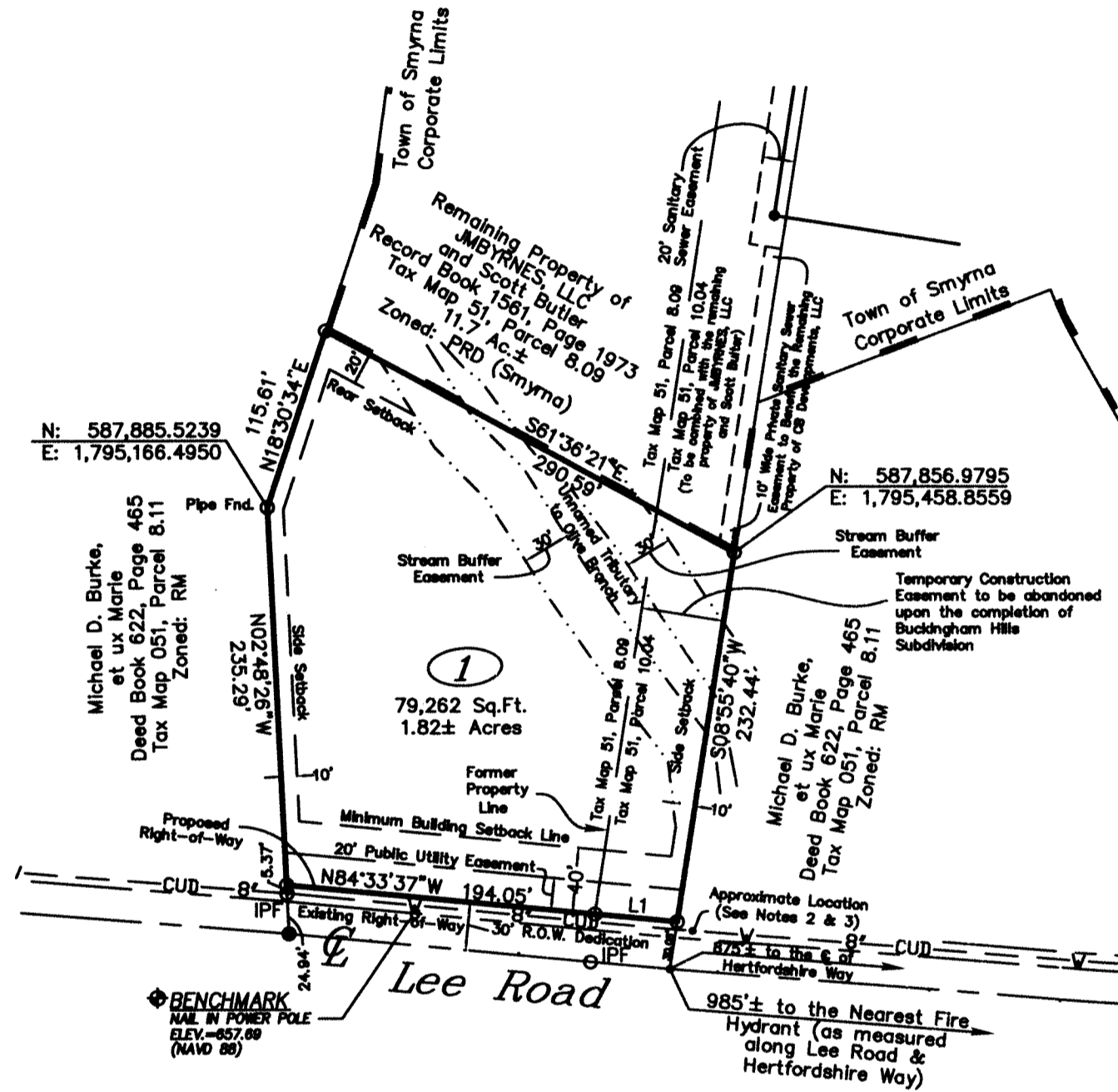
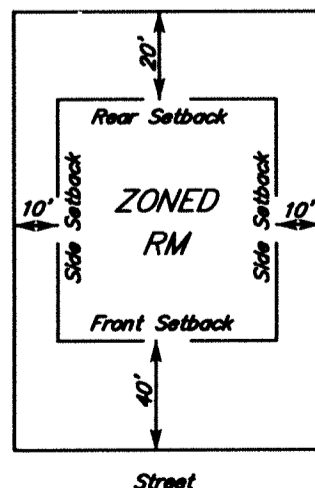


**LEGEND**

- Easement
- Setback Line
- CUD Water Line
- Centerline
- Proposed 8" San. Sewer Line

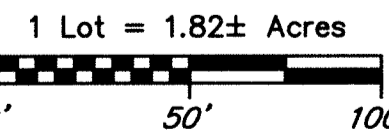
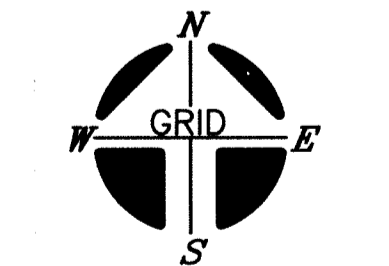


ZONED: RM  
FRONT SETBACK: 40'  
SIDE SETBACK: 10'  
REAR SETBACK: 20'



TYPICAL BUILDING SETBACK DETAIL  
N.T.S.

BEARINGS BASED ON THE  
TENNESSEE STATE PLANE  
COORDINATE SYSTEM (NAD 83)



- LEGEND FOR MONUMENTS
- IRON PIN SET (1/2" rebar with HSENGR cap)
  - IRON PIN FND.
  - RAILROAD SPIKE
  - ★ FENCE
  - SURVEY POINT
  - △ NAIL
  - CONC. MARKER FND.

OWNER/DEVELOPER: JMBYRNES, LLC and Scott Butler  
Attn: Scott Butler  
ADDRESS: 115 Enon Springs Road  
Smyrna, TN 37167

PROPERTY ADDRESS: 6302 Lee Road  
Smyrna, TN 37167

Tax Map 51, Part of Parcel 8.09  
Record Book 1561, Page 1973  
Tax Map 51, Part of Parcel 10.04  
Record Book 435, Page 2443

THIS PARCEL IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA" ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD MAP PANEL: 470169 0105H ZONE: X  
DATED: JANUARY 05, 2007

**PLAT NOTES**

- The purpose of this plat is to create a single residential lot, combine Tax Map 51, Parcel 10.04 with Tax Map 51, Parcel 8.09 and dedicate 30' of right of way, from the centerline, for Lee Road.
- 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 prior 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, as well as 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.
- 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 structure, from his structure to the drainage system.
- 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, where 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. Easements in the subdivision may not have infrastructure constructed within them until some future time, and there may be no notice to or consultation with the individual lot owners of this construction.
- Utilities shown are as planned and not necessarily installed.

LOT NO.	MIN. DRIVEWAY CULVERT SIZE
1	18"

LOT	MINIMUM PAD ELEVATION	MINIMUM FLOOR ELEVATION
1	654.0	656.0

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS (TOWN OF SMYRNA) - SEWER**

I hereby certify that the utility systems outlined or indicated on the final subdivision plat entitled One-Lot Subdivision, Bobby G. Smith have been installed in accordance with current local and state government requirements, or bonds posted.

Date \_\_\_\_\_ DIRECTOR OF UTILITIES

**CERTIFICATE OF APPROVAL FOR ELECTRIC POWER**

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date \_\_\_\_\_ Middle Tennessee Electric Membership Corporation

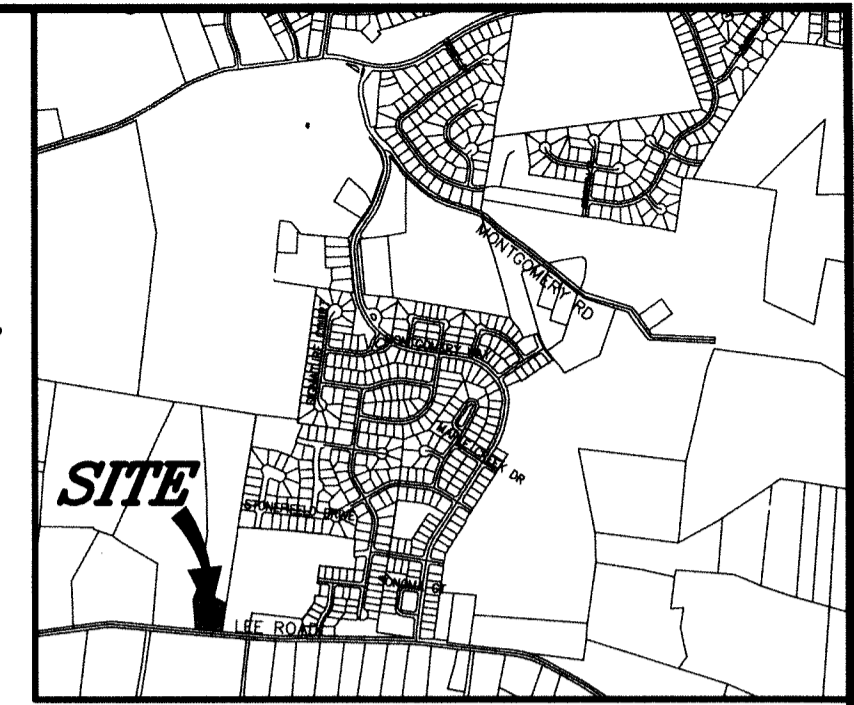
**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY " IV " SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.

DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_

**MINOR PLAT**  
**BOBBY G. SMITH**  
**One-Lot Subdivision**  
5th Civil District of Rutherford County, Tennessee

DATE: December 2017      Scale: 1"=100'      Sheet 1 of 1



LOCATION MAP  
N.T.S.

**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 dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date \_\_\_\_\_ Record Book 1561, Page 1973  
John M. Byrnes  
JMBYRNES, LLC  
Scott Butler

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Rutherford County, Tennessee, Planning Commission and that the monuments have been placed as shown hereon to the specifications of the County Engineer.

12-7-17 Date \_\_\_\_\_ Johnnie H. Leonard III, Tenn. RLS No. 2189

**CERTIFICATE FOR APPROVAL OF WATER SYSTEMS - C.U.D.**

I hereby certify that the subdivision plat entitled Bobby G. Smith, One Lot Subdivision has been approved by the engineers of 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.

Date \_\_\_\_\_ Consolidated Utility District of Rutherford County

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County, Tennessee 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 Registrar.

Date \_\_\_\_\_ Secretary, Planning Commission