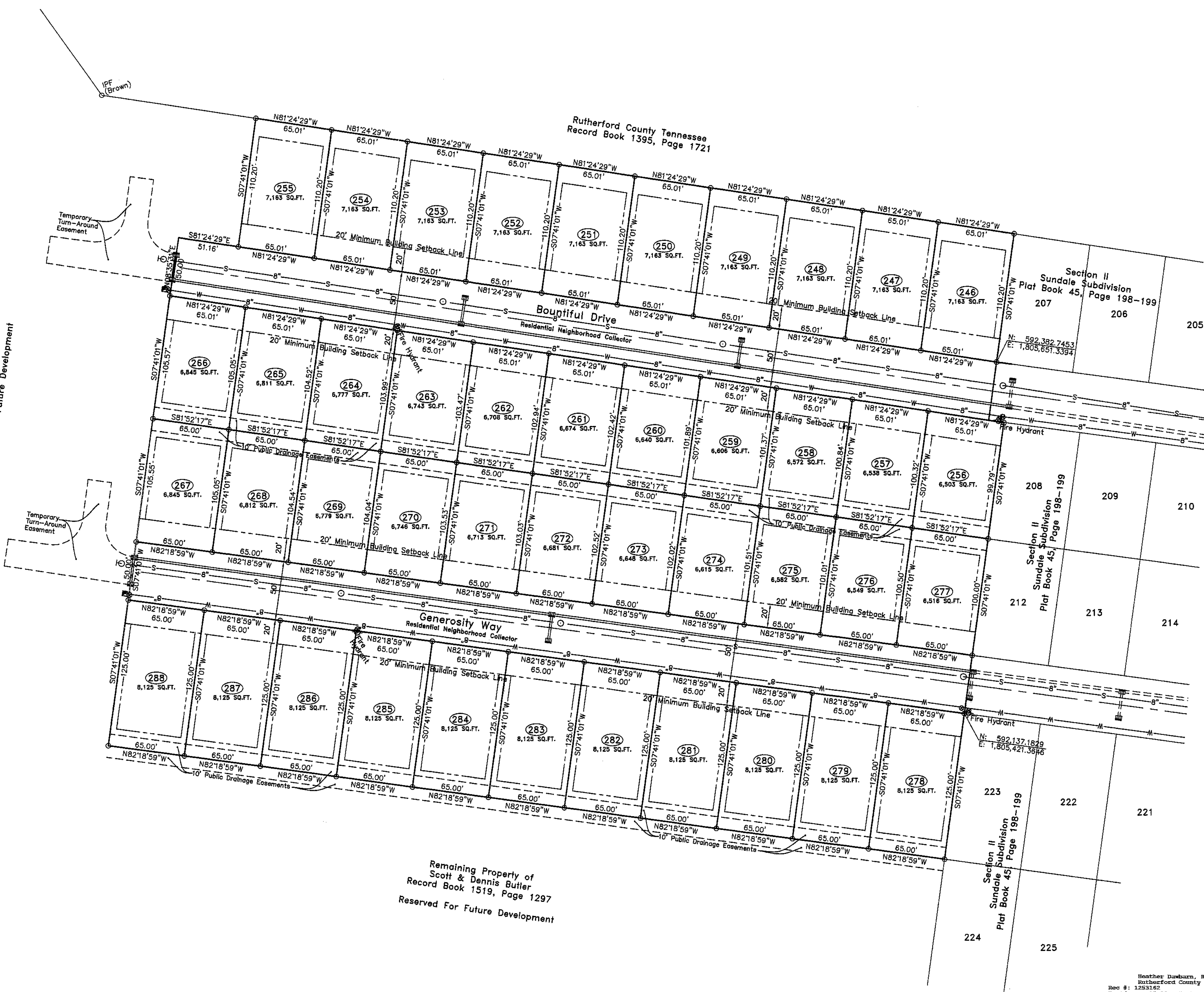


PLAT NOTES

- 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, 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.
- 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 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 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. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot Owners of this construction.
- Any signs will require a separate permit from the Town of Smyrna.
- Documentation of the Stormwater Notice of Coverage (N.O.C.) for this site must be submitted to the Town of Smyrna prior to any grading or building permit being issued by the Town.
- Utilities shown are as planned and not necessarily installed.
- Fire Hydrants shall be placed in coordination with Town of Smyrna Utility Department.
- All Common Areas shall be owned and maintained by the Homeowner's Association.
- A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
- All street and stop signs must meet Town of Smyrna requirements.
- Per the Town of Smyrna, if the finished floor elevation does not exceed the rim elevation of the next upstream manhole, a backwater valve complying with Section 715 of the 2012 International Plumbing Code will be required.
- Any street in this subdivision may be extended into adjoining property at any time without additional notice or consultation to the Owners of the lots in the subdivision. The streets identified on the plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
- Per the Town of Smyrna, the required minimum fire flow will be 1,000 GPM with 20 PSI residual.

The purpose of this plat is to create 43 lots of record, to dedicate rights-of-way, and record easements, as shown.

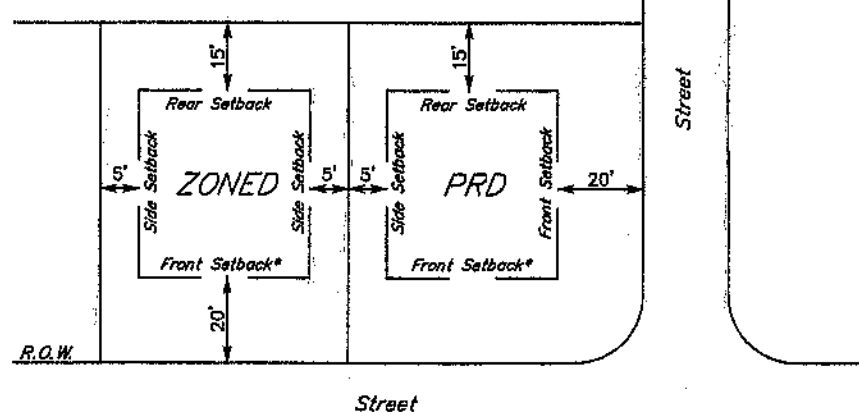
Remaining Property of
Scott & Dennis Butler
Record Book 1519, Page 1297
Reserved For Future Development



Remaining Property of
Scott & Dennis Butler
Record Book 1519, Page 1297
Reserved For Future Development

ZONING: PRD
FRONT SETBACK: 20'
SIDE SETBACK: 5'
REAR SETBACK: 15'

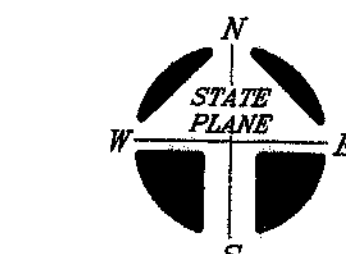
*Additional 5' Off Drainage Easements
*Garage Setback 25ft per Zoning PRD



TYPICAL BUILDING SETBACK DETAIL
N.T.S.

LEGEND

- FIRE HYDRANT
- W — WATER LINE
- S — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- STORM DRAIN PIPE



43 Lots = 8.69 ± Acres

LEGEND FOR MONUMENTS

- IRON PIN SET
- IRON PIN SET (1/2" rebar with HSENGR cap)
- IRON PIN FND
- RAILROAD SPIKE
- FENCE
- SURVEY POINT
- ▲ NAIL
- CONV. MARKER FND.

OWNER & DEVELOPER: Scott & Dennis Butler
ADDRESS: 2161 Rocky Park-Alumville Road
Smyrna, TN 37167

PROPERTY ADDRESS: Cordal Drive
Smyrna, TN

Tax Map 33, Parcel 53.00
Record Book 1519, Page 1297

THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY MAP PANEL NO. 47149C0108H, ZONE: X, DATED: 01/05/07.

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: June 10, 2024
TIME OF RECORDING: 9:20 A.M.
PLAT BOOK: 50, PAGE: 145

FINAL PLAT - SECTION III
SUNDALE SUBDIVISION
3RD CIVIL DISTRICT OF RUTHERFORD COUNTY, TENNESSEE

DATE: MAY, 2023 SCALE: 1"=50' SHEET 1 OF 1

LOCATION MAP

Section II
Sundale Subdivision
Plat Book 45, Page 198-199

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.

5/15/24
Date

Scott Butler
Dennis Butler

Record Book 1901, Page 2681

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.

5/13/2024
Date

Phillip D. Chapman, R.L.S. No. 2007

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.

5/21/2024
Date

Secretary, Planning Commission

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 case of default.

5-21-2024
Date

Charles M. King
DIRECTOR OF PUBLIC WORKS
Engineering

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

Water & Sewer Systems
5-21-2024
Date

Director of Utilities

GLOBAL POSITION SYSTEM SURVEY NOTES

- The survey portion was performed using the following global positioning system (GPS) survey equipment: SOKKIA GRX2 (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. TDOT CORS station TN36 for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The date that fieldwork was performed for this survey was: May, 2023
- The datum(s) for the TDOT CORS Station that was used: HORIZ: NAD83(2011) EPOCH 2010 VERT: NAVD 1985
- Fixed Control Station designation with positional data:
TDOT CORS STATION-TN36
STATE PLANE (TN 4100-US SURVEY FT. - NORTHING: 559,154.86 EASTING: 1,637,086.15 ELEVATION: 558.34 FT.
- Geoid model used - GEOID03
- Combined grid factors for TDOT CORS Station TN36: