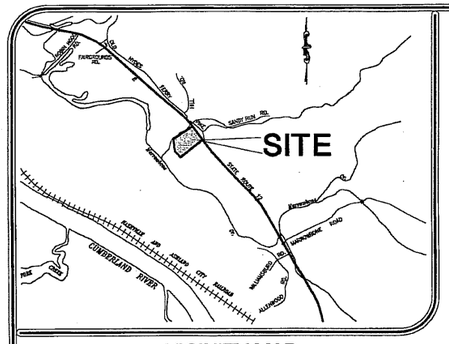
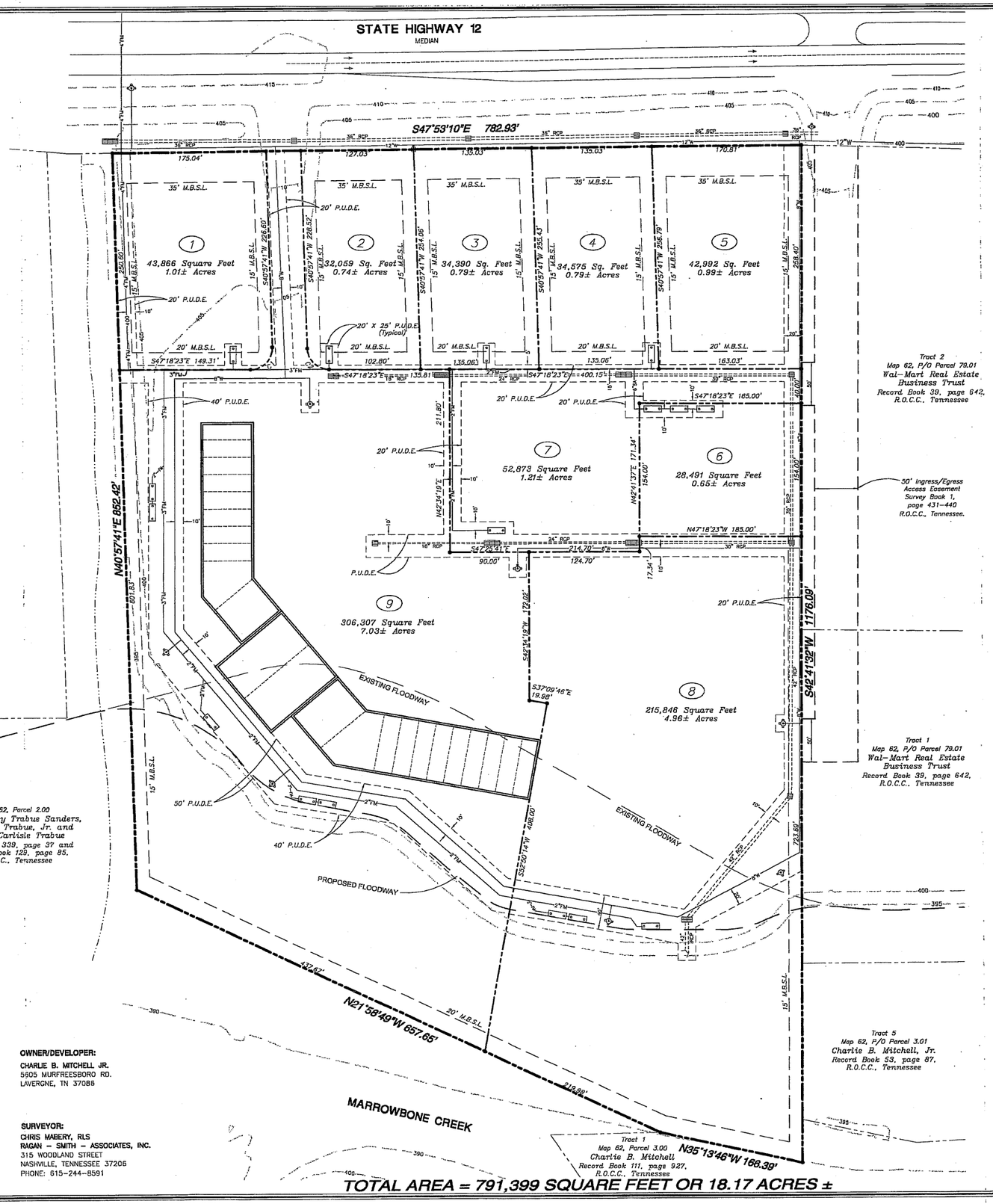


VICINITY MAP
(Not to Scale)



TOTAL AREA = 791,399 SQUARE FEET OR 18.17 ACRES ±

CURVE TABLE

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	91°43'56"	25.00	40.03	25.77	35.89	N86°49'39"E
C2	88°16'04"	25.00	38.51	24.26	34.82	S03°10'21"E

GENERAL NOTES

1. The purpose of this plat is to resubdivide Lot 7 into 3 lots. All lots shall be used for retail stores and restaurants.
2. Bearings as shown hereon are based on Tennessee Coordinate System of 1983. Coordinates received from SCI Surveyors, Inc.
3. Contour interval is 5 feet.

   Contours as shown hereon were taken from a site plan prepared by Ragan-Smith-Associates, dated July 15, 2004, last revised December 01, 2004.
4. By scaled map location and graphic plotting only, this property lies within Flood Zones "AE", "X" (Other Flood Areas) and "X" (Other Areas), as designated on current Federal Emergency Management Agency Map Numbers 4702100145 C and 4702100210 C, both with an effective date of December 6, 1999, which makes up a part of the National Flood Insurance Administration Report; Community No. 470027, Panel No. 0145, Suffix C and Community No. 470027, Panel No. 0210, Suffix C, respectively, which are the current Flood Insurance Rate Maps for the community in which said premises is situated. Said maps define Zone "AE" under "Special Flood Hazard Areas inundated by 100-Year Flood" as base flood elevations determined. Said maps define Zone "X" (Other Flood Areas) under "Other Flood Areas" as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Said maps define Zone "X" (Other Areas) under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
5. This property is currently zoned C2 – (Commercial Highway District). Minimum Yard Requirements are as follows:

   Front – 35'
   Side – 15'
   Rear – 20'
6. All utilities shown within the boundary of the surveyed property are proposed and have not been installed as of this date. Said utilities as shown hereon were taken from a site plan prepared by Ragan-Smith-Associates, dated July 15, 2004, last revised December 01, 2004.
7. Access to Lots 1 through 6 is provided by an Access Easement through Lots 7, 8 & 9. Said easement is blanket in nature and is not contained to a specific location.
8. The recording of this plat voids, vacates and supercedes the recording of the final plat entitled "OWEN PLACE SHOPPING CENTER" of record in Plat Book 13, page 64, Slide Number 431B, Register's Office for Cheatham County, Tennessee.

PROPERTY MAP REFERENCE

Being a portion of Parcel Number 3.01 as shown on Cheatham County Property Map Number 62.

DEED REFERENCE

Being a portion of the same property conveyed to CHARLIE B. MITCHELL from MARTHA FRANCES OWEN by Warranty Deed of record in Record Book 53, page 87, Register's Office for Cheatham County, Tennessee, all of the same property conveyed to CHARLIE B. MITCHELL from MARTHA FRANCES OWEN by Quitclaim Deed of record in Record Book 53, page 90, Register's Office for Cheatham County, Tennessee, and all of the same property conveyed to CHARLIE B. MITCHELL, JR. from JANE DANCEY TRABUE SANDERS, NELSON T. TRABUE, JR., and SUSAN CARLISLE TRABUE by Boundary Line Agreement of record in Record Book 129, page 85, Register's Office for Cheatham County, Tennessee.

LEGEND

- IRON ROD (NEW) (5/8" x 18" W/Cap Stamped "Ragan Smith & Associates")
- FIRE HYDRANT
- CATCH BASIN
- S.T.E.P. SEWER TANK
- —SA— SANITARY SEWER LINE
- —FM— FORCE MAIN
- RCP REINFORCED CONCRETE PIPE
- —W— WATER LINE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.C.C. REGISTER'S OFFICE FOR CHEATHAM COUNTY

(Z axis 450)

0 30' 60' 120' 180'
Graphic Scale

OWNER/DEVELOPER:
CHARLIE B. MITCHELL JR.
5905 MURFREESBORO RD.
LAVERGNE, TN 37086

SURVEYOR:
CHRIS MABERY, RLS
RAGAN – SMITH – ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
PHONE: 615-244-8591

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book *____, page *____, County Registers Office, and that I (we) hereby adopted this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offer or irrevocable dedication for all public ways, utilities, and other facilities have filed.

*See Deed Reference

Owner Date

Title (if action for partnership or corporation)

CERTIFICATE OF SURVEY ACCURACY

I(we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "1" Land Survey as defined in Title 62, Chapter 13, Tennessee Code Annotated, and that the accuracy thereof is greater than or equal to 1:10,000, and that the monuments have been placed, as shown hereon, to the specifications in these regulations, or that a surety instrument or performance bond has been filed to guarantee their installation.

11-22 2005
Date Christopher J. Mabery, RLS
2483
Surveyor Number

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Owen Place Shopping Center, has/have been installed in accordance with current local and state government requirement, or a sufficient bond or other surety has been filed to guarantee said installation.

Date 20 __
Name, Title, and Agency or Authorized Approved Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled Owen Place Shopping Center has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date 20 __
Name, Title, and Agency or Authorized Approved Agent

CERTIFICATE OF APPROVAL OF PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.

Before the initiation of construction, the locations of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health athority.

Date 20 __
Local Health Authority

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 Ashland City, 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.

Date 20 __
Appropriate Governmental Representative

CERTIFICATE OF COMMON AREA DEDICATION

CHARLIE B. MITCHELL JR. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Owen Place Shopping Center, for recreation and related activities.
The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date 20 __ Owner

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been bound to comply with the Ashland City, Tennessee Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commision, and that it has been approved for recording in the Office of the County Register.

Date 20 __ Secretary, Planning Commission

RAGAN·SMITH ASSOCIATES
PLANNERS · CIVIL ENGINEERS
LANDSCAPE ARCHITECTS · SURVEYORS
315 WOODLAND ST. · P.O. BOX 60070
NASHVILLE, TENNESSEE · 37206-0070
(615) 244-8591 FAX (615) 244-8739

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2483
11-22-05

OWEN PLACE SHOPPING CENTER
REVISION 1, RESUBDIVISION OF LOT 7

State Highway 12
1st Civil District of Cheatham County, Tennessee.

FINAL PLAT

REVISIONS	
DESIGNED BY:	N/A
DRAWN BY:	C. Mabery
APPROVED BY:	C. Mabery
SCALE:	1"=60'
DATE:	November 22, 2005
JOB NO. 04-045	WK. ORDER 7550
SHEET NO.	01 OF 01

G:\2004-045\7550\plat\Revision 1\7550Resub.dwg

11/22/05 10:05:06 AM D:\BYERS\DUEDES\Local-uildand.qcf DATLOCAL-VDLL\BUNDX\12190.040045.7550.00.7550Resub-Layout1.dgn,PL1