NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL INTO TWO (2) LOTS.
   1.1. TOTAL ACREAGE: 24,634 SQ. FT. +/- OR 0.566 ACRES +/-.
2. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
   2.1. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BETWEEN OCTOBER 22, 2025, UTILIZING TOPCON HiPer VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47037C0254H, DATED 04/05/2017.
4. LOT CORNERS ARE MARKED WITH AN IRON ROD, UNLESS OTHERWISE NOTED.
5. PARCEL NUMBERS SHOWN THUS (XX) PERTAIN TO PROPERTY MAP NUMBER 083-04 PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
6. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC) UNLESS OTHERWISE NOTED.
   6.1. DEED REFERENCE(S): INSTRUMENT NO. 202511050088220
   6.2. PLAT REFERENCE(S): BOOK 1835, PAGE 26
7. THE PROPERTY IS CURRENTLY ZONED R10 AND LOCATED WITHIN A CONTEXTUAL OVERLAY DISTRICT. SETBACKS ARE PER METRO ZONING ORDINANCE.
8. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
9. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. 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 (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
10. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
11. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP)
12. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
13. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
14. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.
15. PROPERTY IS IN METRO COUNCIL DISTRICT No. 6, MEMBER: CLAY CAPP
16. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.

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 Instrument Number 202511050088220, Register's Office of Davidson County, Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

Name: Kian Lanam Date: 7/14/26
PKM BUILDING ASSOCIATION, LLC
KIAN LANAM
Managing Member
Title (if action for partnership or corporation)

COMMISSION APPROVAL

Approval by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

By: _____ Date: 8-7-26

RECORD

Recorded _____

in Book _____ Page _____,
of the Register's Office of Davidson County, Tennessee.

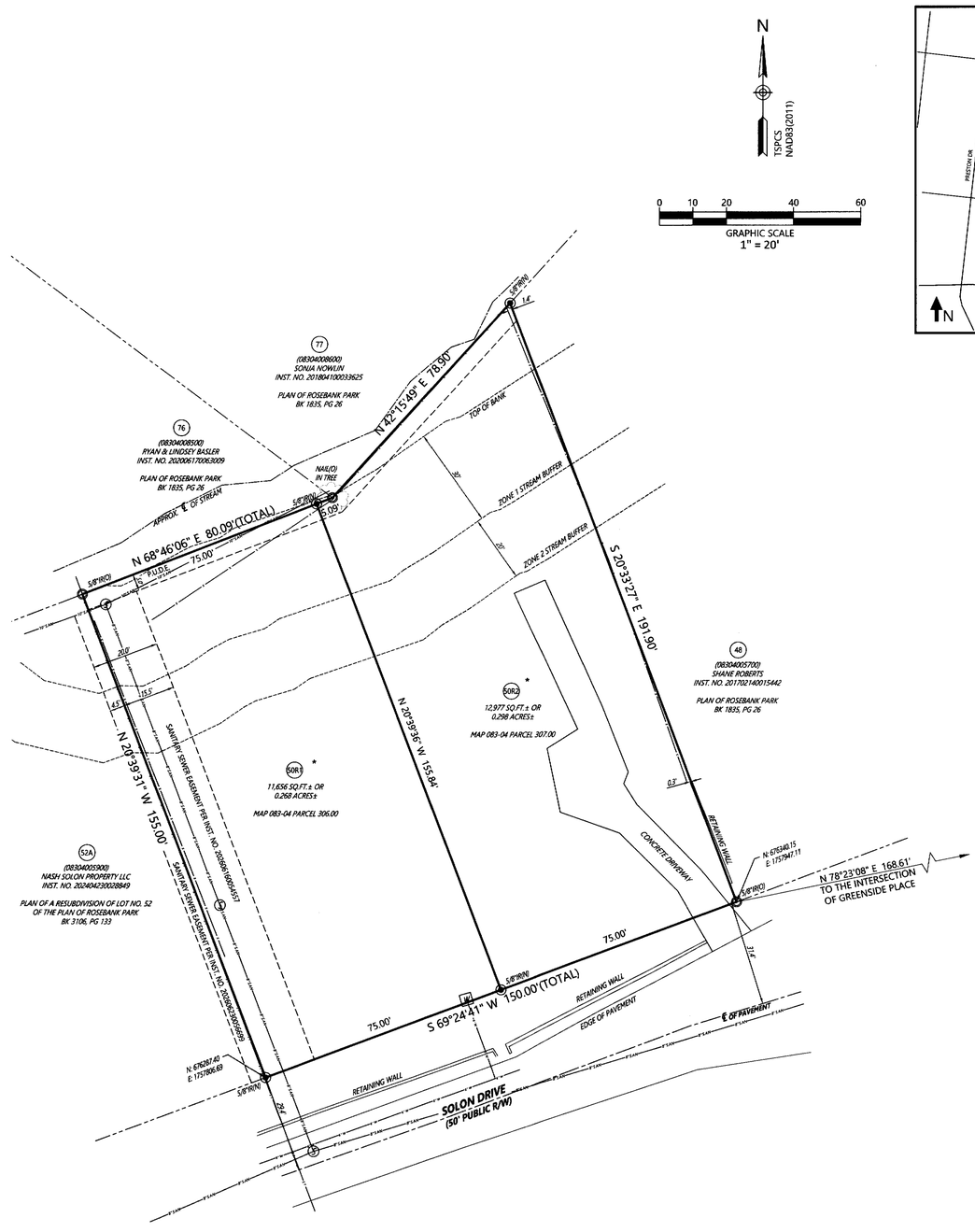
SURVEYOR'S CERTIFICATE

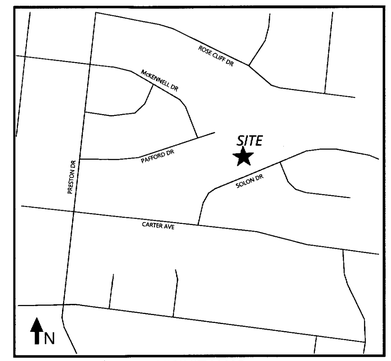
I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "I" survey having an unadjusted ratio of precision of 1:10,000 and is true and correct.
Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

By: _____ Date: 7/10/26
Leah Metcalf, RLS Tennessee Registered Land Surveyor No. 3430

LEGEND

PARCEL NO.	(XX)
LOT NO.	XX
IRON ROD (OLD)	IR(O)
5/8" IRON ROD (SET) "ATLAS SURV & MAP"	5/8"IR(N)
PROPERTY ADJOINER LINE	——— — — ———
PROPERTY LINE	———————
FENCE LINE	——— x ———
OVERHEAD POWER LINE	——— OH-E ———
SANITARY SEWER MANHOLE	S
WATER METER	W





Karen Johnson Davidson County
Batch# 1458867 PLAT-PLAN
08/12/2026 08:10:30 AM 2 pgs
Fees: $20.00 Taxes: $0.00
20260812-0074323

NOTES:
* DENOTES CRITICAL LOTS. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A LOT DESIGNATED AS A CRITICAL LOT, A CRITICAL LOT PLAN SHALL BE SUBMITTED TO THE METRO PLANNING DEPARTMENT IN CONFORMANCE WITH APPENDIX B OF THE METRO SUBDIVISION REGULATIONS.

PRIOR TO RECORDING OF THIS PLAT, EXISTING HOUSE TO BE REMOVED

ATLAS SURVEY & MAPPING, LLC
7016 Maize Drive, Knoxville, TN 37918
(865) 248-2424
lmetcalf@AtlasSurveyTN.com

PKM BUILDING ASSOCIATION LLC
1011 44TH AVE N, UNIT 10
NASHVILLE, TN 37209
561-322-8409

NO.	DATE	DESCRIPTION	BY	CHK	APV
1	07/10/2026	ORIGINAL ISSUE	LMM	CMM	LMM

FINAL PLAT
METRO PROJECT # 2026S-002-001

SUBDIVISION OF LOT 50 OF THE PLAN OF ROSEBANK PARK

TAX MAP 083 04 0, PARCELS 306.00 & 307.00
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE
JULY 10, 2026
PROJECT NUMBER
251161
SHEET NUMBER
1 OF 1

202608120074323

I, Robert Leeman do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8-7-26 (date of document).

Affiant Signature Robert Leeman

Date 8-7-26

State of TN

County of Davidson

Sworn to and subscribed before me this 7 day of August 2026

Notary's Signature Michelle Hollingsworth

MY COMMISSION EXPIRES: 5/8/29

Notary's Seal (if on paper)

