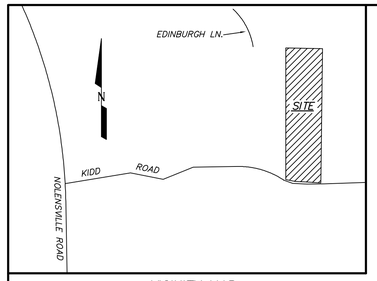


VICINITY MAP

NOT TO SCALE

TN SPCS NAD 83 (1995)

0 20' 40' 60' 80' 100' 200' 300'

GRAPHIC SCALE : 1" = 100'

CERTIFICATE OF ADDRESSES

I HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE TOWN OF NOLENSVILLE.

_____
TOWN PLANNER

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR NOLENSVILLE, 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 WILLIAMSON COUNTY REGISTER.

BY: _____ DATE: _____
SECRETARY, PLANNING COMMISSION

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____.
DATE

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK 4027, PAGE 469, R.O.W.C., TENNESSEE 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 STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE NOLENSVILLE PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN DEED BOOK _____, PAGE _____.

OWNER NAME: _____ _____
WALTER D. STOCKMASTER DATE

_____ _____
JILL M. STOCKMASTER DATE

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 NOLENSVILLE PLANNING COMMISSION AND THAT MONUMENTS HAVE BEEN PLACED OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER.

BY: _____ DATE: _____

OWNERS:

WALTER D. STOCKMASTER AND
WIFE, JILL M. STOCKMASTER
2088 KIDD ROAD
NOLENSVILLE, TN 37135

UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. 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 (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

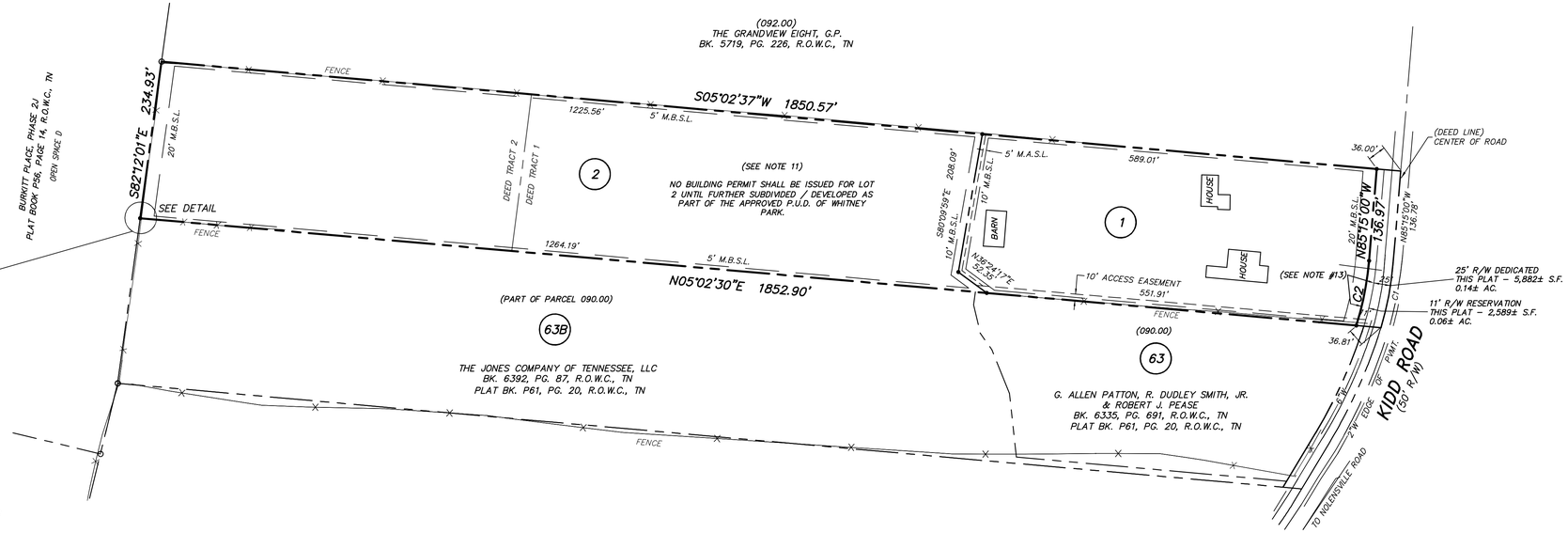
CURVE TABLE					
CURVE	RADIUS	ARC	DELTA ANGLE	CH BEARING	CH DIST
C1	475.00'	98.46'	11°52'37"	N79°18'42"W	98.29'
C2	439.00'	98.39'	12°50'30"	N78°49'45"W	98.19'

DEED REFERENCE

TO: WALTER D. STOCKMASTER AND WIFE, JILL M. STOCKMASTER
FROM: FRANK MILLRANEY AND WIFE, PATRICIA J. MILLRANEY
RECORD: DEED BOOK 4027, PAGE 469, R.O.W.C., TN

PROPERTY MAP REFERENCE

THE SUBJECT TRACT IS IDENTIFIED AS ALL OF PARCEL 092.01 ON WILLIAMSON COUNTY TAX MAP 033.



NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY I SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-..07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE RATIO OF PRECISION OF THE UNADJUSTED FIELD SURVEY IS GREATER THAN 1 : 10,000.

2. BY GRAPHIC PLOTTING ONLY, NO PORTION OF THE SUBJECT SITE IS WITHIN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD BOUNDARY MAP COMMUNITY PANEL NO. 47187C0235F, DATED 09-29-2006.

3. ALL PUBLIC UTILITIES SHOWN ON THIS PLAT ARE SUBJECT TO THE APPROVAL OF THOSE UTILITY SYSTEMS.

4. PROPERTY IS ZONED: PUD (CITY OF NOLENSVILLE).

5. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83.

6. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT = 20', SIDE = 5', REAR = 20'.

7. THE APPROVAL BY THE PLANNING COMMISSION OF A SUBDIVISION PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR IMPLY THE ACCEPTANCE BY THE TOWN OF NOLENSVILLE OF ANY PUBLIC WAYS, PLACES OR IMPROVEMENTS SHOWN ON THE PLAT FOR MAINTENANCE BY THE TOWN.

8. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN A "WATERWAY NATURAL AREA" EXCEPT AS PERMITTED BY THE TOWN OF NOLENSVILLE ENGINEERING DEPARTMENT.

9. ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

10. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

11. LOT 2 WILL BE FURTHER SUBDIVIDED AS A PART OF WHITNEY PARK / BURKITT SOUTH AS SHOWN ON THE PRELIMINARY PLAT PREPARED BY CIVIL SITE DESIGN GROUP, PLLC, LAST REVISED ON OCTOBER 14, 2014.

12. UPON THE FUTURE DEVELOPMENT OF LOT 2, THIS 10' ACCESS EASEMENT SHALL BE ABANDONED.

13. THE DEED FOR THE SUBJECT PROPERTY RUNS TO THE CENTER OF KIDD ROAD. THE APPARENT RIGHT-OF-WAY WIDTH IS 50 FEET. DEDICATION AND RESERVATION AREAS FROM CENTER OF ROAD ARE SHOWN.

14. SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF "SUBSURFACE SEWER DISPOSAL SYSTEM - WALTER D. & JILL M. STOCKMASTER", RECORDED IN PLAT BOOK P49, PAGE 107, R.O.W.C., TN.

LEGEND

(00)	PARCEL NUMBER	I.R.(O) ○ IRON ROD (OLD)	— W — WATER LINE
(0)	LOT NUMBER	I.R.(N) ● IRON ROD (NEW)	— ST— STORM LINE
(SS)	SANITARY MANHOLE	☐ CONCRETE MONUMENT (OLD)	— OHP— UTILITY LINE
⊗	FIRE HYDRANT	—·—·— PROPERTY LINE	—X— FENCE LINE
⟵	ANCHOR WIRE		HEADWALL
⊗	POWER POLE		
✳	LIGHT POLE		

R.O.W.C., TN REGISTER'S OFFICE FOR WILLIAMSON CO., TN
M.B.S.L. - MINIMUM BUILDING SETBACK LINE
M.A.S.L. - MINIMUM ACCESSORY SETBACK LINE

LOT 1	139,634± S.F.	OR	3.21± ACRES
LOT 2	287,218± S.F.	OR	6.59± ACRES
25' RIGHT-OF-WAY DEDICATION	5,882± S.F.	OR	0.14± ACRES
11' RIGHT-OF-WAY RESERVATION	2,589± S.F.	OR	0.06± ACRES
TOTAL AREA	435,323± S.F.	OR	9.99± ACRES

FINAL PLAT
2088 KIDD ROAD PROPERTY

(WALTER D. STOCKMASTER AND WIFE JILL M. STOCKMASTER)
TOWN OF NOLENSVILLE,
17TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

DATE: 3-26-2015 CCPC JOB NO. 13-009
REV. DATE: 4-7-2015 (R/W DEDICATION)
REV. DATE: 5-4-2015 (ADJOINER INFO.)

CRAWFORD & CUMMINGS, P.C.
1929 21ST. AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: alan@ccsurveyors.net

(A) 13-009

\\BRIAN\CARLSON PROJECTS\2013\13-009 STOCKMASTER\13-009 STOCKMASTER PLAT.DWG