

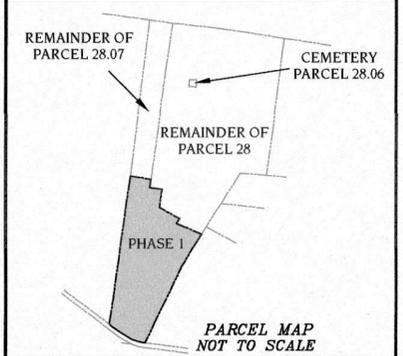
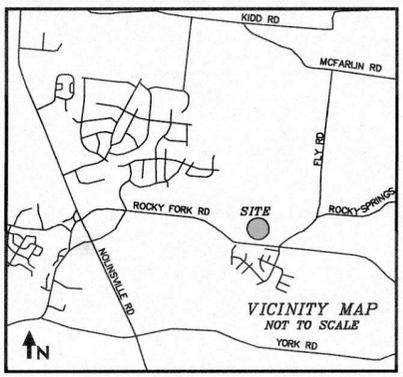
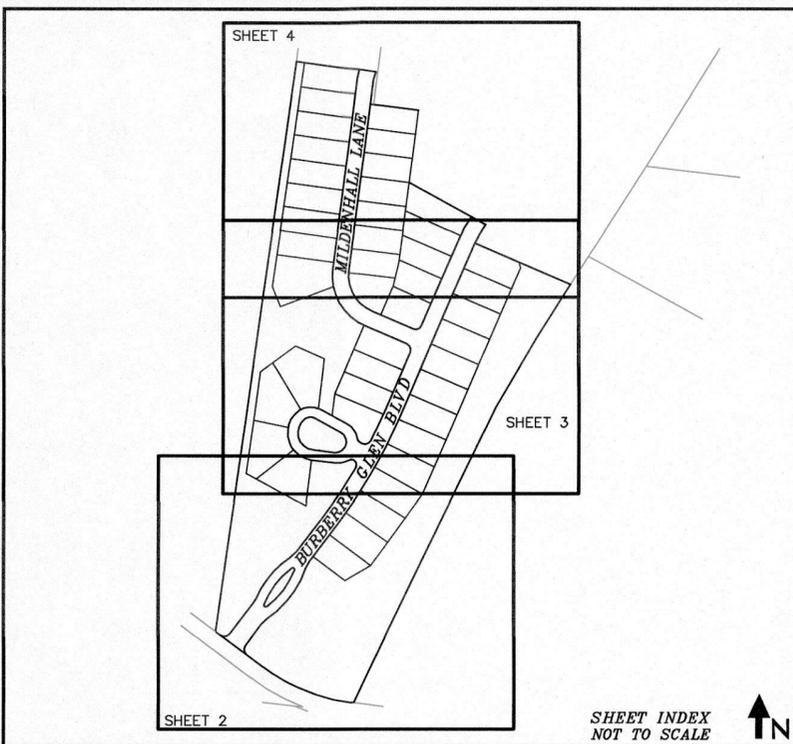
**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND TO CREATE OPEN SPACE AND 43 LOTS.
- EXISTING ZONING: PLANNED UNIT DEVELOPMENT  
BASE ZONE: SUBURBAN RESIDENTIAL (SR)
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 57 AND IS KNOWN AS A PORTION OF PARCELS 28 & 28.07.
- 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 47187C023F, DATED SEPTEMBER 29, 2006.
- OWNER/ SUBDIVIDER: MERITAGE HOMES OF TENNESSEE, INC.  
ADDRESS: 4213 STONE HALL BLVD.  
HERMITAGE, TN 37076  
POC: THOMAS STEFFEN (615-480-8732)  
EMAIL: Thomas.Steffen@meritagehomes.com
- SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC. (615-385-4144)  
ADDRESS: 1935 21ST AVE. SOUTH  
NASHVILLE, TENNESSEE 37212
- BUILDER SHALL PROVIDE LANDSCAPING AT THE RATE OF ONE PLANT PER LOT.
- ALL BUILDERS' SWALES FOR SURFACE STORM-WATER RUNOFF SHALL NOT EXCEED A DEPTH OF ONE FOOT.
- ALL LOTS SHALL BE SERVED BY THE NOLENSVILLE-COLLEGE GROVE UTILITY DISTRICT (WATER) AND METRO WATER SERVICES (SEWER). INDIVIDUAL WATER AND SEWER SERVICES REQUIRED FOR EACH LOT.
- EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY INDIVIDUAL BUILDERS PRIOR TO THE START OF HOME CONSTRUCTION.
- DEVELOPMENT OF THIS SECTION SHALL COMPLY TO REGULATIONS OF THE TOWN OF NOLENSVILLE, TN, INCLUDING THE PERCENTAGE OF LOT COVERAGE, TURNAROUND DISTANCES AND DRIVEWAY PLACEMENT.
- ALL OPEN SPACE TO BE DESIGNATED AS PUBLIC UTILITIES AND DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED.
- SANITARY SEWER HAS NOT BEEN DESIGNED TO SERVICE LOTS WITH BASEMENT HOMES. THE LOT OWNER SHALL CONFIRM SEWER SERVICE ELEVATIONS PRIOR TO HOME CONSTRUCTION. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO PROVIDED ADEQUATE FACILITIES FOR SEWER SERVICE TO BASEMENT LOTS.
- ALL OF THE DWELLINGS IN THIS SUBDIVISION PHASE WILL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH THE TOWN OF NOLENSVILLE ORDINANCES.
- ALL CONDITIONS APPROVED FOR THIS PUD BY THE TOWN OF NOLENSVILLE MUST BE ADHERED TO.
- LOCATION OF PROPOSED UTILITIES SHOWN ARE PER DESIGN, NOT ASBUILT. THE EXACT LOCATION OF ANY INSTALLED UTILITY IS NOT THE RESPONSIBILITY NOR THE LIABILITY OF LITTLEJOHN ENGINEERING ASSOCIATES.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH AN AVERAGE SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER.

LOT	SQ. FT.	ACRES
1	12,104	0.28
2	13,775	0.32
3	14,013	0.32
4	14,524	0.33
5	14,553	0.33
6	14,100	0.32
7	13,608	0.31
8	13,600	0.31
9	13,600	0.31
10	13,600	0.31
11	13,600	0.31
12	13,600	0.31
13	13,520	0.31
28	15,912	0.37
29	16,847	0.39
30	17,605	0.40
31	19,890	0.46
32	12,581	0.29
33	12,253	0.28
34	12,253	0.28
35	12,984	0.30
36	12,229	0.28
37	11,369	0.26
38	11,667	0.27
39	12,662	0.29
40	15,439	0.35
41	11,250	0.26
42	11,250	0.26
43	11,250	0.26
44	11,250	0.26
45	11,250	0.26
46	11,250	0.26
47	11,250	0.26
48	11,250	0.26
49	11,250	0.26
50	11,127	0.26
51	12,169	0.28
52	21,643	0.50
53	13,283	0.30
54	13,127	0.30
55	13,059	0.30
56	12,990	0.30
57	12,921	0.30
58	12,853	0.30
59	12,784	0.29
60	12,739	0.29
OSA	252,905	5.81
OSB	187,518	4.30
OSF	11,546	0.27
OSF2	3,449	0.08
ROW	147,566	3.39
Total	1,181,067	27.12

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	20.00'	N68°15'48"E	28.28'
C2	25.99'	125.00'	11°54'42"	13.04'	S13°14'13"W	25.94'
C3	9.82'	10.00'	56°15'47"	5.35'	N82°50'00"W	9.43'
C4	29.60'	60.25'	28°08'42"	15.10'	N83°06'28"E	29.30'
C5	91.98'	33.25'	158°29'37"	175.08'	N17°56'01"E	65.33'
C6	55.40'	60.00'	52°54'21"	29.85'	N34°51'37"W	53.46'
C7	18.47'	20.00'	52°54'21"	9.95'	S34°51'37"E	17.82'
C8	31.42'	20.00'	90°00'00"	20.00'	N21°44'12"W	28.28'
C9	226.07'	175.00'	74°01'04"	131.91'	S29°43'40"E	210.68'
C10	161.48'	125.00'	74°01'04"	94.22'	S29°43'40"E	150.48'
C11	31.61'	28.25'	64°06'13"	17.69'	S86°38'06"W	29.98'
C12	67.41'	60.25'	64°06'13"	37.72'	S86°38'06"W	63.95'
C13	127.70'	53.25'	137°24'10"	136.59'	S14°07'06"E	99.23'
C14	204.44'	85.25'	137°24'10"	218.67'	S14°07'06"E	158.85'
C15	25.90'	80.00'	18°32'56"	13.06'	S46°25'46"W	25.79'
C16	25.90'	80.00'	18°32'56"	13.06'	S27°52'50"W	25.79'
C17	197.48'	305.00'	37°05'53"	102.34'	N37°09'18"E	194.05'
C18	15.74'	6.00'	150°16'28"	22.61'	N52°50'42"W	11.60'
C19	142.67'	275.00'	29°43'32"	72.98'	N37°09'18"E	141.08'
C20	25.90'	80.00'	18°32'56"	13.06'	N46°25'46"E	25.79'
C21	18.27'	80.00'	13°05'14"	9.18'	N30°36'41"E	18.23'
C22	168.41'	305.00'	31°38'11"	86.41'	S39°53'09"W	166.28'
C23	15.74'	6.00'	150°16'28"	22.61'	S52°50'42"E	11.60'
C24	142.67'	275.00'	29°43'32"	72.98'	S37°09'18"W	141.08'
C25	31.51'	20.00'	90°17'00"	20.10'	S07°59'12"E	28.35'
C26	75.01'	350.00'	12°16'44"	37.65'	S29°24'10"W	74.86'
C27	70.34'	300.00'	13°26'00"	35.33'	S29°58'48"W	70.18'
C28	32.05'	20.00'	91°49'09"	20.65'	N72°46'38"E	28.73'
C29	96.88'	1540.00'	3°36'16"	48.45'	N25°03'56"E	96.86'
C30	29.74'	20.00'	85°12'28"	18.39'	N12°05'53"W	27.08'
C31	178.72'	1540.00'	6°38'58"	89.46'	N33°49'50"E	178.62'
C32	385.51'	1590.00'	13°53'30"	193.70'	N30°12'33"E	384.56'
C33	156.86'	580.14'	13°31'00"	68.75'	S59°08'06"E	156.54'
C34	171.32'	580.14'	16°55'11"	86.29'	S74°06'52"E	170.70'
C35	31.32'	20.00'	89°43'00"	19.90'	N82°00'48"E	28.21'
C36	7.90'	175.00'	2°35'09"	3.95'	S65°26'37"E	7.90'
C37	161.26'	175.00'	52°47'55"	86.87'	S37°45'05"E	155.62'
C38	56.91'	175.00'	18°38'00"	28.71'	S02°02'08"E	56.66'
C39	153.24'	125.00'	70°14'30"	87.92'	S31°36'57"E	143.83'
C40	8.24'	125.00'	3°46'34"	4.12'	S05°23'35"W	8.24'
C41	4.91'	60.25'	4°40'05"	2.46'	S56°55'02"W	4.91'
C42	57.04'	60.25'	54°14'24"	30.86'	S86°22'16"W	54.93'
C43	5.46'	60.25'	5°11'45"	2.73'	N63°54'40"W	5.46'
C44	66.30'	85.25'	44°33'37"	34.93'	S60°32'23"E	64.64'
C45	73.90'	85.25'	49°40'05"	39.45'	S13°25'31"E	71.61'
C46	64.24'	85.25'	43°10'28"	33.73'	S32°59'45"W	62.73'
C47	6.41'	1540.00'	0°14'19"	3.20'	N23°22'57"E	6.41'
C48	1.55'	1590.00'	0°03'22"	0.78'	N23°17'29"E	1.55'
C49	83.44'	1590.00'	3°00'24"	41.73'	N24°49'22"E	83.43'
C50	83.44'	1590.00'	3°00'24"	41.73'	N27°49'46"E	83.43'
C51	83.44'	1590.00'	3°00'24"	41.73'	N30°50'10"E	83.43'
C52	83.44'	1590.00'	3°00'24"	41.73'	N33°50'33"E	83.43'
C53	50.21'	1590.00'	1°48'33"	25.11'	N36°15'02"E	50.21'
C54	90.47'	1540.00'	3°21'57"	45.25'	N25°11'05"E	90.45'
C55	68.61'	350.00'	11°13'54"	34.42'	S29°55'35"W	68.50'
C56	6.40'	350.00'	1°02'50"	3.20'	S23°47'13"W	6.40'
C57	25.67'	75.00'	19°36'34"	12.96'	S17°05'09"W	25.54'
C58	67.69'	300.00'	12°55'43"	33.99'	S30°13'56"W	67.55'
C59	2.64'	300.00'	0°30'17"	1.32'	S23°30'57"W	2.64'

LINE	BEARING	DISTANCE
L1	N69°02'07"E	18.45'
L2	N82°49'11"W	66.90'
L3	S61°18'48"E	5.42'
L4	S07°10'49"W	68.50'
L5	N20°59'46"W	67.27'
L6	N07°30'49"E	6.39'
L7	N12°09'25"W	18.41'
L8	N82°34'27"W	7.79'



**LEGEND**

PARCEL NUMBER ( )	EXISTING SANITARY SEWER MANHOLE (S)
LOT NUMBER (00)	PROPOSED SANITARY SEWER MANHOLE (●)
IRON ROD (OLD) (IR(O))	PROPOSED FIRE HYDRANT (FH)
IRON ROD (SET) (●)	EXISTING WATER METER (W)
PROPERTY LINE (---)	EXISTING WATER VALVE (WV)
UNDERGROUND ELECTRIC LINE (UGE)	PROPOSED STREET LIGHT (★)
NATURAL GAS LINE (G)	PROPOSED CURB INLET (■)
SANITARY SEWER LINE (SA)	
STORM SEWER LINE (ST)	
WATER LINE (W)	

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**  
I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled Burberry Glen, Phase 1, have been installed in accordance with Metro Nashville Department of Water and Sewerage Services standards and specifications and/or state government requirements or that a performance agreement and letter of credit has been posted with Metro Nashville Department of Water and Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.

Sanitary Sewer System

Date \_\_\_\_\_ Metro Nashville Department of Water and Sewerage Services

**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 of Deeds.

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

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY \_\_\_\_\_



**CERTIFICATION 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 6361, Page 884, 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 line, 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 Book \_\_\_\_\_, Page \_\_\_\_\_, R.O.W.C., Tennessee, running with the title to the property.

Date \_\_\_\_\_ Meritage Homes of Tennessee, Inc.

Title \_\_\_\_\_

**CERTIFICATE OF ACCURACY**  
I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the town engineer.

Date 3/29/16 Robert M. Searson, TN RLS #1666

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**  
I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Burberry Glen, Phase 1, have been installed in accordance with current local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section 5.6 of the Nolensville Subdivision Regulations have been met.

Water System

Date \_\_\_\_\_ Nolensville/College Grove Utility District

**CERTIFICATION OF COMMON AREAS DEDICATION**  
Meritage Homes of Tennessee, Inc., in recording this plat has designed certain areas of land shown hereon as common areas intended for use by the homeowners within Burberry Glen, Phase 1, 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 part of this plat.

Date \_\_\_\_\_ Meritage Homes of Tennessee, Inc.

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**  
I hereby certify: (1) that all streets and drainage facilities designated on this final subdivision plat have been installed in an acceptable manner and according to the Town of Nolensville Roadway and Drainage Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure the completion of all required improvements in case of default.

Town Engineer \_\_\_\_\_ Date \_\_\_\_\_

Town Planner \_\_\_\_\_ Date \_\_\_\_\_

**Littlejohn**  
An S&ME Company  
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212  
T 615.385.4144 F 615.385.4020 www.leainc.com

**CERTIFICATE OF APPROVAL OF ELECTRIC POWER**  
I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for Middle Tennessee Electric Membership Corporation. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

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

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**  
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF ADDRESSES**  
I hereby certify that the Town of Nolensville has approved the street addresses.

Town Planner \_\_\_\_\_ Date \_\_\_\_\_

**BURBERRY GLEN PHASE 1 FINAL PLAT**

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 27.12	TOTAL LOTS: 43
ACRES NEW STREETS: ±3.19	LFT NEW STREETS: ±2,800
DISTRICT: 17TH	CLOSURE ERROR: 1:10000

DATE: 03-08-16  
REV: 03-29-16

LEA PROJECT #20131052 SHEET 1 OF 4

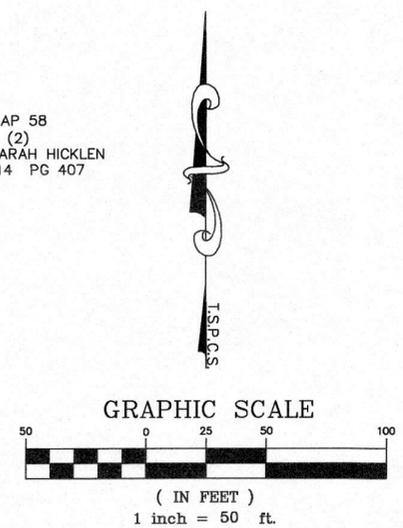
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MAP 57  
(28.03)  
PAUL RIOUX  
BK 6035 PG 202

LOT 7  
DIVISION OF OZEMENTS LANDS  
PBK 11 PG 31

MAP 58  
(2)  
A B & SARAH HICKLEN  
BK 1414 PG 407





# Littlejohn

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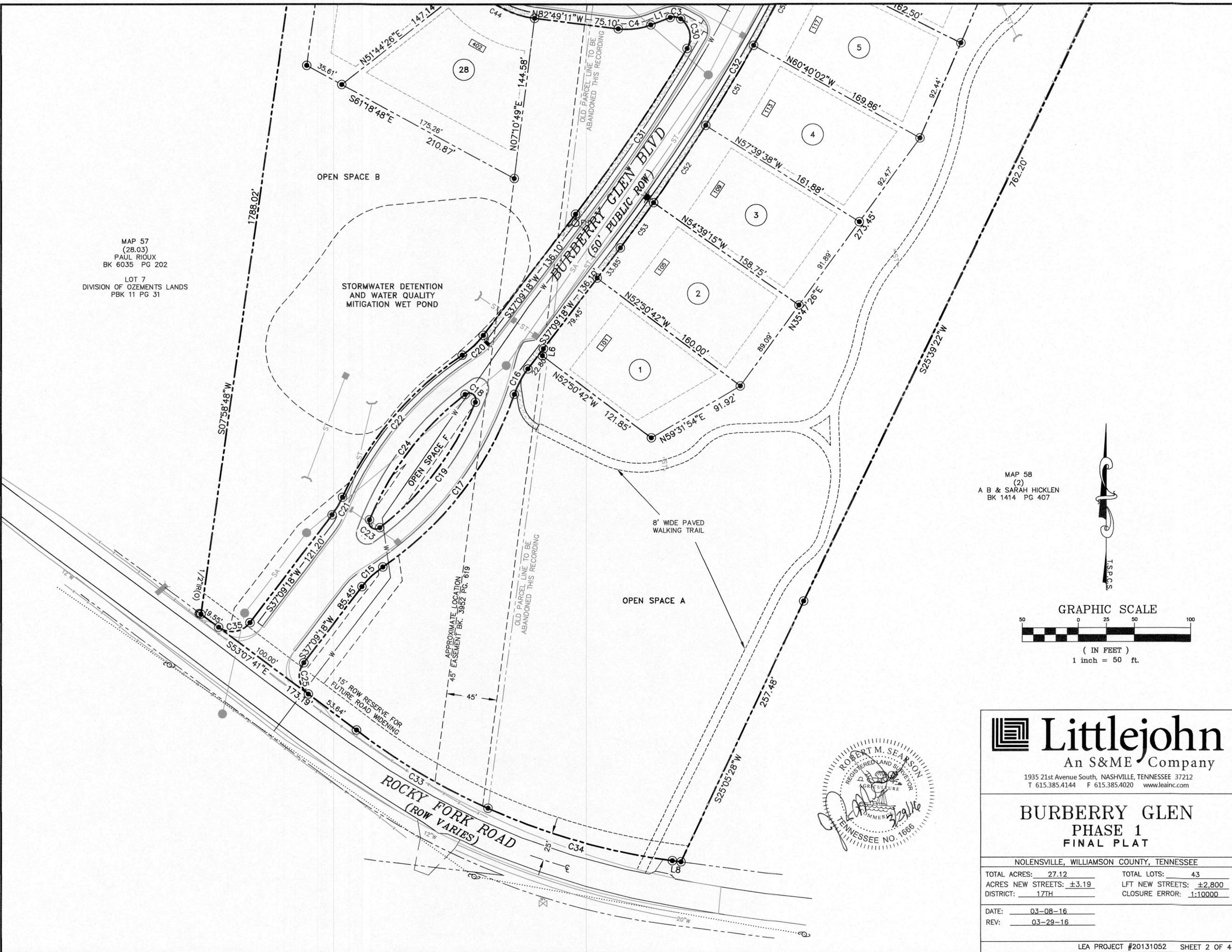
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DISTRICT: 17TH	CLOSURE ERROR: 1:10000

DATE: 03-08-16  
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LEA PROJECT #20131052 SHEET 2 OF 4

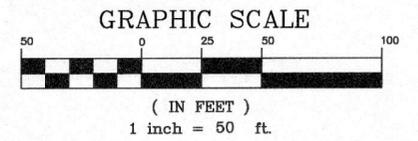


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MAP 57  
(28.03)  
PAUL RIOUX  
BK 6035 PG 202  
  
LOT 7  
DIVISION OF OZEMENTS LANDS  
PBK 11 PG 31

REMAINDER OF  
PARCEL 28  
MERITAGE HOMES OF  
TENNESSEE, INC.  
BK 6361 PG 884

MAP 58  
(2)  
A B & SARAH HICKLEN  
BK 1414 PG 407



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**BURBERRY GLEN  
PHASE 1  
FINAL PLAT**

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

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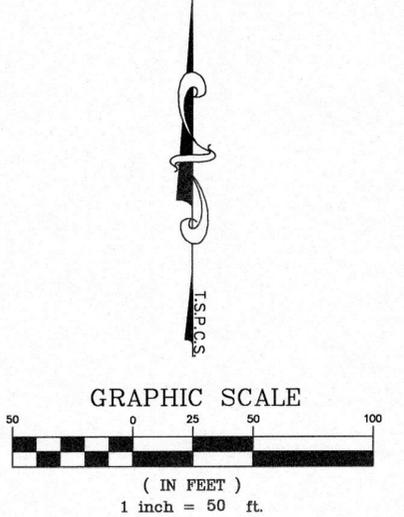


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MAP 57  
(28.03)  
PAUL RIOUX  
BK 6035 PG 202  
  
LOT 7  
DIVISION OF OZEMENTS LANDS  
PBK 11 PG 31

REMAINDER OF PARCEL 28.07  
MERITAGE HOMES OF  
TENNESSEE, INC  
BK 6361 PG 884  
  
LOT 8  
DIVISION OF OZEMENTS LANDS  
PBK 11 PG 31

REMAINDER OF  
PARCEL 28  
MERITAGE HOMES OF  
TENNESSEE, INC.  
BK 6361 PG 884



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**BURBERRY GLEN  
PHASE 1  
FINAL PLAT**

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

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