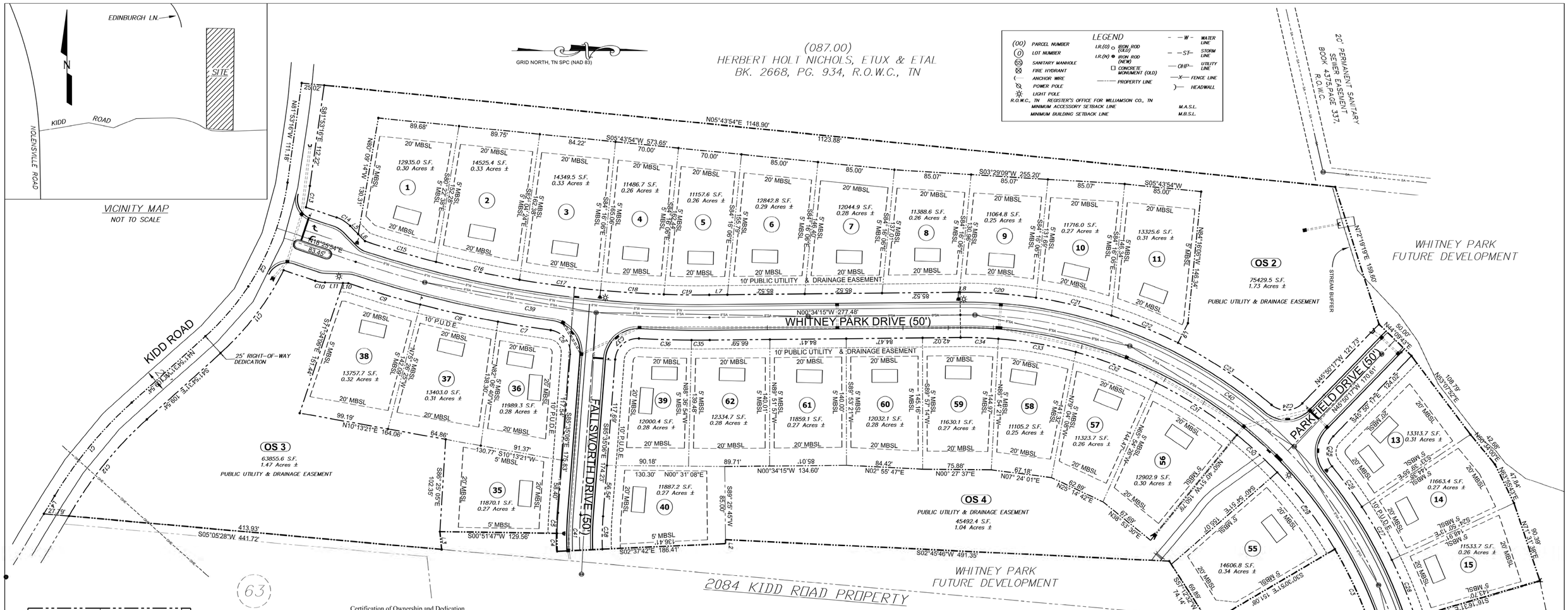

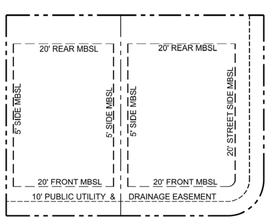

TYPICAL LOT SETBACKS

LINE	BEARING	DISTANCE
L1	S05°05'28"W	12.90'
L2	N89°25'45"E	4.25'
L3	N84°13'23"E	19.51'
L4	N59°00'49"W	23.16'
L5	N45°45'13"E	12.76'
L6	N45°45'13"E	10.80'
L7	N00°34'15"W	20.08'
L8	N00°34'15"W	0.85'
L9	N63°18'30"W	24.37'
L10	S01°45'45"W	5.88'
L11	S01°45'45"W	20.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	17°06'18"	450.00'	134.34'	N50°27'40"W	133.84'	67.67'
C2	39°58'45"	282.00'	196.77'	N61°53'54"W	192.80'	102.58'
C3	11°52'18"	475.00'	98.42'	S65°25'18"W	98.24'	49.39'
C4	2°59'00"	375.00'	19.53'	S89°26'49"W	19.52'	9.77'
C5	3°29'06"	375.00'	22.81'	N87°19'08"W	22.81'	11.41'
C6	86°44'12"	25.00'	37.85'	S51°02'48"W	34.33'	23.62'
C7	2°45'59"	1225.00'	59.15'	S09°03'41"W	59.14'	29.58'
C8	4°06'54"	1225.00'	87.98'	S12°30'08"W	87.96'	44.01'
C9	3°52'57"	1225.00'	83.01'	S16°30'04"W	82.99'	41.52'
C10	16°40'09"	37.50'	10.91'	S10°05'49"W	10.87'	5.49'
C11	21°38'10"	307.00'	115.93'	S52°43'36"E	115.24'	58.66'
C12	18°37'52"	427.96'	137.92'	S51°08'43"E	137.32'	69.56'
C13	4°29'47"	307.00'	24.09'	S79°38'23"E	24.09'	12.05'
C14	27°19'18"	37.50'	17.88'	N32°05'33"E	17.71'	9.11'
C15	3°59'26"	1175.00'	81.83'	N16°18'36"E	81.82'	40.93'
C16	4°36'22"	1175.00'	94.46'	N12°00'42"E	94.43'	47.25'
C17	4°24'48"	1175.00'	90.51'	N07°30'08"E	90.48'	45.28'
C18	3°24'59"	1175.00'	70.06'	N03°35'14"E	70.05'	35.04'
C19	2°27'00"	1175.00'	50.24'	N00°39'15"E	50.24'	25.13'
C20	9°11'52"	525.00'	84.28'	N04°01'41"E	84.19'	42.23'
C21	9°22'07"	525.00'	85.84'	N13°16'41"E	85.75'	43.02'
C22	8°41'46"	525.00'	79.68'	N22°20'37"E	79.60'	39.92'
C23	13°33'41"	525.00'	124.26'	N33°28'20"E	123.97'	62.42'
C24	86°05'28"	25.00'	37.56'	N02°47'33"W	34.13'	23.35'
C25	83°28'28"	25.00'	36.42'	S87°34'31"E	33.29'	22.30'
C26	63°47'27"	525.00'	55.66'	N53°43'28"E	55.63'	27.86'
C27	7°20'21"	525.00'	67.25'	N60°25'53"E	67.20'	33.67'
C28	7°28'56"	525.00'	68.56'	N67°50'31"E	68.51'	34.33'
C29	12°48'46"	475.00'	106.22'	S53°04'46"W	106.00'	53.33'
C30	7°21'14"	475.00'	60.97'	S42°59'46"W	60.92'	30.52'
C31	12°50'56"	475.00'	106.52'	S32°53'42"W	106.30'	53.48'
C32	11°30'17"	475.00'	95.38'	S20°43'06"W	95.22'	47.85'
C33	10°29'21"	475.00'	86.96'	S09°43'17"W	86.84'	43.60'
C34	5°02'51"	475.00'	41.85'	S01°57'11"W	41.83'	20.94'
C35	0°56'22"	1225.00'	20.09'	S00°06'04"E	20.08'	10.04'
C36	2°43'27"	1225.00'	58.24'	S01°43'50"W	58.24'	29.13'
C37	88°40'40"	25.00'	38.69'	S41°14'46"E	34.95'	24.43'
C38	6°22'43"	325.00'	36.18'	S88°45'57"E	36.16'	18.11'
C39	19°00'09"	1200.00'	397.99'	N08°55'50"E	396.17'	200.84'
C40	72°02'48"	500.00'	628.73'	N35°27'09"E	588.12'	363.58'
C41	6°25'36"	350.00'	39.26'	S88°47'23"E	39.24'	19.65'

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 ____, Page ____, R.O.W.C., Tennessee, and that I (we) hereby adopt this plan with our free consent, establish the minimum building restriction line, and that offers of irrevocable dedications 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, re-subdivided, 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 precribed by the restrictive covenants as of record in Book ____, Page ____, R.O.W.C., Tennessee, running with title to the property.

_____, 20____ _____
Date Owner

_____
Title (if acting for partnership or corporation)

Certification 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 the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as appro e by the Town Engineer.

_____, 20_____
Date Registered Land Surveyor

Certification of Approval of Street and Drainage

I hereby certify: (1) that all streets and drainage facilities designated on the 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

Certificate of Approval of Subdivision Name and Street Names

I hereby certify that Williamson County has approved the subdivision name and street names.

_____ _____
Williamson County Public Safety Date

Certificate of Approvalo of Utility Systems

I (we) hereby certify that the following utility systems outlined or indicated on the final subdivision lat entitled WHITNEY PARK PHASE 1 have been intstalled in accordance with current local and/or government requirements or that a surety bond has been posted with Planning Commission to assure completionn of all required improvements in case of defaultl. 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_____, 20____ _____
Name, Title and Agency of Authorized Approving Agent

Sewer System_____, 20____ _____
Name, Title and Agency of Authorized Approving Agent

Certification of Common Areas Dedication

CPS Land, LLC (under contract agreements with Lancaster, Himebaugh, Holt and Stockmaster) in recording this plat has designed certain areas of land shown hereon as common areas intended for use by the homeowners within Whitney Park 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.

_____, 20____ _____
Date Owner

_____
Title (if acting for partnership or corporation

Certificateof Approval of Electric Provider

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 Whitney Park Phase 1. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

_____, 20____ _____
Date Electric Provider

AREA SUMMARY

28 LOTS: 7.94 ACRES OR 345,583.0 SQUARE FEET
OPEN SPACE: 4.24 ACRES OR 184,777.5 SQUARE FEET
NEW R.O.W.: 2.39 ACRES OR 104,176.0 SQUARE FEET

TOTAL AREA: 14.57 ACRES OR 634,536.5 SQUARE FEET

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 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

4. PROPERTY IS ZONED: PUD (TOWN 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'. CORNER LOTS HAVE A 20' STREET SIDE SETBACK.

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.

Certificateof 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.

_____, 20____ _____
Date Secretary, Planning Commission

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____
Date

J. ALAN CUMMINGS
REGISTERED LAND SURVEYOR
AGRICULTURE
CIVIL
COMMERCE
TENNESSEE NO. 2251

OWNER/DEVELOPER:
JONES COMPANY OF TENNESSEE, LLC

213 OVERLOOK CIRCLE
SUITE B-2
BRENTWOOD, TN 37027
CONTACT: DAVID PITTA
dpitta@livejones.com

ENGINEER:
CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE., SUITEL A
NASHVILLE, TN 37203
CONTACT: SEANK. DeCOSTER
sean@civil-site.com

SURVEYOR:
CRAWFORD & CUMMINGS, PC
1929 21ST AVE. SOUTH
NASHVILLE, TN 37212
CONTACT: J. ALAN CUMMINGS
alan@ccsurveyors.net

FINAL PLAT

WHITNEY PARK PHASE 1

17TH CIVIL DISTRICT- WILLIAMSON COUNTY, TENNESSEE
TOWN OF NOLENSVILLE
PROPERTY MAP 33 PART OF PARCELS 88 & 89
14.57 ACRES OVERALL

SCALE: 1"=50' DATE: FEBRUARY 5, 2015