

VICINITY MAP
NOT TO SCALE

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 1-615-355-1987 OR 1-800-351-1111.

NOTES:

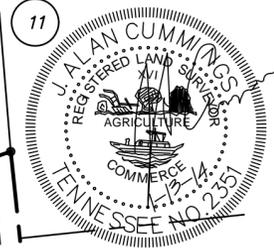
1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820.03.07 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
2. BY GRAPHIC PLOTTING ONLY, NO PORTION OF THE SUBJECT SITE IS WITHIN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD BOUNDARY MAP COMMUNITY PANEL NO. 47187C0235 F, 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: OFFICE / INDUSTRIAL (CITY OF NOLENSVILLE).
5. BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83.
6. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT - 50', SIDE - 20', REAR - 20'.
7. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 42, "STONEBROOK, SECTION 3" OF RECORD IN PLAT BOOK 6, PAGE 107, R.O.W.C., TN.
8. 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.
9. 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.
10. 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.
11. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
12. THIS SURVEY 1. IS A CATEGORY 1 SURVEY; 2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1 : 10,000; AND 3. WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS MINIMUM STANDARDS OF PRACTICE.
13. ANY CONSTRUCTION ON LOT 42A WILL BE REQUIRED TO APPROPRIATELY ADDRESS SINKHOLE ISSUES.

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

TOWN PLANNER _____ DATE _____

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER
I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BYLAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLISTS AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR BURKITT PLACE PHASE 2J. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

ELECTRIC PROVIDER _____ 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: _____

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 4257, PAGE 962, 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 N/A, PAGE N/A.

OWNER NAME: _____
A+ STORAGE NOLENSVILLE, L.P.
DATE: _____

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREETS NAMES
I HEREBY CERTIFY THAT THE TOWN OF NOLENSVILLE APPROVED THE SUBDIVISION NAME AND STREET NAME(S).

TOWN PLANNER _____ DATE _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "RESUBDIVISION OF LOT 42, STONEBROOK, SECTION 3", 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: _____, 2014
NAME, TITLE
NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT

SEWER SYSTEM: _____, 2014
NAME, TITLE
NOLENSVILLE WATER

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 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.

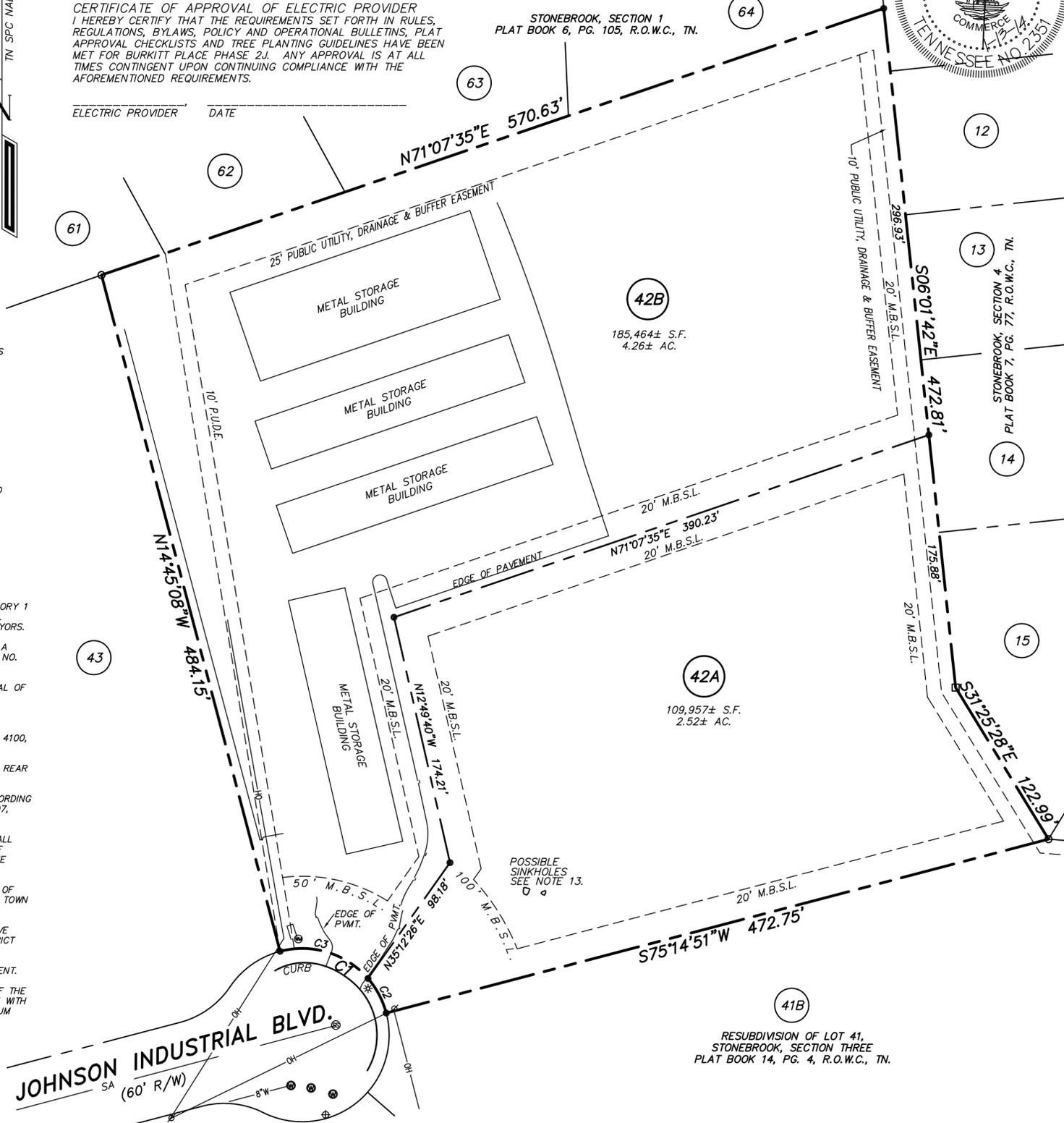
Town Engineer _____ Date: _____
Town Planner _____ Date: _____

TOTAL AREA
295,421± S.F. OR 6.78± AC.

FINAL PLAT
RESUBDIVISION OF LOT 42,
STONEBROOK, SECTION 3
2019 JOHNSON INDUSTRIAL BOULEVARD,
TOWN OF NOLENSVILLE, 17TH CIVIL DISTRICT,
WILLIAMSON COUNTY, TENNESSEE

DATE: 1-13-2014 CCPC JOB NO. 14-007

REVISED: 1-28-14 - PER STAFF COMMENTS



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA ANGLE	CH BEARING	CH DIST
C1	60.00'	94.22'	89°58'51"	N59°44'34"W	84.84'
C2	60.00'	27.27'	26°02'41"	N27°46'29"W	27.04'
C3	60.00'	66.95'	63°56'10"	N72°45'54"W	63.53'

PROPERTY MAP REFERENCE
SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCEL 015.00 ON WILLIAMSON COUNTY TAX MAP 056L, GROUP D.

DEED REFERENCE
TO: A+ STORAGE NOLENSVILLE, L.P.
FROM: RIDGETOP, INC.
RECORD: BK. 4257, PG. 962, R.O.W.C., TN.

PLAT REFERENCE
STONEBROOK, SECTION 3
PLAT BOOK 6, PG. 107, R.O.W.C., TN.

LEGEND

	CATCH BASIN		WATER LINE
	STORM MANHOLE		SANITARY SEWER
	SAN. MANHOLE		STORM SEWER
	FIRE HYDRANT		GAS LINE
	LIGHT POLE		UTILITY LINE
	WATER VALVE		PROPERTY LINE
	GAS METER		FENCE LINE
	TELECOMMUNICATION BOX		
	R.O.D.C. - REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN		

I:\PRACTICE\CARLSON PROJECTS\2014\14-007 (A+ STORAGE NOLENSVILLE)\14-007.DWG

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