

VICINITY MAP
NOT TO SCALE

Certificate of 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 2. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Date 20____ Electric Provider
Date 20____ Nashville Electric Service (Lot 12 only)

Certificate of Approval of Addresses

I hereby certify that the Town of Nolensville has approved the street addresses.

Town Planner _____ Date _____

Certificate of Common Areas Dedication

Jones Company of Tennessee, LLC 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.

Date 20____ Owner _____
Title (if acting for partnership or corporation) _____

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 20____ 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 _____ 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 prescribed by the restrictive covenants as of record in Book _____ Page _____ R.O.W.C., Tennessee, running with title to the property.

Date 20____ Owner _____

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 _____

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 approved by the Town Engineer.

Date 2/24 2016 _____ Registered Land Surveyor

Certificate of Approval of Utility Systems

I (we) hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled WHITNEY PARK PHASE 2 have been installed in accordance with current local and/or government requirements or that a surety bond has been posted with Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic criteria criteria specified in Section 5.5 and Section 5.6 of the Nolensville Subdivision Regulations have been met.

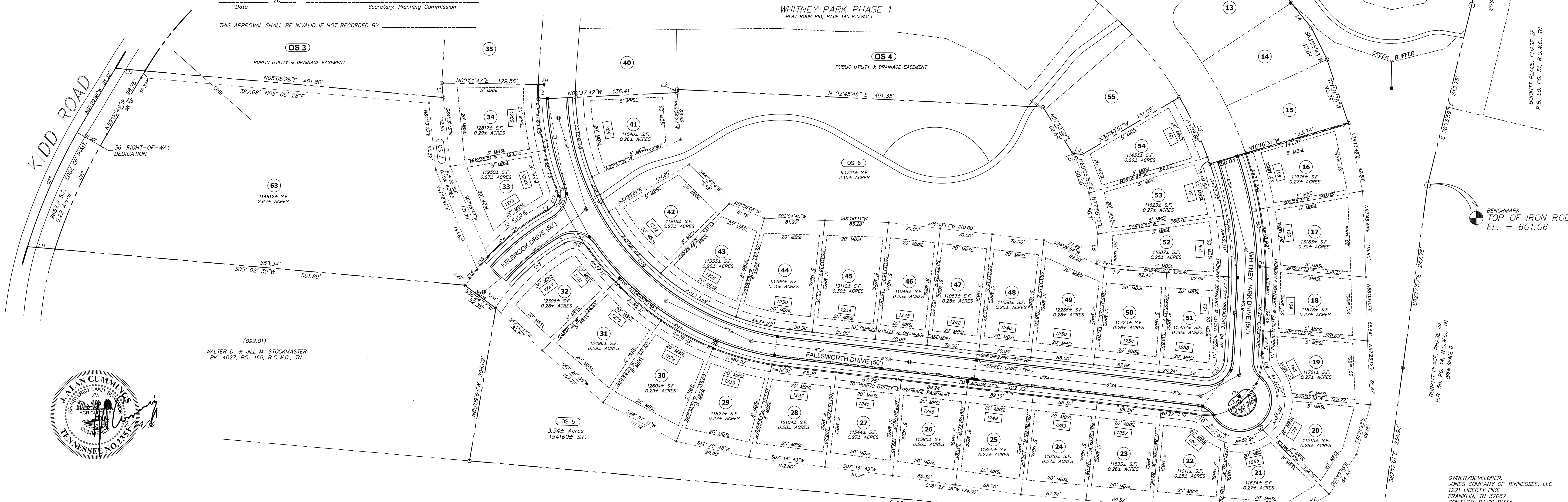
Water System _____ 20____ Name, Title and Agency of Authorized Approving Agent _____

Water System _____ 20____ Metro Nashville Water Services (Lot 12 only)

Certificate of Approval of Metro Nashville Department of Water and Sewerage Services

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled WHITNEY PARK PHASE 2 have been installed in accordance with Metro 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 Department of Water and Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.

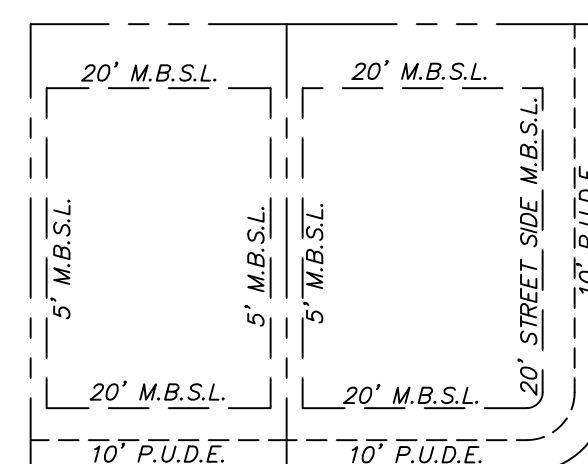
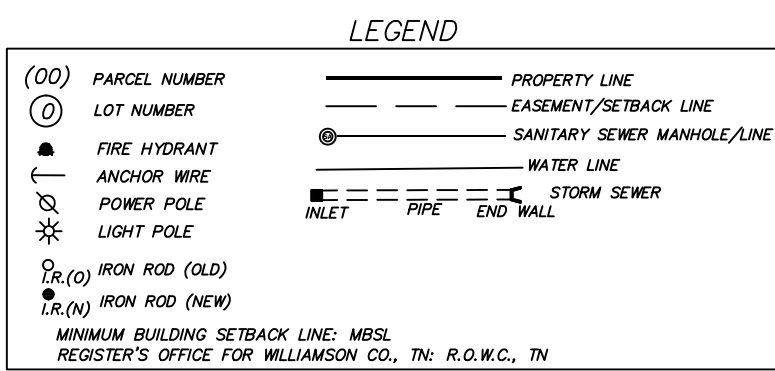
Metro Dept. of Water and Sewerage Services _____ Date: _____ 2016



WHITNEY PARK PHASE 1
PLAT BOOK #61, PAGE 140 R.O.W.C.T.

(092.00)
THE GRANDVIEW EIGHT, G.P.
BK. 5719, PG. 226, R.O.W.C., TN

AREA SUMMARY
35 LOTS: 12.04 ACRES OR 524,269 SQUARE FEET
OPEN SPACE: 6.31 ACRES OR 275,051 SQUARE FEET
NEW R.O.W.: 2.58 ACRES OR 112,582 SQUARE FEET
TOTAL AREA: 20.93 ACRES OR 911,902 SQUARE FEET



TYPICAL LOT CONFIGURATION

- NOTES:
- 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.
 - 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.
 - ALL PUBLIC UTILITIES SHOWN ON THIS PLAT ARE SUBJECT TO THE APPROVAL OF THOSE UTILITY SYSTEMS.
 - PROPERTY IS ZONED: PUD (TOWN OF NOLENSVILLE).
 - BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD 83.
 - MINIMUM BUILDING SETBACKS ARE AS FOLLOWS: FRONT = 20', SIDE = 5', REAR = 20'. CORNER LOTS HAVE A 20' STREET SIDE SETBACK.
 - 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 PLACES OR IMPROVEMENTS SHOWN ON THE PLAT FOR MAINTENANCE BY THE TOWN.
 - 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.
 - 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.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
 - A minimum of 70% of proposed lots will have either a rear or side facing garage.
 - Lots with front facing garages shall have the garage set back a minimum of 3 feet beyond the front facade plane of the home.
 - Front porch structure may encroach the front yard setback a maximum of 5'.
 - No slopes greater than 15% exist on the site outside of the existing stream banks.
 - Individual sanitary sewer lines are required for each parcel.
 - Water services to Lot 12 will be provided by Metro Water Services. Water to all other lots will be provided by Nolensville/College Grove Utility District.

LINE BEARINGS	DISTANCE
L1 S 89°25'45" W	4.25'
L2 N 05°05'28" E	12.80'
L3 S 50°34'00" W	42.68'
L4 N 27°19'32" E	7.52'
L5 N 05°05'28" E	12.80'
L6 N 05°05'28" E	12.80'
L7 N 05°05'28" E	12.80'
L8 N 05°05'28" E	12.80'
L9 N 05°05'28" E	12.80'
L10 N 05°05'28" E	12.80'
L11 N 05°05'28" E	12.80'
L12 N 05°05'28" E	12.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00	198.42	98.24	N65°55'18" E	115°21'15"
C2	455.00	188.79	94.39	N63°41'42" W	117°44'40.54"
C3	455.00	188.79	94.39	N39°34'12" W	122°02'26.48"
C4	455.00	188.79	94.39	N13°34'12" W	127°44'42.91"
C5	50.00	155.19	89.98	N39°34'12" W	122°02'26.48"
C6	20.50	46.23	37.25	N39°34'12" W	122°02'26.48"
C7	5.00	10.89	8.86	N39°34'12" W	122°02'26.48"
C8	25.00	54.12	43.50	N39°34'12" W	122°02'26.48"
C9	45.00	98.24	78.00	N39°34'12" W	122°02'26.48"
C10	45.00	98.24	78.00	N27°28'24" E	122°02'26.48"
C11	45.00	98.24	78.00	N15°22'36" E	122°02'26.48"
C12	25.00	54.12	43.50	N15°22'36" E	122°02'26.48"
C13	5.00	10.89	8.86	N15°22'36" E	122°02'26.48"
C14	25.00	54.12	43.50	N15°22'36" E	122°02'26.48"
C15	45.00	98.24	78.00	N15°22'36" E	122°02'26.48"
C16	45.00	98.24	78.00	N03°22'36" E	122°02'26.48"
C17	25.00	54.12	43.50	N03°22'36" E	122°02'26.48"
C18	5.00	10.89	8.86	N03°22'36" E	122°02'26.48"
C19	25.00	54.12	43.50	N03°22'36" E	122°02'26.48"
C20	45.00	98.24	78.00	N03°22'36" E	122°02'26.48"
C21	45.00	98.24	78.00	N03°22'36" E	122°02'26.48"
C22	25.00	54.12	43.50	N03°22'36" E	122°02'26.48"
C23	5.00	10.89	8.86	N03°22'36" E	122°02'26.48"
C24	25.00	54.12	43.50	N03°22'36" E	122°02'26.48"
C25	45.00	98.24	78.00	N03°22'36" E	122°02'26.48"

PROPERTY MAP REFERENCE:

PARCEL ID: 033 08800 00017033
PARCEL ID: 033 08900 00017033
PARCEL ID: 033 09001 00017033
PARCEL ID: 033 08201 00017033

PLAT REFERENCE:

PARCEL ID: 88.00
TO: JONES CO OF TN, LLC
FROM: CLYDE H. LANCASTER JR
DEED BOOK 6271, PAGE 887,
R.O.W.C., TN

PARCEL ID: 89.00
LOT LABELED FOR FUTURE DEVELOPMENT ON THE FINAL PLAT OF WHITNEY PARK PHASE 1 IN PLAT BOOK 61, PAGE 140, R.O.W.C., TN

PARCEL ID: 90.01
LOT 63B ON THE FINAL PLAT OF 2084 KIDD RD PROPERTY PLAT BOOK 61, PAGE 20, R.O.W.C., TN

PARCEL ID: 92.02
LOT NO. 2 ON THE FINAL PLAT OF 2088 KIDD RD PROPERTY PLAT BOOK 62, PAGE 29, R.O.W.C., TN

DEED REFERENCES:

PARCEL 88.00
TO: JONES CO OF TN, LLC
FROM: CLYDE H. LANCASTER JR
DEED BOOK 6271, PAGE 887,
R.O.W.C., TN

PARCEL 89.00
TO: JONES CO OF TN, LLC
FROM: PAMELA THOM HINGBAUGH
DEED BOOK 6271, PAGE 890,
R.O.W.C., TN

PARCEL 90.01
TO: JONES CO OF TN, LLC
FROM: FRANK MILLER
DEED BOOK 6392, PAGE 87,
R.O.W.C., TN

PARCEL 92.02
TO: WALTER D. & JILL M. STOCKMASTER
FROM: FRANK MILLER
DEED BOOK 4027, PAGE 469,
R.O.W.C., TN

FINAL PLAT
WHITNEY PARK PHASE 2
17TH CIVIL DISTRICT-WILLIAMSON COUNTY, TENNESSEE
TOWN OF NOLENSVILLE

20.93 ACRES OVERALL
SCALE: 1"=50' DATE: FEBRUARY 24, 2016

OWNER/DEVELOPER:
JONES COMPANY OF TENNESSEE, LLC
1221 LIBERTY PIKE
FRANKLIN, TN 37067
CONTACT: DAVID PITTA
dpitta@livejones.com

ENGINEER:
CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVE., SUITE A
NASHVILLE, TN 37203
CONTACT: SEAN K. DECOSTER
sean@civil-site.com

SURVEYOR:
CRAWFORD & CUMMINGS, PC
1929 21ST AVE. SOUTH
NASHVILLE, TN 37203
CONTACT: J. ALAN CUMMINGS
alan@cscsurveys.net