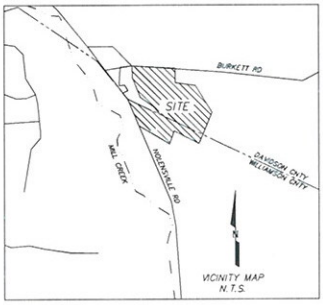


CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	27°42'51"	640.00'	309.70'	306.74'	S77°56'33"E	158.31'
C2	18°27'51"	500.00'	161.78'	161.07'	N82°13'33"E	81.58'
C3	18°26'09"	500.00'	161.68'	161.00'	N82°12'24"E	81.58'
C4	28°50'01"	465.00'	234.09'	231.62'	N82°33'33"E	119.71'
C5	28°50'01"	465.00'	234.09'	231.62'	N82°33'33"E	119.71'
C6	28°50'01"	465.00'	234.09'	231.62'	N82°33'33"E	119.71'
C7	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C8	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C9	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C10	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C11	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C12	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C13	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C14	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C15	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C16	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C17	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C18	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C19	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C20	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C21	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C22	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C23	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C24	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'
C25	90°00'00"	465.00'	418.36'	376.57'	N45°00'00"E	265.69'

SITE DATA TABLE
TOTAL LOTS (22) 198,534.4 S.F. OR 4.55 ACRES
OPEN SPACE (3) 239,339.0 S.F. OR 5.50 ACRES
R.O.W. 55,967.2 S.F. OR 1.28 ACRE
TOTAL AREA 493,840.6 S.F. OR 11.33 ACRES

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.

DATE ELECTRIC PROVIDER

OWNER/DEVELOPER
REGENT HOMES, LLC
6901 LENNOX VILLAGE DRIVE , SUITE 107
NASHVILLE, TN 37211

ENGINEER
CIVIL SITE DESIGN GROUP, PLLC
630 SOUTHGATE AVENUE
SUITE A
NASHVILLE, TN 37203
(615) 248-9999

LOT AREA SUMMARY		
LOT	SQ. FT.	ACRES
343	8739.1	0.20
344	9487.5	0.22
345	9164.1	0.21
346	9104.1	0.21
347	8750.0	0.20
348	9307.0	0.21
349	9457.0	0.22
350	8801.7	0.20
351	8903.5	0.20
352	9231.9	0.21
353	8613.4	0.20
354	8400.0	0.19
355	12660.1	0.29
356	9770.4	0.22
357	8845.5	0.20
358	8074.0	0.19
451	8884.4	0.20
452	9745.6	0.22
453	8469.0	0.19
454	8846.5	0.20
455	8046.0	0.18
456	8098.6	0.19

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 5290, PAGE 480, 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 3845, PAGE 754, AS AMENDED IN DEED BOOK 4166,, PAGE 667, AND DEED BOOK 4179, PAGE 811, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

OWNER NAME: _____
REGENT HOMES, LLC

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: 2/24/12

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 PHASE 2J BURKITT PLACE 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: _____, 2012 _____
NAME, TITLE
NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT

SEWER SYSTEM: _____, 2012 _____
NAME, TITLE
METRO WATER 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.

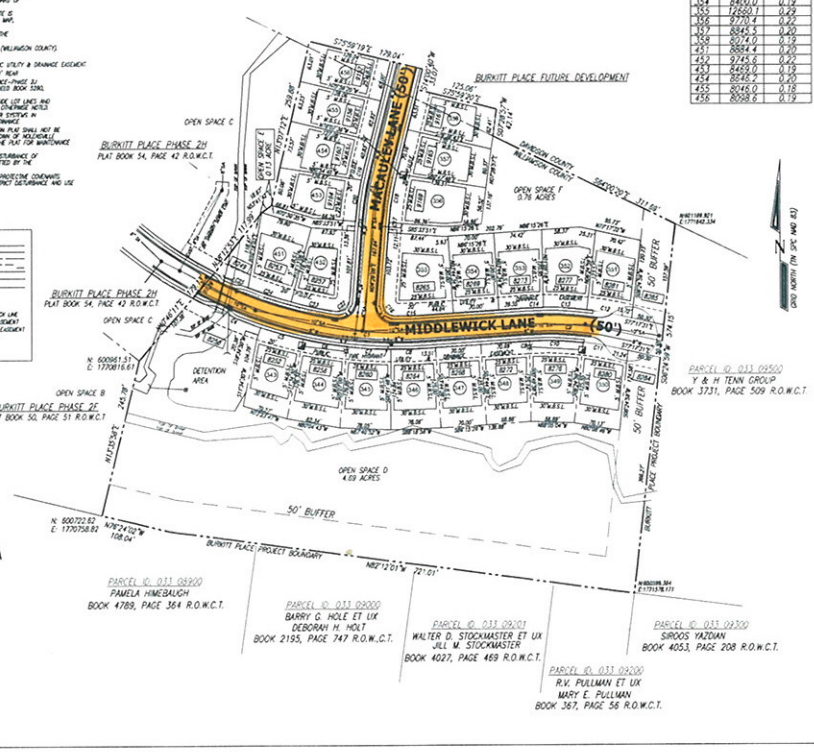
BY: _____ DATE: _____
SECRETARY, PLANNING COMMISSION

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____
DATE

0 20 40 60 80 100 200 300
GRAPHIC SCALE : 1" = 100'

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-03-01 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
2. BY GRAPHIC PLOTTING THIS PROPERTY IS IN THE FOLLOWING ZONE(S): ZONE X (FLOOD HAZARD AREA) PER F.E.M.A. FLOOD BOUNDARY MAP, COMMUNITY PANEL NO. 47187C0255 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: RESOURCE CONSERVATION DEVELOPMENT (WILLIAMSON COUNTY)
5. BEARINGS BASED ON GRID NORTH, TN SPC NAD 83.
6. ALL OPEN SPACE AND COMMON AREA IS DESIGNATED AS PUBLIC UTILITY & DRAINAGE EASEMENT.
7. BUILDING SETBACKS ARE AS FOLLOWS: 25' FRONT, 5' SIDE, 30' REAR
8. THE LOTS SHOWN HEREON REPRESENT PROPOSED BURKITT PLACE-PHASE 2J, CONVEYED TO REGENT HOMES, LLC BY DEED OF RECORD IN DEED BOOK 5290, PAGE 480, R.O.W.C.
9. ALL LOTS SHALL HAVE A 5' PUBLIC DRAINAGE EASEMENT ON SIDE LOT LINES AND 15' PUBLIC DRAINAGE EASEMENT ON REAR LOT LINES UNLESS OTHERWISE NOTED.
10. ALL HOUSES WILL BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH TOWN OF NOLENSVILLE FIRE SPRINKLER ORDINANCE.
11. 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, LACKS OR IMPROVEMENTS SHOWN ON THE PLAT FOR MAINTENANCE BY THE TOWN.
12. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN A "WETWAY WATERS AREA" EXCEPT AS PERMITTED BY THE TOWN OF NOLENSVILLE ENGINEERING DEPARTMENT.
13. ANY WETWAY WATERS 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.



LEGEND

PROPERTY OWNERSHIP BOUNDARY	
LOT LINE	
BUILDING SET-BACK LINE	
EASEMENT	
SANITARY SEWER LINE	S4
WATER LINE	
NEW IRON ROD	
LOT NUMBER	
FIRE HYDRANT	
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
STREET LIGHT	
PAD MOUNTED TRANSFORMER	
STREET ADDRESS	8 2XXX

ALAN CUMMINGS
REGISTERED LAND SURVEYOR
NO. 2357
STATE OF TENNESSEE
CRAWFORD & CUMMINGS
2/24/12
TENNESSEE NO. 2357

CRAWFORD & CUMMINGS, PC
1929 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661
alan@ccsurveyors.net

FINAL PLAT	
PHASE 2J	
BURKITT PLACE	
NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 11.33	TOTAL LOTS: 22
AREA OF NEW STREET: 1.28 ACRES	CL FEET NEW STREET: 1138.82
AREA OF OPEN SPACE: 5.58 ACRES	CLOSURE PRECISION: ≥ 1:10,000
CIVIL DISTRICT: 16TH	DATE: FEBRUARY 24, 2012
SCALE: 1"= 100'	JOB NUMBER:
DRAWN BY: JMC	SHEET 1 OF 1