

VICINITY MAP: NOT TO SCALE



400 0 400
1" = 400'

BERNICE S. PERRY, ETVR
MAP 59, PAR. 95.00
DB. 162, P. 62, R.O.W.C.
ZONING: RD-1

WESLEY STREET
MAP 59, PAR. 94.00
DB. 1065, P. 92, R.O.W.C.
ZONING: RD-1

TWIN VALLEY FARMS
MAP 59, PAR. 12.00
DB. 5666, P. 268, R.O.W.C.
ZONING: RD-1

ROGERS COMMUNITY PROPERTY TRUST
MAP 59, PAR. 96.00
DB. 5231, P. 173, R.O.W.C.
ZONING: RD-1

SARAH L. WILLIAMS
MAP 59, PAR. 92.01
DB. 1231, P. 12, R.O.W.C.
ZONING: RD-1

WALTER D. TREANOR
MAP 59, PAR. 91.20
DB. 1674, P. 781, R.O.W.C.
ZONING: MGA-1

MICKY L. WILMA, ETUX
MAP 59, PAR. 91.00
DB. 1355, P. 69, R.O.W.C.
ZONING: MGA-1

CHARLES M. JONES
MAP 59, PAR. 91.15
DB. 2866, P. 611, R.O.W.C.
ZONING: MGA-1

CHARLES M. JONES
MAP 59, PAR. 91.15
DB. 2866, P. 611, R.O.W.C.
ZONING: MGA-1

ALBERT L. THOMAS
MAP 82, PAR. 10.02
DB. 4207, P. 945, R.O.W.C.
ZONING: RD-1

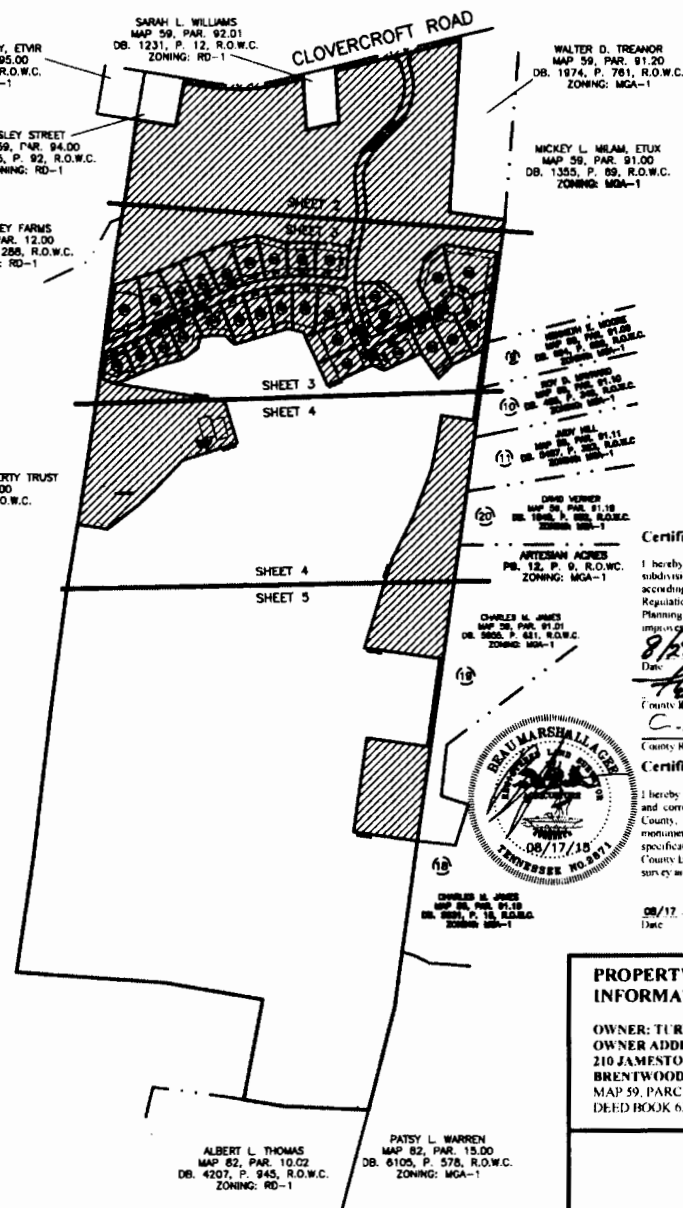
PATSY L. WARREN
MAP 82, PAR. 15.00
DB. 6105, P. 578, R.O.W.C.
ZONING: MGA-1

PROPERTY TABLE		
TOTAL SITE ACREAGE - 171.19 AC. +/-		
TOTAL PHASE 1 - 63.56 AC. +/-		
R.O.W. DEDICATION - 0.62 AC. +/-		
NEW R.O.W. - 3.02 AC. +/-		
TOTAL LOT AREA - 15.84 AC. +/-		
OPEN SPACE - 44.18 AC. +/-		
LOT TABLE		
LOT NUMBER	SQ. FT. +/-	ACREAGE +/-
101	22,744	0.52
102	19,807	0.45
103	20,947	0.48
104	23,327	0.54
105	25,463	0.58
106	23,279	0.53
107	21,360	0.49
108	27,021	0.62
109	33,330	0.77
110	17,549	0.40
111	16,832	0.39
112	17,564	0.40
113	18,292	0.42
114	18,502	0.42
115	21,091	0.48
116	21,520	0.49
117	20,393	0.47
118	24,675	0.57
119	27,189	0.62
120	28,539	0.66
121	24,766	0.57
122	19,723	0.45
123	23,054	0.53
124	22,331	0.51
125	24,347	0.56
126	23,379	0.54
127	29,328	0.67
128	44,115	1.01
129	29,335	0.67

THERE IS APPROXIMATELY 3,125 LINEAR FEET
OR 0.59 MILE OF NEW ROAD IN THIS SECTION

NOTES:

- The purpose of this plat is to create 29 residential lots.
- This property is Zoned RD-1. Typical Building Setback - 15 feet. Minimum Front Setback - 15 feet. Minimum Side Setback - 5 feet. Minimum Rear Setback - 10 feet.
- Boundaries for this survey were obtained from Tennessee State Plane Coordinate System NAD-1983.
- All corners are 1" rebar with cap act by this survey or, unless noted otherwise.
- The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appearances at the site, public records and/or maps prepared by others. This survey or map is no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
- Federal Flood Area: The property shown herein is not in an area designated as a special flood hazard area as graphically indicated on FEMA Community Map Panel No. 171870200. Map Revised September 29, 2006. The 100 year floodplain shown herein is based on a flood study conducted by Love and Associates as per Williamson County guidelines.
- This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
- This map may not be altered without consent of this surveyor.
- Within the Watershed Natural Area, there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Williamson County Engineering Department.



P62/58A

08/28/2015 - 01:21 PM
16037143
1 PGS AL PLAT
BATCH: 398617
PLAT BOOK: P62
PAGE: 68
REC FEE 78.00
DP FEE 2.00
TOTAL 80.00
STATE OF TENNESSEE WILLIAMSON CO
SADIE WADE

Certificate of the Approval of Streets

I hereby certify, (1) that all streets designated on this final subdivision plat have been installed in an acceptable manner and according to Williamson County Roadway and Drainage Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

8/25/15
Date
County Engineer
County Road Superintendent

Certificate of Accuracy

I hereby certify that the plan shown and described herein is true and correct, serves to the accuracy required by the Williamson County, Tennessee Regional Planning Commission and that the monuments have been or will be placed as shown herein, to the specifications of the subdivision Regulations, as required by the County Engineer. Further, I hereby certify that this is a category 1 survey and the ratio of precision meets or exceeds 1:10,000.

08/17/2015
Date
Registered Land Surveyor

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Williamson County, 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 County Register.

8/28/2015
Date
Secretary, Planning Commission

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY 9/28/15
Date

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as evidenced in book number, page R.O.W.C. 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.

08/17/2015
Date
President of Land Development
Title: (Factoring for partnership or corporation)

Certificate of Approval of Subdivision Name and Street Names

I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency (EMA).

8-24-15
Date
EMA Department Title

Certificate of Approval of Utility Systems

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat created 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 of Williamson County Subdivision Regulations have been met.

Water System 8/24/15
Name, Title and Agency of Authorized Approving Agent
Sewer System 8/24/15
Name, Title and Agency of Authorized Approving Agent

Certificate for Addresses

I do hereby certify that the addresses denoted on this final plat are those assigned in Department of Information Technology (IT).

8/24/15
Date
IT Department Title

PROPERTY INFORMATION:

OWNER: TURNBERRY HOMES, L.L.C.
OWNER ADDRESS:
210 JAMESTOWN PARK DR
BRENTWOOD, TN 37027
MAP 59, PARCEL 192.00
DEED BOOK 6360, PAGE 445, R.O.W.C.

K&A Land Surveying

1012 Sparta Pike Lebanon TN, 37087
Office Phone- 615-443-7796
Mobile Phone- 615-351-3915

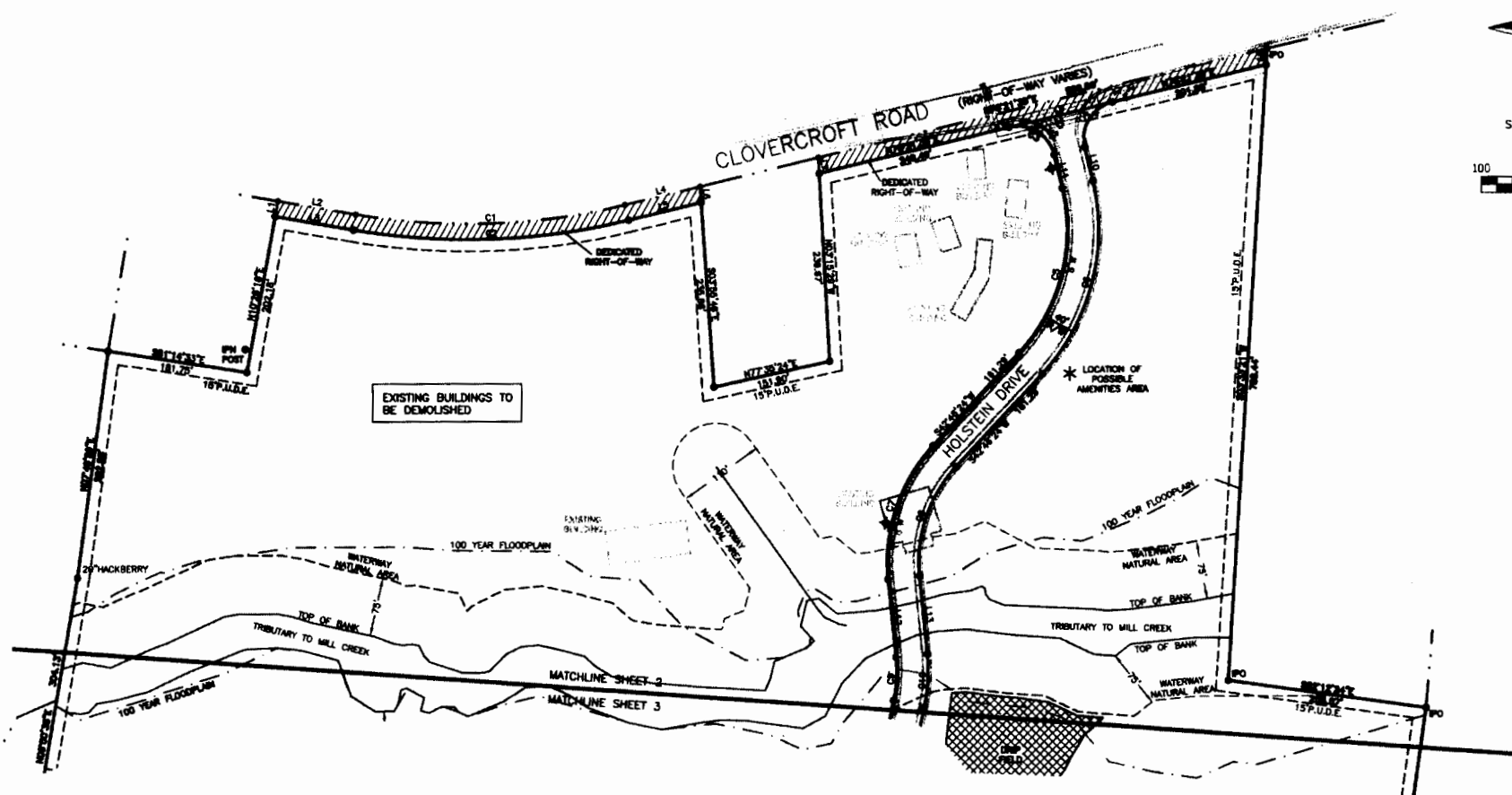
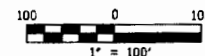
FINAL PLAT OF SUBDIVISION OF THE
FARMS AT CLOVERCROFT
SECTION 1
MAP 59, PARCEL 92.00
17TH CIVIL DISTRICT of WILLIAMSON COUNTY, TN

DATE: JULY 21, 2015 JOB # 15-0113-1747

REVISION DATE	REVIEW COMMENTS
08.04.2015	
08.17.2015	

SHEET 1 OF 5

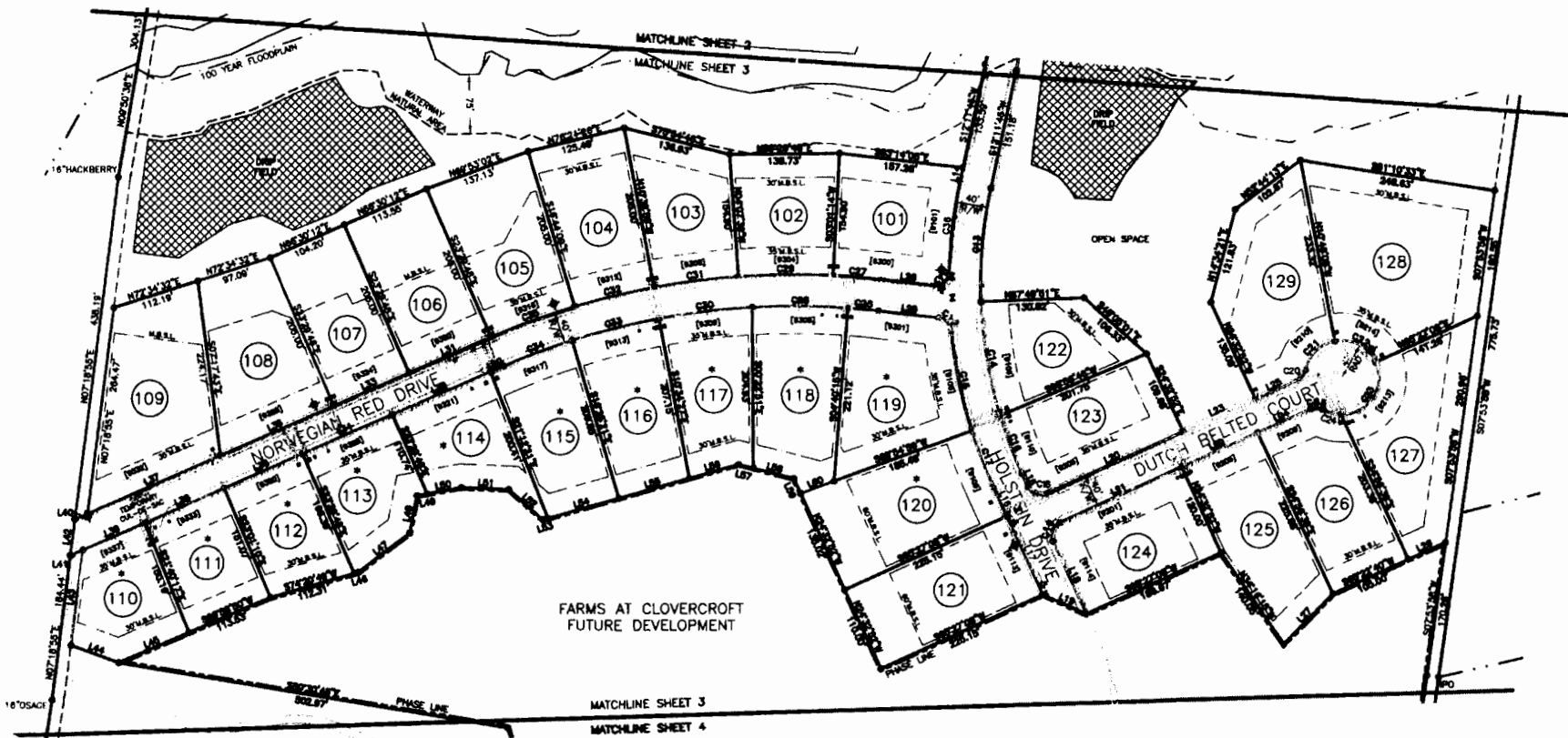
Received 8/24/15



SHEET 2 OF 5

REC FEE	76.00
DP FEE	2.00
TOTAL	77.00

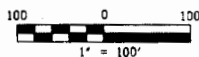
STATE OF TENNESSEE WILLIAMSON CO
SADIE WADE



*-DEMOTES CRITICAL LOT
EXISTING SLOPES BETWEEN 15% AND 25%
WITHIN BUILDING ENVELOPE



SOURCE OF NORTH
TN STATE PLANE



P62/58C

I-26/08/28/2016 - 01:21 PM

15037143

1 POS AL-PLAT

BATCH: 390617

PLAT BOOK: P62

PAGE: 68

REC FEE 78.00

DP FEE 7.00

TOTAL 85.00

STATE OF TENNESSEE WILLIAMSON CO

SADIE WADE

**PROPERTY
INFORMATION:**

OWNER: TURNBERRY HOMES, L.L.C.
OWNER ADDRESS:
210 JAMESTOWN PARK DR
BRENTWOOD, TN 37027
MAP 59, PARCEL 92.00
DEED BOOK 6360 PAGE 445 R.O.W.C

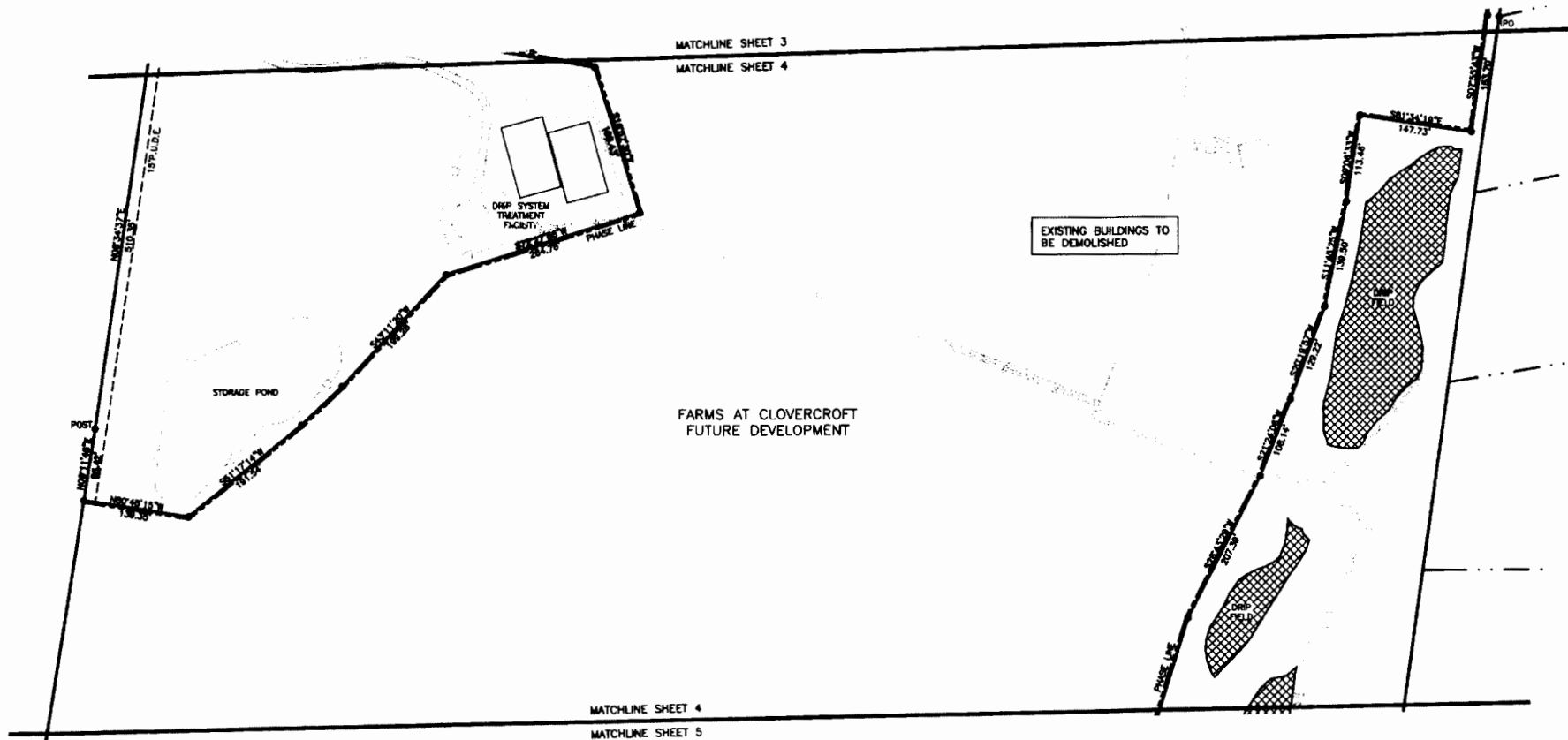
K&A Land
Surveying

1012 Sparta Pike Lebanon TN, 37087
Office Phone- 615-443-7796
Mobile Phone- 615-351-3915

**FINAL PLAT OF SUBDIVISION OF THE
FARMS AT CLOVERCROFT
SECTION 1**
MAP 59, PARCEL 92.00
17TH CIVIL DISTRICT of WILLIAMSON COUNTY, TN

DATE: JULY 21, 2015 JOB # 15-0113-1747

REVISION DATE	REVIEW COMMENTS	08.04.2015	
REVISION DATE	REVIEW	08.17.2015	
			SHEET 3 OF 5



SOURCE OF NORTH
TN STATE PLANE

100 0 100
1" = 100'

P62/58D

08/28/2015 - 01:21 PM
15037143
1 PGS AL PLAT
BATCH: 39817
PLAT BOOK: P62
PAGE: 58
REG FEE 76.00
DP FEE 3.00
TOTAL 79.00
WIT OF THERRIAE WILLIAMSON CO
SADIE WADE

**PROPERTY
INFORMATION:**

OWNER: TURNBERRY HOMES, L.L.C.
OWNER ADDRESS:
210 JAMESTOWN PARK DR
BRENTWOOD, TN 37027
MAP 59, PARCEL 92.00
DEED BOOK 6360, PAGE 415 R.O.W.C.

**K&A Land
Surveying**

1012 Sparta Pike Lebanon TN, 37087
Office Phone- 615-443-7796
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FARMS AT CLOVERCROFT
SECTION 1**
MAP 59, PARCEL 92.00
17TH CIVIL DISTRICT of WILLIAMSON COUNTY, TN

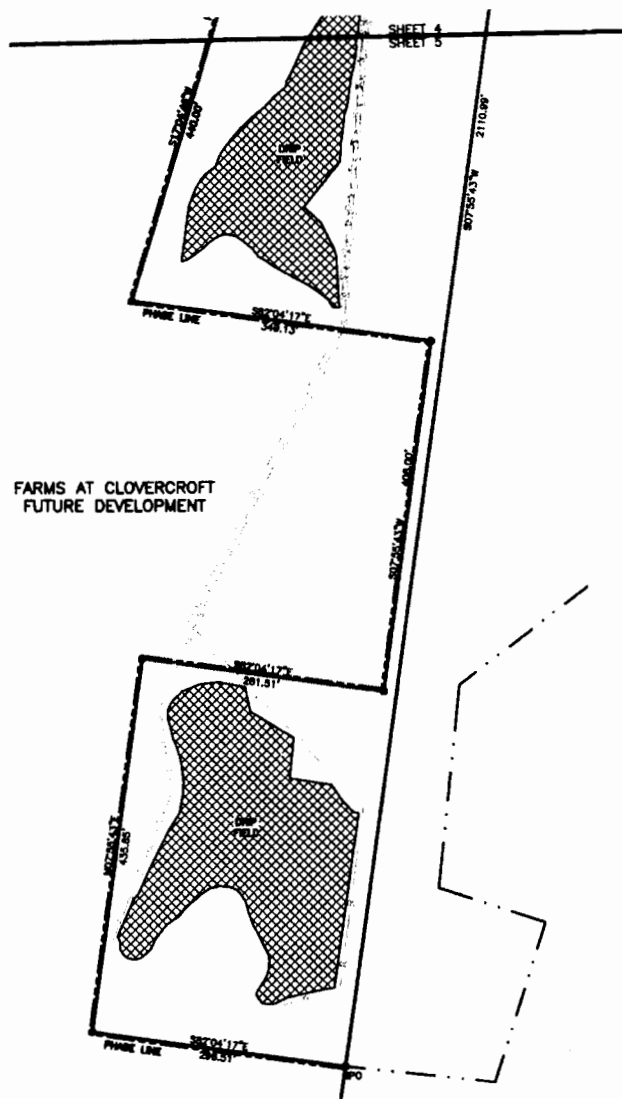
DATE: JULY 21, 2015 JOB # 15-0113-1747

REVISION DATE	REVIEW COMMENTS	08.04.2015	
REVISION DATE	REVIEW COMMENTS	08.17.2015	
			SHEET 4 OF 5



SOURCE OF NORTH
TN STATE PLANE

100 0 100
1" = 100'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N10°26'18"E	20.00'
L2	N80°16'55"W	101.56'
L3	N80°16'55"W	101.81'
L4	S76°21'35"W	98.74'
L5	S76°21'35"W	95.32'
L6	S03°55'48"E	20.29'
L7	N03°15'29"W	20.33'
L8	S03°33'21"W	20.94'
L9	S76°21'35"W	135.00'
L10	S13°26'57"E	44.19'
L11	S13°26'57"E	43.74'
L12	S05°42'57"E	100.43'
L13	S05°42'57"E	100.43'
L14	S12°11'45"W	17.59'
L15	S24°32'52"E	18.74'
L16	S24°32'52"E	41.58'
L17	S24°32'52"E	110.00'
L18	N24°32'52"W	102.00'
L19	S66°04'44"E	60.33'
L20	N65°27'08"E	188.89'
L21	N65°27'08"E	188.67'
L22	N65°27'08"E	105.00'
L23	N65°27'08"E	100.10'
L24	N65°27'08"E	73.14'
L25	N65°27'08"E	57.71'
L26	S65°27'08"W	51.46'
L27	S44°07'50"W	89.00'
L28	N83°14'05"W	64.86'
L29	N83°14'05"W	76.54'
L30	S66°30'12"W	18.35'
L31	S66°30'12"W	113.55'
L32	S66°30'12"W	135.76'
L33	S66°30'12"W	104.20'
L34	S66°30'12"W	125.00'
L35	S66°30'12"W	159.10'
L36	S66°30'12"W	110.00'
L37	S66°30'12"W	184.48'
L38	S66°30'12"W	110.00'
L39	S66°30'12"W	86.07'
L40	S66°30'12"W	17.47'
L41	S66°30'12"W	17.47'
L42	N07°18'55"E	46.57'
L43	N07°18'55"E	122.01'
L44	N69°57'49"W	64.63'
L45	S66°58'50"W	96.93'
L46	S74°08'06"W	5.70'
L47	S52°33'41"W	81.59'
L48	S11°09'48"W	48.25'
L49	S79°31'41"W	13.07'
L50	S79°31'41"W	44.28'
L51	N87°25'01"W	60.19'
L52	N48°13'29"W	57.47'
L53	S74°08'06"W	6.57'
L54	S74°08'06"W	93.96'
L55	S74°08'06"W	92.21'
L56	S74°08'06"W	64.93'
L57	N75°35'03"W	19.12'
L58	N75°35'03"W	52.81'
L59	N24°32'52"W	20.90'
L60	S69°54'59"W	45.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	347.32'	851.94'	23°21'30"	N88°02'20"E	344.92'
C2	355.47'	871.94'	23°21'30"	N88°02'20"E	353.01'
C3	74.77'	47.50'	90°11'27"	N58°32'41"W	67.29'
C4	74.45'	47.50'	89°48'33"	S31°27'19"W	67.06'
C5	225.69'	230.00'	56°13'22"	N14°39'44"E	216.75'
C6	264.94'	270.00'	56°13'22"	N14°39'44"E	254.44'
C7	186.9'	220.00'	48°29'21"	S18°31'44"W	180.68'
C8	152.33'	180.00'	48°29'21"	S18°31'44"W	147.83'
C9	56.27'	180.00'	17°54'42"	N03°14'24"E	56.04'
C10	88.78'	220.00'	17°54'42"	N03°14'24"E	68.50'
C11	29.93'	18.00'	95°16'22"	N49°07'44"E	26.60'
C12	24.44'	18.00'	77°48'03"	N44°20'04"W	22.61'
C13	145.03'	578.44'	14°21'54"	S05°00'48"W	144.65'
C14	147.49'	578.44'	14°36'33"	S09°28'25"E	147.09'
C15	130.62'	618.44'	12°06'03"	S11°28'04"E	130.37'
C16	78.44'	578.44'	7°48'10"	S20°38'46"E	78.38'
C17	75.69'	618.44'	7°00'46"	S21°02'29"E	75.65'
C18	28.27'	18.00'	90°00'00"	S69°32'52"E	25.46'
C19	28.27'	18.00'	90°00'00"	S20°27'08"W	25.46'
C20	17.04'	18.00'	54°13'27"	N38°20'25"E	16.41'
C21	55.78'	47.00'	68°00'13"	S45°13'48"W	52.57'
C22	62.52'	47.00'	76°13'14"	N62°39'29"W	58.01'
C23	95.28'	47.00'	116°09'22"	N33°31'49"E	79.78'
C24	23.02'	47.00'	28°04'05"	S74°21'27"E	22.79'
C25	17.04'	18.00'	54°13'27"	N87°28'08"W	16.41'
C26	38.61'	917.82'	2°24'38"	N84°26'24"W	38.61'
C27	62.60'	957.82'	3°44'40"	N85°06'25"W	62.59'
C28	121.35'	917.82'	7°34'32"	N89°25'59"W	121.26'
C29	119.50'	957.82'	7°08'53"	S89°26'48"W	119.42'
C30	118.58'	917.82'	7°24'08"	S83°04'41"W	118.50'
C31	107.36'	957.82'	6°25'20"	S82°39'41"W	107.30'
C32	103.41'	957.82'	6°11'10"	S76°21'26"W	103.36'
C33	113.47'	917.82'	7°05'01"	S75°50'06"W	113.40'
C34	92.75'	917.82'	5°47'23"	S69°23'54"W	92.71'
C35	113.02'	957.82'	6°45'39"	S69°53'02"W	112.95'
C36	115.53'	618.44'	10°42'13"	S06°50'39"W	115.36'

PROPERTY
INFORMATION:

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OWNER ADDRESS:
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REVISION DATE	REVISION	08.17.2015

SHEET 5 OF 5

P62/58E

I-File 08/28/2015 - 01:21 PM
18037143

1 POS. AL PLAT
BATCH: 389617
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