

Clovercroft Preserve Cost Itemization

From: Michael Natelli [<mailto:mnatelli@natelli.com>]
Sent: Thursday, January 5, 2017 10:42 AM
To: Charles Hyatt <Charles.Hyatt@Adenus.com>
Cc: Nancy Alexander <nalexander@natelli.com>; Justin Good <jgood@natelli.com>; Krista Davisson <kdavisson@natelli.com>; Michael Natelli <michael@natelli.com>
Subject: Re: Clovercroft Preserve

Charles - we paid the following for the Clovercroft Preserve treatment plant:

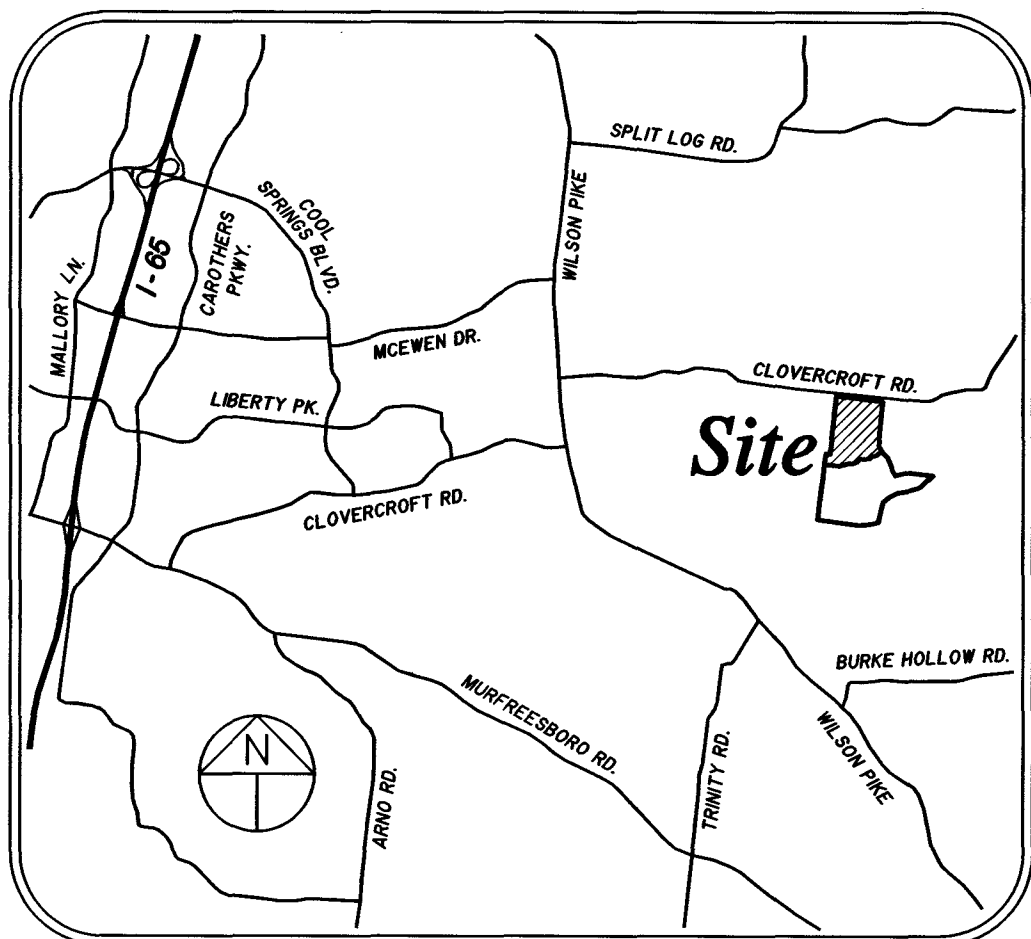
<u>Item</u>	<u>Amount</u>	<u>Invoice Ref</u>
Treatment Plant	\$468,500.00	RUC Final
Overflow Pond \$ 32,334.22		Hum FWO #2
Electrical Conduit	\$ 15,056.90	Hum FWO #7
Access Road	\$ 7,173.60	Hum FWO #7
Fence	<u>\$ 26,500.00</u>	C5 1441, 1442
Total	\$549,564.72	

*Not included are design/engineering/survey, or finance/bond fees.

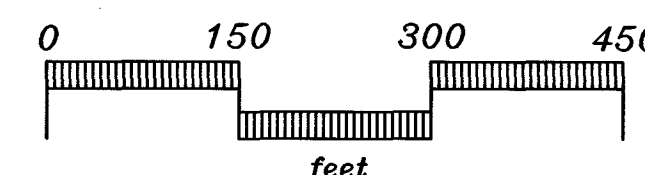
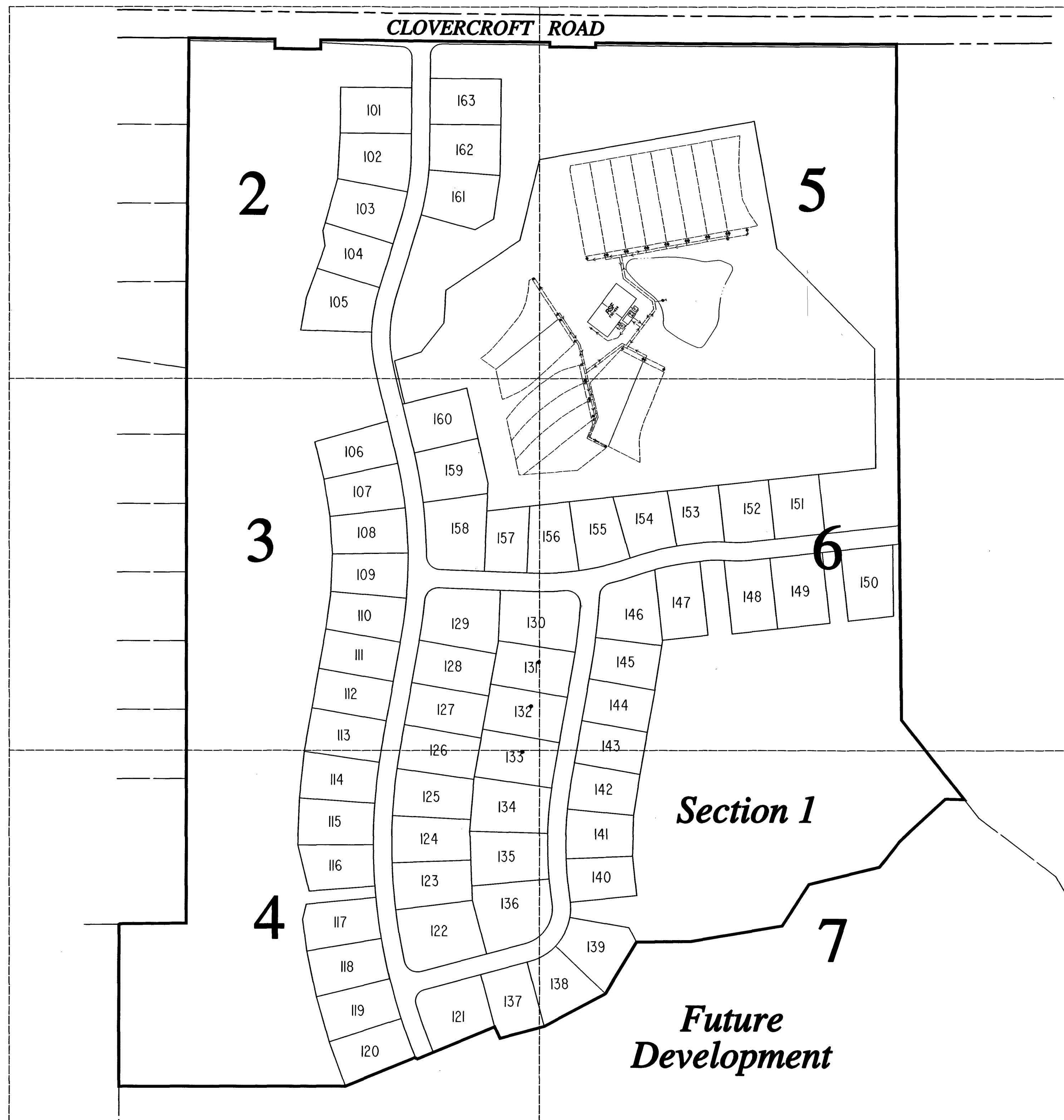
Thanks for mentioning that we might want to notify our tax advisor about the potential for these items to be categorized as contribution in aid to a public utility. I've copied our controller Nancy along with Justin our project accountant and Krista Davisson our general counsel in case they need this info to follow up internally regarding any potential beneficial tax consequence.

Thanks and let me know if you need anything else and hope 2017 is a good one for you.

Michael



VICINITY MAP
NOT TO SCALE



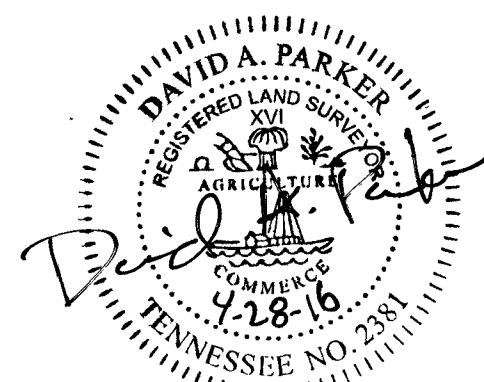
SURVEYOR'S NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 63 SINGLE FAMILY LOTS, CREATE A WASTEWATER DISPOSAL S.T.E.P. SYSTEM LOT, AND OPEN SPACE AREAS FOR PROTECTION OF NATURAL WATERWAYS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
3. THE SUBJECT PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON F.E.M.A. MAP 4787C0240 F, DATED SEPTEMBER 29, 2006.
4. MINIMUM BUILDING SETBACK LINES:
FRONT 35' SIDE 5' REAR 30'
UNLESS OTHERWISE SHOWN ON PLAT.
5. PROPERTY IS CURRENTLY ZONED RD-1 (RURAL DEVELOPMENT I), CONSERVATION SUBDIVISION.
6. SITE IS LOCATED ON PROPERTY MAP 81, A PORTION OF PARCEL 5.
7. OWNER: CLOVERCROFT PRESERVE, LLC
C/O NATELLI COMMUNITIES, INC.
508 MAIN STREET - SUITE 300
GAITHERSBURG, MARYLAND 20878
DEED BOOK 6457, PAGE 755, R.O.W.C., TN.
8. THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
9. TOTAL NUMBER OF RESIDENTIAL LOTS IN SECTION ONE = 63.
TOTAL AREA IN SECTION ONE = 75.958 ACRES.
TOTAL AREA IN SECTION ONE RIGHT-OF-WAY DEDICATION = 4.261 ACRES.
TOTAL AREA IN SECTION ONE OPEN SPACE = 35.030 ACRES (46%).
TOTAL AREA IN WASTEWATER TREATMENT S.T.E.P. SYSTEM LOT = 13.334 ACRES.
TOTAL AREA IN CLOVERCROFT PRESERVE = 133.92 ACRES.
10. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
11. WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
12. WILLIAMSON COUNTY PLANNING COMMISSION GRANTED A 25 MPH DESIGN SPEED AND A 40 FT. R-O-W TO LOCATE SIDEWALKS OUTSIDE THE R-O-W.

SEWER SYSTEM NOTE:

EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO TENNESSEE WASTEWATER SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES AND APPURTENANT FACILITIES, TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO PROPERTY OWNER FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

REGISTER'S OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY
Received for record the _____ day of _____,
_____ at _____ o'clock _____ M. Noted in Note Book _____
Page _____ and recorded in _____ Book No. _____
Page _____ Fee \$ _____
WITNESS MY HAND _____
SADIE WADE
Register



Sheet Index

P63/142a

05/11/2016 - 12:28 PM
16018047
1 PGS. AL-PLAT
BATCH: 433463
PLAT BOOK: P63
PAGE: 142
REC FEE 106.00
DP FEE 2.00
TOTAL 107.00
STATE OF TENNESSEE, WILLIAMSON CO.
SADIE WADE

FINAL PLAT

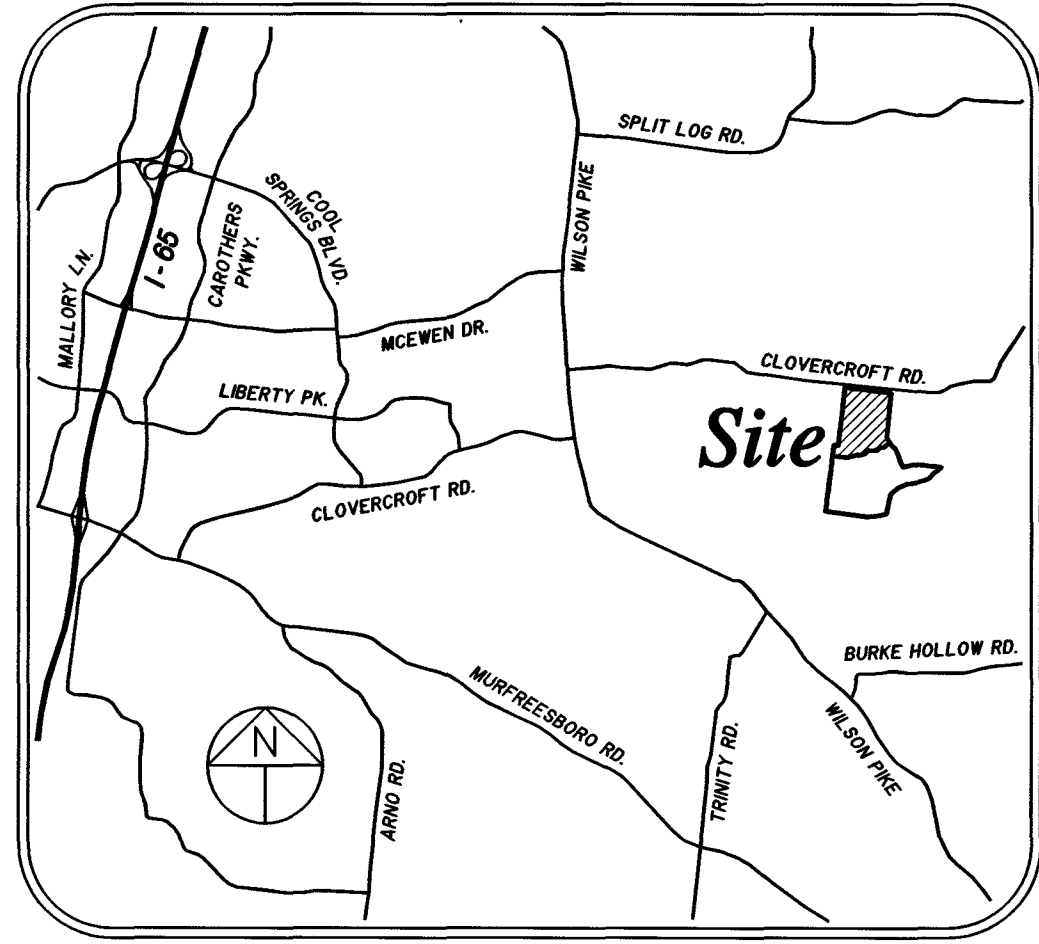
SECTION 1 CLOVERCROFT PRESERVE SUBDIVISION

PROPERTY MAP 81, P/O PARCEL 5
19th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 12040 DATE: 2-17-16 REV.: 4-22-16 FILE: CPSECIPLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 1 OF 7

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES	CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	UTILITY CERTIFICATION OF THE APPROVAL OF SEWER SYSTEM	CERTIFICATE OF THE APPROVAL OF STREETS	CERTIFICATE OF APPROVAL FOR RECORDING
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book number 6457, Page 755, 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. MICHAEL NATELLI Date: 5-2-16 By: <i>Michael Natelli</i> Title: GENERAL MANAGER Company: CLOVERCROFT PRESERVE, LLC	I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Williamson County, Tennessee Regional 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 County Engineer. Date: 4-28-16 By: <i>David A. Parker</i> SEC INC. 850 Middle Tennessee Blvd. Murfreesboro, TN 37129 (615) 890-7901 Registered Land Surveyor Tennessee R.L.S. 2381 Error of Closure = 1/10,000	I hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency. Date: 5-6-16 <i>James E. Polton</i> EMA Department Title CERTIFICATE OF APPROVAL FOR ADDRESSES I hereby certify that the addresses denoted on this final plat are those assigned by the Department of Information Technology #7. Date: 5/6/16 <i>Donna Kelly</i> IT Department	I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "SECTION 1, CLOVERCROFT PRESERVE" 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. Additionally, I certify that the hydraulic design criteria specified in Section 5.5 of the Williamson Co. Subdivision Regulations have been met. Water System: <i>Mike E. Polton</i> Date: 5-4-16 <i>General Manager</i> Name, Title & Agency of Authorized Approving Agent	I hereby certify that the sewage treatment and collection system proposed for installation, along with access to maintain the collection system and all system components, and requiring all homes on this plat to connect to the Tennessee Wastewater Systems, Inc. (TWS) system, fully meets the requirements of TWS, and is hereby approved as shown. Date: May 2 2016 <i>Chris R. Hays</i> Tennessee Wastewater Systems, Inc. Title: <i>President</i>	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 Williamson County Planning Commission to assure completion of all street improvements in case of default. Date: 5/10/16 <i>James E. Polton</i> County Engineer Date: 5/10/16 <i>Chris E. Hays</i> County Road Superintendent	I hereby certify that the subdivision plat shown hereon 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 the recording in the office of the County Register. Date: 5/10/16 <i>Michael Natelli</i> Secretary - Planning Commission This approval shall be invalid if not recorded by 6/10/16 Date



VICINITY MAP
NOT TO SCALE

CURVE DATA

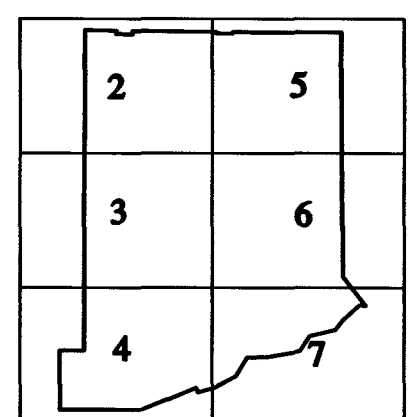
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°01'41"	25.00'	39.28'	25.01'	35.36'	S51°52'13"W
C2	16°30'27"	520.00'	149.82'	75.43'	149.30'	S15°06'36"W
C3	27°11'26"	280.00'	132.88'	67.71'	131.64'	S09°46'07"W
C4	3°36'40"	480.00'	15.13'	30.25'	S05°37'06"E	
C5	13°28'14"	1020.00'	239.22'	120.16'	238.67'	S00°43'09"E
C6	87°16'14"	30.00'	45.69'	28.60'	41.40'	S37°38'09"E
C7	21°53'05"	580.00'	221.54'	112.13'	220.19'	N87°47'12"E
C8	13°09'21"	620.00'	142.36'	71.49'	142.05'	N83°25'20"E
C9	10°28'31"	320.00'	58.51'	29.33'	58.42'	S84°45'44"E
C10	10°28'31"	280.00'	51.19'	25.67'	51.12'	S84°45'44"E
C11	10°28'31"	320.00'	58.51'	29.33'	58.42'	N84°45'44"W
C12	10°28'31"	280.00'	51.19'	25.67'	51.12'	N84°45'44"W
C13	13°09'21"	620.00'	142.36'	71.49'	142.05'	S83°25'20"W
C14	5°32'53"	620.00'	60.04'	30.04'	60.01'	S79°37'06"W
C15	72°42'42"	30.00'	38.07'	22.08'	35.97'	S46°02'12"W
C16	6°41'57"	1400.00'	163.69'	81.94'	163.60'	S13°01'49"W
C17	18°45'55"	800.00'	262.01'	132.19'	260.84'	S06°59'50"W
C18	83°45'36"	120.00'	175.43'	107.59'	160.22'	S39°29'40"W
C19	92°04'15"	25.00'	40.17'	25.92'	35.99'	S35°20'20"W
C20	5°24'48"	1180.00'	111.49'	55.78'	111.44'	S13°33'42"E
C21	32°38'54"	1220.00'	695.18'	357.31'	685.91'	N00°03'21"E
C22	23°49'04"	980.00'	407.38'	206.68'	404.46'	N04°28'16"E
C23	3°36'40"	520.00'	32.77'	16.39'	32.77'	N05°37'56"W
C24	27°11'26"	320.00'	151.86'	77.39'	150.44'	N09°46'07"E
C25	16°30'27"	480.00'	136.29'	69.63'	137.82'	N15°06'36"E
C26	85°22'27"	23.15'	34.50'	21.35'	31.39'	N36°10'43"W
C27	87°16'14"	30.00'	45.69'	28.60'	41.40'	N55°05'37"E
C28	7°16'19"	620.00'	78.69'	39.40'	78.64'	S84°54'25"E
C29	99°12'03"	30.00'	51.94'	35.25'	45.69'	S38°56'33"E
C30	9°43'19"	1360.00'	135.82'	67.97'	135.76'	S13°31'08"W
C31	18°40'55"	840.00'	275.11'	138.80'	273.89'	S04°59'50"W
C32	83°45'36"	80.00'	116.95'	71.73'	106.81'	S39°29'40"W
C33	92°29'31"	30.00'	48.43'	31.33'	43.34'	N52°22'47"W
C34	22°30'49"	1180.00'	463.66'	234.86'	460.69'	N05°07'23"E
C35	4°55'18"	1020.00'	87.62'	43.83'	87.59'	N13°35'09"E
C36	0°14'34"	1220.00'	5.17'	2.58'	5.17'	N16°08'49"W

LINE DATA

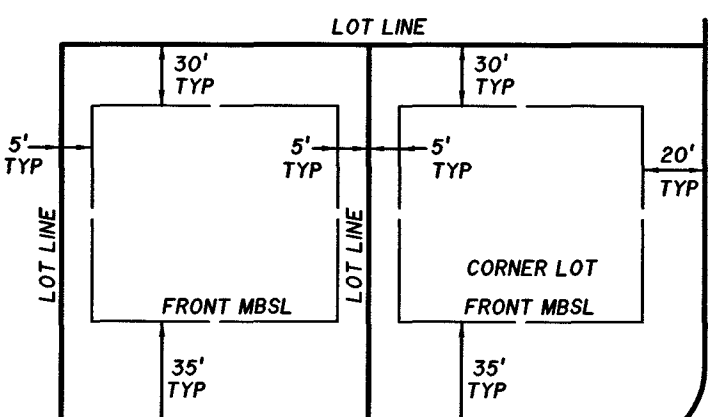
LINE	BEARING	DISTANCE
L1	S05°49'37"E	4.24'
L2	N90°00'00"E	16.95'
L3	N90°00'00"E	16.95'
L4	N03°49'37"W	4.24'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER LINE W/FIRE HYD.
- SEWER FORCE MAIN
- STREET ADDRESS
- BUILDING ENVELOPE



SHEET INDEX



MINIMUM BUILDING SETBACK DETAIL
R.T.S.

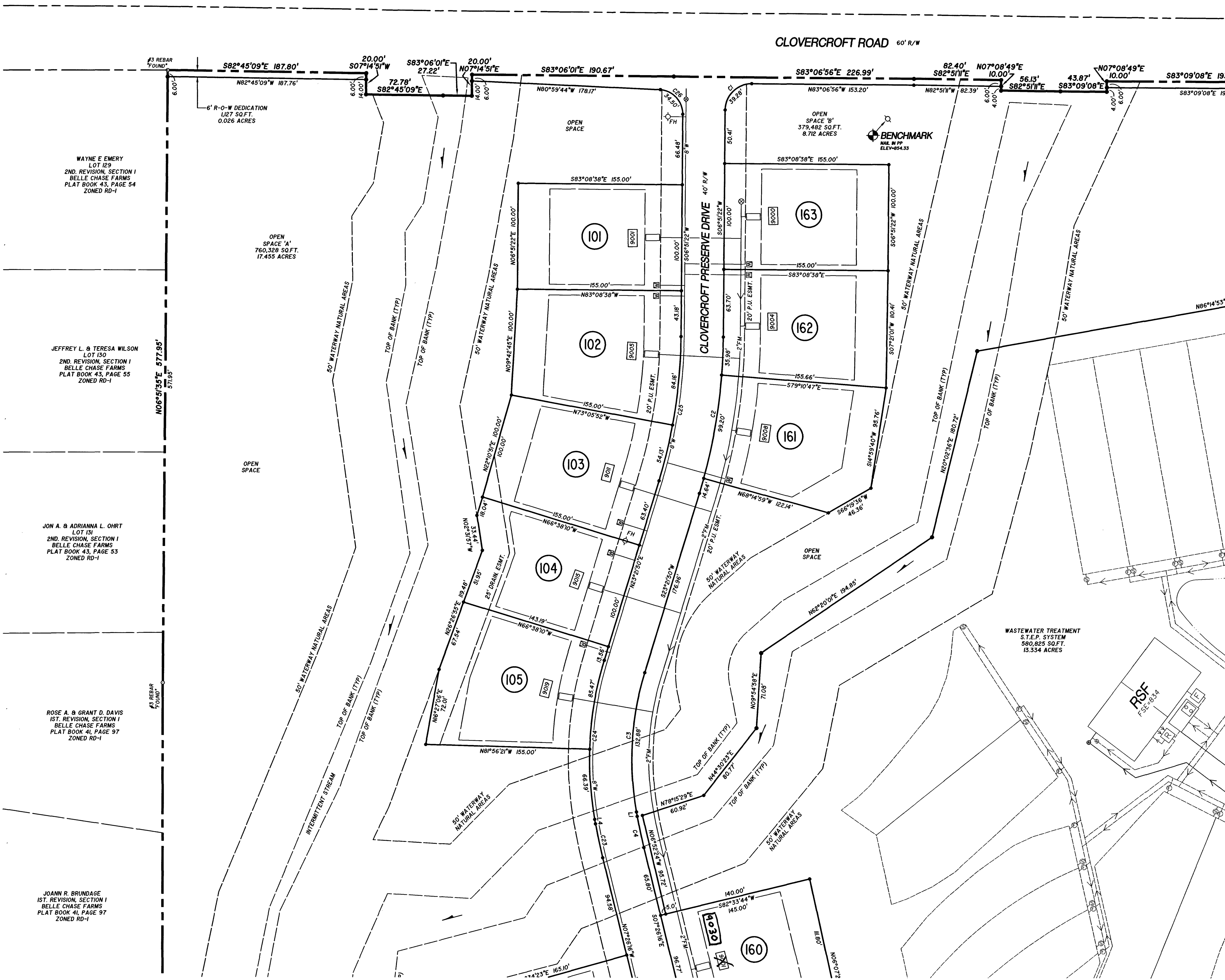
*CRITICAL LOTS:
AN ENGINEERED SITE PLAN SHALL BE
SUBMITTED AND APPROVED BY WILLIAMSON
COUNTY ENGINEERING DEPARTMENT.

JEFFREY L. & TERESA WILSON
LOT 130
2ND REVISION, SECTION 1
BELLE CHASE FARMS
PLAT BOOK 43, PAGE 55
ZONED RD-1

JON A. & ADRIANNA L. OHRT
LOT 131
2ND REVISION, SECTION 1
BELLE CHASE FARMS
PLAT BOOK 43, PAGE 53
ZONED RD-1

ROSE A. & GRANT D. DAVIS
1ST REVISION, SECTION 1
BELLE CHASE FARMS
PLAT BOOK 41, PAGE 97
ZONED RD-1

JOANN R. BRUNDAGE
1ST REVISION, SECTION 1
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PLAT BOOK 41, PAGE 97
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SURVEYOR'S NOTES

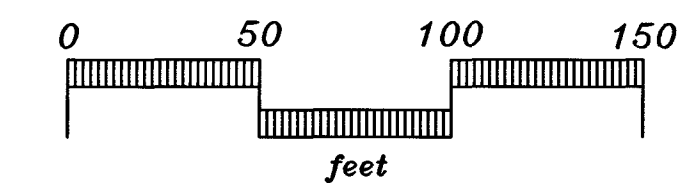
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FRONT 35' SIDE 5' REAR 30'
UNLESS OTHERWISE SHOWN ON PLAT.
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- SITE IS LOCATED ON PROPERTY MAP 81, A PORTION OF PARCEL 5.
- OWNER: CLOVERCROFT PRESERVE, LLC
C/O NATELLI COMMUNITIES, INC.
505 MAIN STREET - SUITE 300
GAITHERSBURG, MARYLAND 20878
DEED BOOK 6457, PAGE 735, R.O.W.C., TN.
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- TOTAL NUMBER OF RESIDENTIAL LOTS IN SECTION ONE = 63.
TOTAL AREA IN SECTION ONE = 75.959 ACRES.
TOTAL AREA IN SECTION ONE RIGHT-OF-WAY DEDICATION = 4.261 ACRES.
TOTAL AREA IN SECTION ONE OPEN SPACE = 35.030 ACRES (46%).
TOTAL AREA IN WASTEWATER TREATMENT S.T.E.P. SYSTEM LOT = 13.334 ACRES.
TOTAL AREA IN CLOVERCROFT PRESERVE = 135.865 ACRES.
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- WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
- WILLIAMSON COUNTY PLANNING COMMISSION GRANTED A 25 MPH DESIGN SPEED AND A 40 FT. R-O-W TO LOCATE SIDEWALKS OUTSIDE THE R-O-W.

SEWER SYSTEM NOTE:

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LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
101	15,500	0.356	133	17,396	0.399
102	17,787	0.408	134	18,543	0.426
103	16,942	0.389	135	18,445	0.423
104	14,595	0.335	136	21,796	0.500
105	17,688	0.406	137	15,134	0.347
106	14,702	0.338	138	15,553	0.357
107	14,969	0.343	139	16,567	0.380
108	14,959	0.343	140	13,275	0.305
109	14,959	0.343	141	14,422	0.331
110	14,884	0.342	142	14,037	0.322
111	14,355	0.330	143	13,485	0.310
112	14,355	0.330	144	13,485	0.310
113	15,552	0.357	145	13,685	0.314
114	15,829	0.363	146	16,301	0.420
115	15,803	0.363	147	15,976	0.367
116	14,721	0.338	148	15,638	0.359
117	15,615	0.358	149	17,825	0.409
118	15,791	0.363	150	16,544	0.380
119	15,787	0.362	151	14,338	0.329
120	15,820	0.363	152	14,197	0.326
121	19,058	0.437	153	13,128	0.301
122	22,940	0.527	154	14,381	0.330
123	16,340	0.375	155	15,389	0.353
124	16,357	0.376	156	15,077	0.346
125	16,332	0.375	157	12,875	0.296
126	15,981	0.367	158	20,538	0.471
127	15,810	0.363	159	16,687	0.383
128	15,938	0.366	160	15,934	0.366
129	21,075	0.484	161	17,074	0.392
130	20,830	0.478	162	16,253	0.373
131	16,668	0.383	163	15,500	0.356
132	17,000	0.390			



FINAL PLAT

SECTION 1
CLOVERCROFT PRESERVE
SUBDIVISION

PROPERTY MAP 81, P/O PARCEL 5
19th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

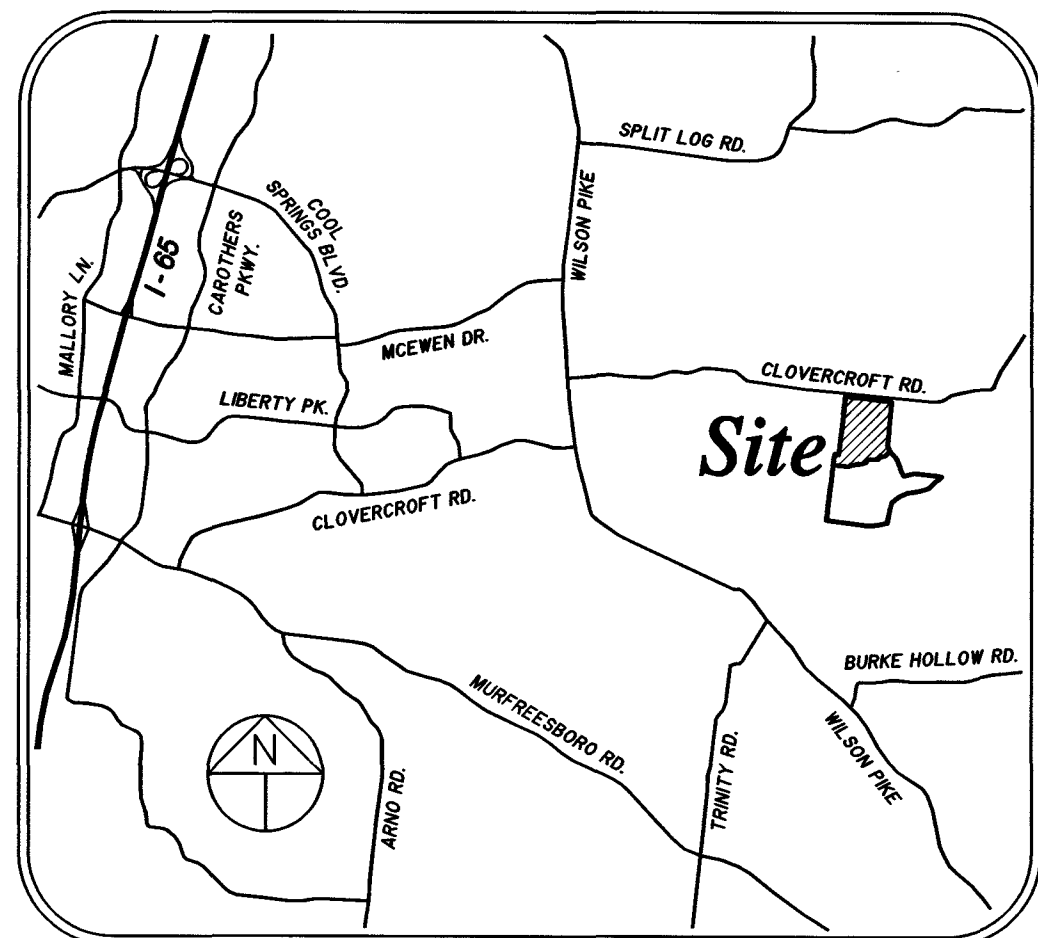
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850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 12040	DATE: 2-17-16 REV: 4-22-16	FILE: CPSECPLAT	DRAWN BY: ACAD/JWG	SCALE: 1" = 50'	SHEET 2 OF 7
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P63/1426

05/11/2016 - 12:28 PM 16018047 1 POS. AL PLAT BATCH: 433463 PLAT BOOK: P63 PAGE: 142 REC FEE 106.00 DP FEE 2.00 TOTAL 107.00 STATE OF TENNESSEE WILLIAMSON CO SADIE WADE
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VICINITY MAP
NOT TO SCALE

JOANN R. BRUNDAGE
IST. REVISION, SECTION I
BELLE CHASE FARMS
PLAT BOOK 41, PAGE 97
ZONED RD-1

MAGDY K. HABIB
IST. REVISION, SECTION I
BELLE CHASE FARMS
PLAT BOOK 41, PAGE 97
ZONED RD-1

NIKKI L. MILLER
SECTION II
BELLE CHASE FARMS
PLAT BOOK 47, PAGE 49
ZONED RD-1

THOMAS A. B.
CARISA D. MONTAG
SECTION II
BELLE CHASE FARMS
PLAT BOOK 47, PAGE 49
ZONED RD-1

THOMAS A. B.
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SECTION II
BELLE CHASE FARMS
PLAT BOOK 47, PAGE 49
ZONED RD-1

JOHN T. & NANCY M. MAYER
BELLE CHASE FARMS
PLAT BOOK 47, PAGE 49
ZONED RD-1

CURVE DATA

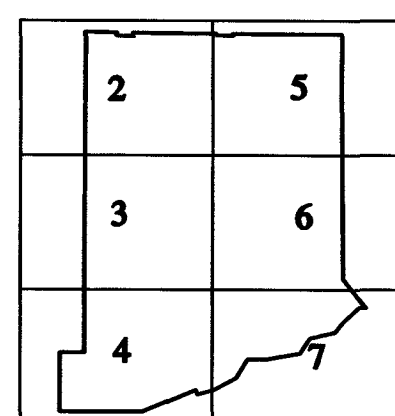
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°01'41"	25.00'	39.28'	25.01'	35.36'	S51°52'13"W
C2	16°30'27"	520.00'	149.82'	75.43'	149.30'	S15°06'36"W
C3	27°11'26"	280.00'	132.86'	67.71'	131.64'	S09°46'07"W
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C5	13°26'14"	1020.00'	239.22'	120.16'	239.67'	S00°43'09"E
C6	87°16'14"	30.00'	45.69'	28.60'	41.40'	S37°36'09"E
C7	21°53'05"	580.00'	221.54'	112.13'	220.19'	N87°47'12"E
C8	13°09'21"	620.00'	142.36'	71.49'	142.05'	N83°25'20"E
C9	10°28'31"	320.00'	58.51'	29.33'	58.42'	S84°45'44"E
C10	10°28'31"	280.00'	51.19'	25.67'	51.12'	S84°45'44"E
C11	10°28'31"	320.00'	58.51'	29.33'	58.42'	N84°45'44"W
C12	10°28'31"	280.00'	51.19'	25.67'	51.12'	N84°45'44"W
C13	13°09'21"	580.00'	133.17'	66.88'	132.08'	S83°25'20"W
C14	5°32'53"	620.00'	60.04'	30.04'	60.01'	S73°37'06"W
C15	72°42'42"	30.00'	38.07'	22.08'	35.57'	S46°02'12"W
C16	6°41'57"	1400.00'	163.69'	81.94'	163.60'	S13°01'49"W
C17	18°45'55"	800.00'	262.01'	132.19'	260.84'	S06°59'50"W
C18	83°45'36"	120.00'	175.43'	107.59'	160.22'	S39°29'40"W
C19	92°04'15"	25.00'	40.17'	25.92'	35.99'	S35°20'20"W
C20	5°24'48"	1180.00'	111.49'	55.78'	111.44'	S13°33'42"E
C21	32°38'54"	1220.00'	695.18'	357.31'	685.81'	N00°03'21"E
C22	23°49'04"	980.00'	407.36'	206.68'	404.46'	N04°28'16"E
C23	3°36'40"	520.00'	32.77'	16.39'	32.77'	N05°37'56"W
C24	27°11'26"	280.00'	151.86'	77.39'	150.44'	N09°46'07"E
C25	16°30'27"	480.00'	138.29'	69.63'	137.82'	N15°06'36"E
C26	85°22'27"	23.15'	34.50'	21.35'	31.39'	N36°10'43"W
C27	87°16'14"	30.00'	45.69'	28.60'	41.40'	N55°05'37"E
C28	7°16'19"	620.00'	78.69'	39.40'	78.64'	S84°54'25"E
C29	99°12'03"	30.00'	51.94'	35.25'	40.63'	S38°56'33"E
C30	5°43'19"	1360.00'	135.82'	67.97'	135.76'	S13°31'08"W
C31	18°45'55"	840.00'	275.11'	138.80'	275.89'	S06°59'50"W
C32	83°45'36"	80.00'	116.95'	71.73'	106.81'	S39°29'40"W
C33	92°29'31"	30.00'	48.43'	31.33'	43.34'	N52°22'47"W
C34	22°30'49"	1180.00'	163.66'	234.86'	460.39'	N05°07'23"E
C35	4°55'18"	1020.00'	87.62'	43.83'	87.59'	N13°55'08"E
C36	0°14'34"	1220.00'	5.17'	2.58'	5.17'	N16°08'49"W

LINE DATA

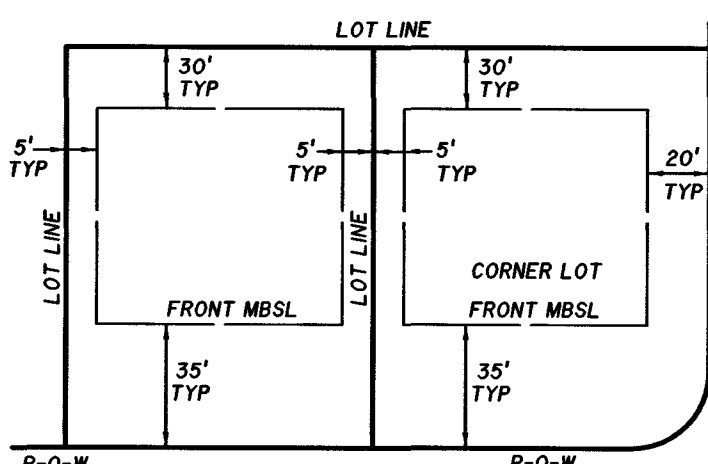
LINE	BEARING	DISTANCE
L1	S05°49'37"E	4.24'
L2	N90°00'00"E	16.95'
L3	N90°00'00"E	16.95'
L4	N03°49'37"W	4.24'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER LINE W/FIRE HYD.
- SEWER FORCE MAIN
- STREET ADDRESS
- BUILDING ENVELOPE



SHEET INDEX



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

* CRITICAL LOTS:
AN ENGINEERED SITE PLAN SHALL BE
SUBMITTED AND APPROVED BY WILLIAMSON
COUNTY ENGINEERING DEPARTMENT.



SURVEYOR'S NOTES

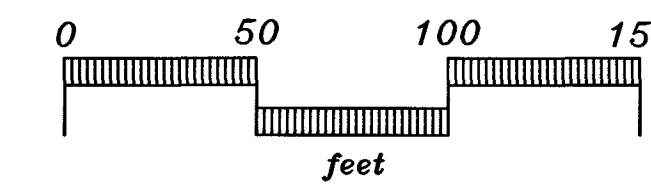
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 63 SINGLE FAMILY LOTS, CREATE A WASTEWATER DISPOSAL, S.T.E.P. SYSTEM LOT, AND OPEN SPACE AREAS FOR PROTECTION OF NATURAL WATERWAYS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
- THE SUBJECT PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON F.E.M.A. MAP 4787C0240 F, DATED SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACK LINES:
FRONT 35' SIDE 5' REAR 30'
- PROPERTY IS CURRENTLY ZONED RD-1 (RURAL DEVELOPMENT II, CONSERVATION SUBDIVISION).
- SITE IS LOCATED ON PROPERTY MAP 81, A PORTION OF PARCEL 5.
- OWNER: CLOVERCROFT PRESERVE, LLC
C/O NATELLI COMMUNITIES, INC.
506 MAIN STREET - SUITE 300
GAITHERSBURG, MARYLAND 20878
DEED BOOK 6457, PAGE 755, R.O.W.C., TN.
- THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- TOTAL NUMBER OF RESIDENTIAL LOTS IN SECTION ONE = 63.
TOTAL AREA IN SECTION ONE = 75.89 ACRES.
TOTAL AREA IN SECTION ONE RIGHT-OF-WAY DEDICATION = 4.261 ACRES.
TOTAL AREA IN SECTION ONE OPEN SPACE = 35.030 ACRES (46%)
TOTAL AREA IN WASTEWATER TREATMENT S.T.E.P. SYSTEM LOT = 13.334 ACRES.
TOTAL AREA IN CLOVERCROFT PRESERVE = 193.82 ACRES.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
- WILLIAMSON COUNTY PLANNING COMMISSION GRANTED A 25 MPH DESIGN SPEED AND A 40 FT. R-O-W TO LOCATE SIDEWALKS OUTSIDE THE R-O-W.

SEWER SYSTEM NOTE:

EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO TENNESSEE WASTEWATER SYSTEMS, INC.'S SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES AND APPURTENANCE FACILITIES, TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO PROPERTY OWNER FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
101	15,500	0.356	133	17,396	0.399
102	17,787	0.408	134	16,543	0.426
103	16,942	0.389	135	18,445	0.423
104	14,595	0.335	136	21,796	0.500
105	17,688	0.406	137	15,134	0.347
106	14,702	0.338	138	15,553	0.357
107	14,959	0.343	139	16,567	0.380
108	14,959	0.343	140	13,275	0.305
109	14,959	0.343	141	14,422	0.331
110	14,884	0.342	142	14,037	0.322
111	14,355	0.330	143	13,485	0.310
112	14,355	0.330	144	13,485	0.310
113	15,552	0.357	145	13,685	0.314
114	15,829	0.363	146	18,301	0.420
115	15,803	0.363	147	15,976	0.367
116	14,721	0.338	148	15,638	0.359
117	15,615	0.358	149	17,825	0.409
118	15,791	0.363	150	16,544	0.380
119	15,787	0.362	151	14,338	0.329
120	15,820	0.363	152	14,197	0.326
121	19,038	0.437	153	13,128	0.301
122	22,940	0.527	154	14,381	0.330
123	16,340	0.375	155	15,389	0.353
124	16,357	0.376	156	15,077	0.346
125	16,332	0.375	157	12,875	0.296
126	15,981	0.367	158	20,538	0.471
127	15,810	0.363	159	16,687	0.383
128	15,938	0.366	160	15,934	0.366
129	21,075	0.484	161	17,074	0.392
130	20,830	0.478	162	16,253	0.373
131	16,668	0.383	163	15,500	0.356
132	17,000	0.390			



FINAL PLAT

SECTION I CLOVERCROFT PRESERVE SUBDIVISION

PROPERTY MAP 81, P/O PARCEL 5
19th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

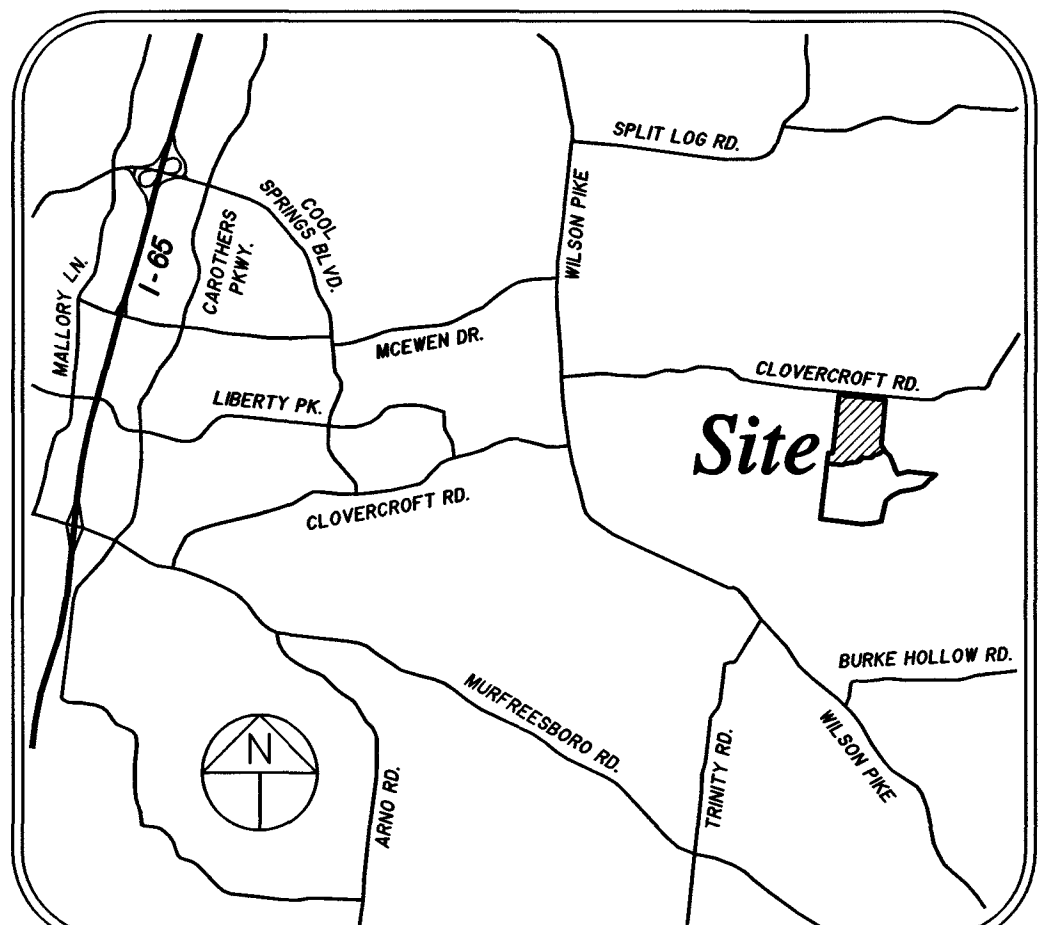
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

P63/142c

05/11/2016 - 12:28 PM
16018047
1 POS. AL PLAT
BATCH: 433463
PLAT BOOK: P63
PAGE: 142
REC FEE 106.00
DP FEE 2.00
TOTAL 107.00
STATE OF TENNESSEE, WILLIAMSON CO.
SADIE WADE

PROJ. # 12040 DATE: 2-17-16 REV: 4-22-16 FILE: CPSECIPLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 3 OF 7



VICINITY MAP
NOT TO SCALE

CURVE DATA

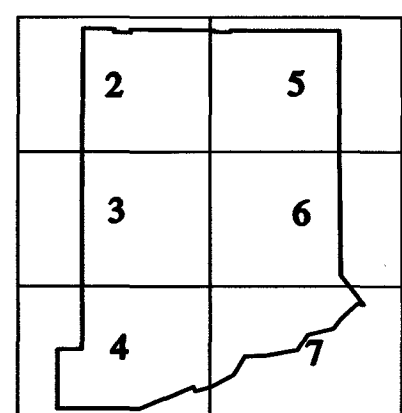
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°01'41"	25.00'	39.28'	25.01'	35.36'	S51°52'13"W
C2	16°30'27"	520.00'	149.82'	75.43'	149.30'	S15°06'36"W
C3	27°11'26"	280.00'	132.88'	67.71'	131.64'	S09°46'07"W
C4	3°36'40"	480.00'	30.25'	30.25'	30.25'	S05°37'56"E
C5	13°26'14"	1020.00'	239.22'	120.16'	238.67'	S00°43'09"E
C6	87°16'14"	30.00'	45.69'	28.60'	41.40'	S37°38'09"E
C7	21°53'05"	580.00'	221.54'	112.13'	220.19'	N87°47'12"E
C8	13°09'21"	620.00'	142.36'	71.49'	142.05'	N83°25'20"E
C9	10°28'31"	320.00'	58.51'	29.33'	58.42'	S84°45'44"E
C10	10°28'31"	280.00'	51.19'	25.67'	51.12'	S84°45'44"E
C11	10°28'31"	320.00'	58.51'	29.33'	58.42'	N84°45'44"W
C12	10°28'31"	280.00'	51.19'	25.67'	51.12'	N84°45'44"W
C13	13°09'21"	580.00'	133.17'	66.88'	132.88'	S83°25'20"W
C14	5°32'53"	620.00'	60.04'	30.04'	60.01'	S79°37'06"W
C15	72°42'42"	30.00'	38.07'	22.00'	35.57'	S46°02'12"W
C16	6°41'57"	1400.00'	163.69'	81.94'	163.60'	S13°01'49"W
C17	18°45'55"	800.00'	262.01'	132.19'	260.84'	S06°59'50"W
C18	83°45'36"	120.00'	175.43'	107.59'	160.22'	S39°29'40"W
C19	92°04'15"	25.00'	40.17'	25.92'	35.99'	S35°20'20"W
C20	5°24'40"	1180.00'	111.49'	55.78'	111.44'	S13°33'42"E
C21	32°58'54"	1220.00'	695.18'	357.31'	685.81'	N00°03'21"E
C22	23°49'04"	980.00'	407.38'	206.68'	404.46'	N04°28'16"E
C23	3°36'40"	520.00'	32.77'	16.39'	32.77'	N05°37'56"W
C24	27°11'26"	320.00'	151.86'	77.39'	150.44'	N09°46'07"E
C25	16°30'27"	480.00'	138.29'	69.63'	137.82'	N15°06'36"E
C26	85°22'27"	23.15'	34.80'	21.35'	31.39'	N56°10'43"W
C27	87°16'14"	30.00'	45.69'	28.60'	41.40'	N55°05'37"E
C28	7°16'19"	620.00'	78.69'	39.40'	78.64'	S84°54'25"E
C29	99°12'03"	30.00'	51.94'	35.25'	45.69'	S38°56'33"E
C30	6°43'19"	1360.00'	135.82'	67.97'	135.76'	S13°31'08"W
C31	18°45'55"	840.00'	275.11'	138.80'	273.69'	S06°59'50"W
C32	83°45'36"	80.00'	116.95'	71.73'	106.81'	S39°29'40"W
C33	92°29'31"	30.00'	48.43'	31.33'	43.34'	N52°22'47"W
C34	22°30'49"	1180.00'	463.66'	234.86'	460.69'	N05°07'23"E
C35	4°55'18"	1020.00'	87.62'	43.83'	87.59'	N13°55'09"E
C36	0°14'54"	1220.00'	5.17'	2.58'	5.17'	N16°08'49"W

LINE DATA

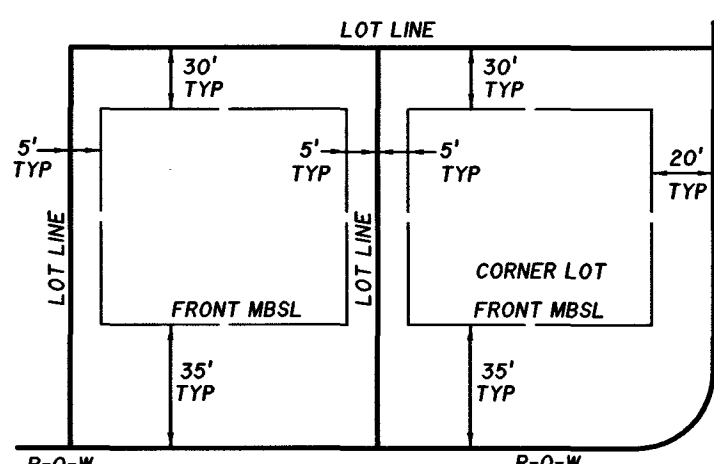
LINE	BEARING	DISTANCE
L1	S03°49'37"E	4.24'
L2	N90°00'00"E	16.95'
L3	N90°00'00"W	16.95'
L4	N03°49'37"W	4.24'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER LINE w/FIRE HYD.
- 37" W. SEWER FORCE MAIN
- 500' STREET ADDRESS
- BUILDING ENVELOPE



SHEET INDEX



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

* CRITICAL LOTS:
AN ENGINEERED SITE PLAN SHALL BE
SUBMITTED AND APPROVED BY WILLIAMSON
COUNTY ENGINEERING DEPARTMENT.

JOHN T. & NANCY M. MAYER
SECTION II
BELLE CHASE FARMS
PLAT BOOK 47, PAGE 49
ZONED RD-1

JULIA B. HARVEY
SECTION II
BELLE CHASE FARMS
PLAT BOOK 47, PAGE 49
ZONED RD-1

End
Section 1

MCKNIGHT
CEMETERY
BOOK 21, PAGE 243
TAX MAP 081,
PARCEL 0400

FUTURE DEVELOPMENT
CLOVERCROFT PRESERVE
REMAINING PROPERTY
LAND DEVELOPMENT CO., INC.
DEED BOOK 6090, PAGE 637
17.864 ACRES
ZONED RD-1

SURVEYOR'S NOTES

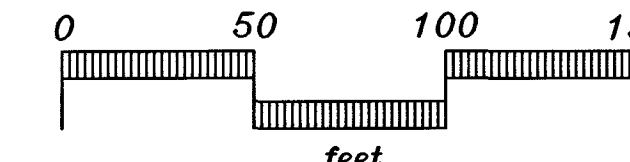
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 63 SINGLE FAMILY LOTS, CREATE A WASTEWATER DISPOSAL S.T.E.P. SYSTEM LOT, AND OPEN SPACE AREAS FOR PROTECTION OF NATURAL WATERWAYS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
- THE SUBJECT PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON F.E.M.A. MAP 4787C0240 F, DATED SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACK LINES:
FRONT 35' SIDE 25' REAR 30'
UNLESS OTHERWISE SHOWN ON PLAT.
- PROPERTY IS CURRENTLY ZONED RD-1 (RURAL DEVELOPMENT I), CONSERVATION SUBDIVISION.
- SITE IS LOCATED ON PROPERTY MAP 81, A PORTION OF PARCEL 5.
- OWNER: CLOVERCROFT PRESERVE, LLC
C/O WATTELL COMMUNITIES, INC.
506 MAIN STREET - SUITE 300
GAITHERSBURG, MARYLAND 20878
(DEED BOOK 6457, PAGE 755, R.O.W.C., TN.)
- THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- TOTAL NUMBER OF RESIDENTIAL LOTS IN SECTION ONE = 63.
TOTAL AREA IN SECTION ONE = 75.956 ACRES.
TOTAL AREA IN SECTION ONE RIGHT-OF-WAY DEDICATION = 4.261 ACRES.
TOTAL AREA IN SECTION ONE OPEN SPACE = 35.030 ACRES (46%).
TOTAL AREA WASTEWATER TREATMENT S.T.E.P. SYSTEM LOT = 13.334 ACRES.
TOTAL AREA IN CLOVERCROFT PRESERVE = 193.82 ACRES.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
- WILLIAMSON COUNTY PLANNING COMMISSION GRANTED A 25 MPH DESIGN SPEED AND A 40 FT. R-O-W TO LOCATE SIDEWALKS OUTSIDE THE R-O-W.

SEWER SYSTEM NOTE:

EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO TENNESSEE WASTEWATER SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY, AND THEREAFTER, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES AND APPURTENANCE FACILITIES, TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO THE PROPERTY OWNER FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
101	15,500	0.356	133	17,396	0.399
102	17,787	0.408	134	18,543	0.426
103	16,942	0.389	135	18,445	0.423
104	14,595	0.335	136	21,796	0.500
105	17,688	0.406	137	15,134	0.347
106	14,702	0.338	138	15,553	0.357
107	14,959	0.343	139	16,567	0.380
108	14,959	0.343	140	13,275	0.305
109	14,959	0.343	141	14,422	0.331
110	14,884	0.342	142	14,037	0.322
111	14,355	0.330	143	13,485	0.310
112	14,355	0.330	144	13,485	0.310
113	15,552	0.357	145	13,685	0.314
114	15,829	0.363	146	18,301	0.420
115	15,803	0.363	147	15,976	0.367
116	14,721	0.338	148	15,638	0.359
117	15,615	0.358	149	17,825	0.409
118	15,791	0.363	150	16,544	0.380
119	15,787	0.362	151	14,338	0.329
120	15,820	0.363	152	14,197	0.326
121	19,038	0.437	153	13,128	0.301
122	22,940	0.527	154	14,381	0.330
123	16,340	0.375	155	15,389	0.353
124	16,357	0.376	156	15,077	0.346
125	16,332	0.375	157	12,875	0.296
126	15,981	0.367	158	20,538	0.471
127	15,810	0.363	159	16,687	0.383
128	15,938	0.366	160	15,934	0.366
129	21,075	0.484	161	17,074	0.392
130	20,830	0.478	162	16,253	0.373
131	16,668	0.383	163	15,500	0.356
132	17,000	0.390			



FINAL PLAT

SECTION I

CLOVERCROFT PRESERVE
SUBDIVISION

PROPERTY MAP 81, P/O PARCEL 5
19th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc.

SITE ENGINEERING CONSULTANTS

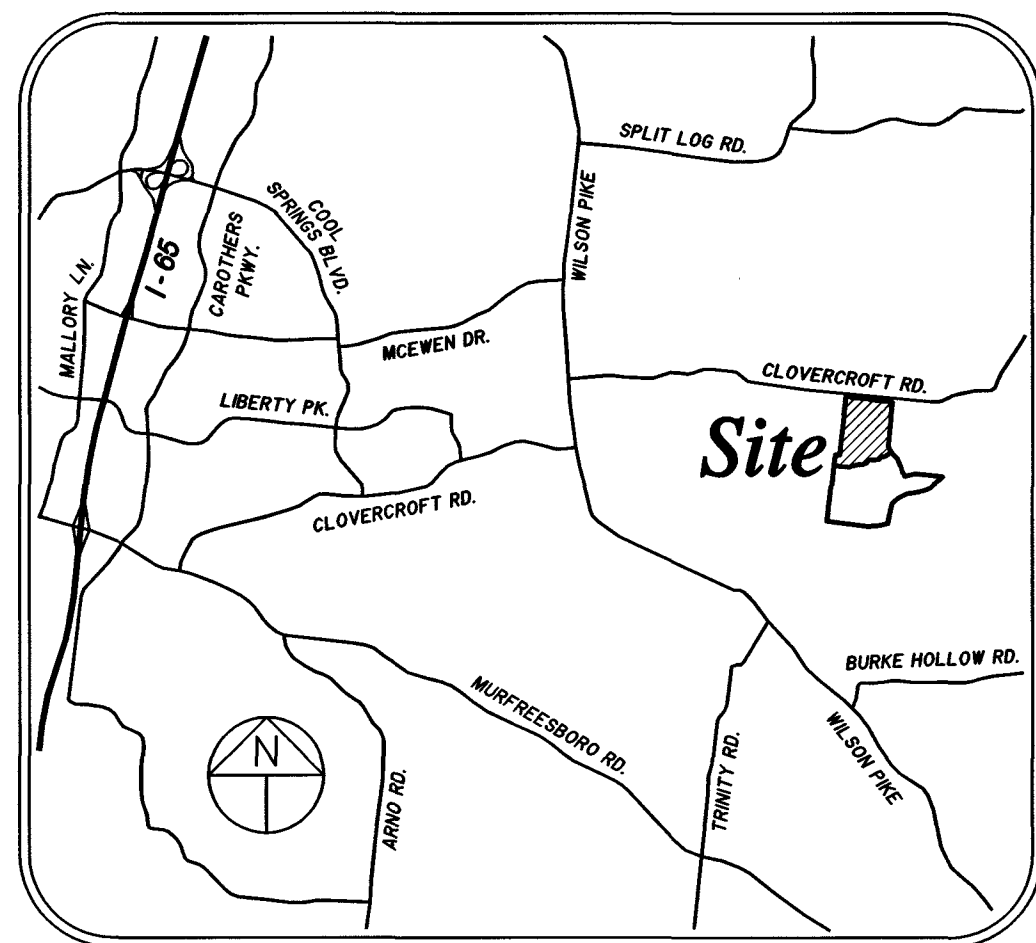
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

05/11/2016 - 12:28 PM
16018047
1 POS AL PLAT
BATCH: 433483
PLAT BOOK: P63
PAGE: 142
REC FEE 106.00
DP FEE 2.00
TOTAL 107.00
STATE OF TENNESSEE, WILLIAMSON CO
SADIE WADE

P63/142d

PROJ. # 12040 DATE: 2-17-16 REV.: 4-22-16 FILE: CPSECIPLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 4 OF 7



VICINITY MAP
NOT TO SCALE

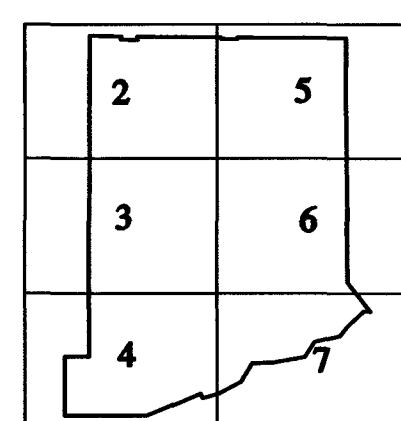
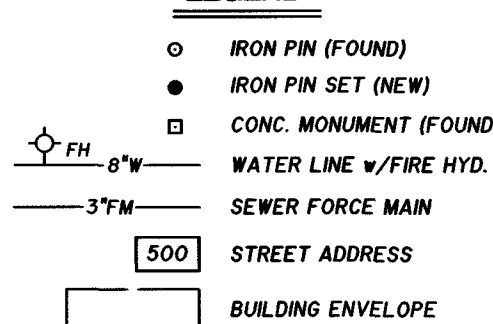
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°01'41"	25.00'	39.28'	25.01'	35.36'	S51°52'13"W
C2	16°30'27"	520.00'	149.82'	75.43'	149.30'	S15°06'36"W
C3	27°11'26"	280.00'	132.88'	67.71'	131.64'	S09°46'07"W
C4	3°36'40"	480.00'	30.25'	15.13'	30.25'	S08°37'06"E
C5	13°26'14"	1020.00'	239.22'	120.16'	238.67'	S00°43'09"E
C6	8°16'14"	30.00'	45.69'	28.60'	41.40'	S37°38'09"E
C7	21°53'05"	580.00'	221.54'	112.13'	220.19'	N87°47'12"E
C8	13°09'21"	620.00'	142.36'	71.49'	142.05'	N83°25'20"E
C9	10°28'51"	320.00'	58.51'	29.33'	58.42'	S84°45'44"E
C10	10°28'51"	280.00'	51.19'	25.67'	51.12'	S84°45'44"E
C11	10°28'51"	320.00'	58.51'	29.33'	58.42'	N84°45'44"W
C12	10°28'51"	280.00'	51.19'	25.67'	51.12'	N84°45'44"W
C13	13°09'21"	580.00'	133.17'	66.88'	132.88'	S83°25'20"W
C14	5°32'53"	620.00'	60.04'	30.04'	60.01'	S79°57'06"W
C15	7°24'42"	30.00'	38.07'	22.08'	35.57'	S46°02'12"W
C16	6°41'57"	1400.00'	163.69'	81.94'	163.60'	S13°01'49"W
C17	18°45'55"	800.00'	262.01'	132.19'	260.84'	S06°59'50"W
C18	83°45'36"	120.00'	175.43'	107.59'	160.22'	S39°29'40"W
C19	92°04'15"	25.00'	40.17'	25.92'	35.99'	S33°20'20"W
C20	9°24'40"	1180.00'	111.49'	55.78'	111.44'	S13°53'42"E
C21	3°23'54"	1220.00'	695.18'	357.31'	685.81'	N00°03'21"E
C22	23°49'04"	980.00'	407.38'	206.68'	404.46'	N04°28'16"E
C23	3°36'40"	520.00'	32.77'	16.39'	32.77'	N05°37'56"W
C24	27°11'26"	320.00'	151.86'	77.39'	150.44'	N08°46'07"E
C25	16°30'27"	480.00'	138.29'	69.63'	137.82'	N18°06'36"E
C26	86°22'27"	23.15'	34.50'	21.35'	31.39'	N56°10'43"W
C27	8°16'14"	30.00'	45.69'	28.60'	41.40'	N55°05'37"E
C28	7°16'19"	620.00'	78.69'	39.40'	78.64'	S84°54'25"E
C29	99°12'03"	30.00'	51.94'	35.25'	45.69'	S38°56'33"E
C30	3°43'19"	1360.00'	135.82'	67.87'	135.76'	S13°51'08"W
C31	18°45'55"	840.00'	275.11'	138.80'	273.89'	S06°59'50"W
C32	83°45'36"	80.00'	116.95'	71.73'	106.81'	S39°29'40"W
C33	92°29'31"	30.00'	48.43'	31.33'	43.34'	N52°22'47"W
C34	22°30'49"	1180.00'	463.66'	234.86'	460.69'	N05°07'23"E
C35	4°55'18"	1020.00'	87.62'	43.83'	87.59'	N13°55'09"E
C36	0°14'34"	1220.00'	5.17'	2.58'	5.17'	N18°08'49"W

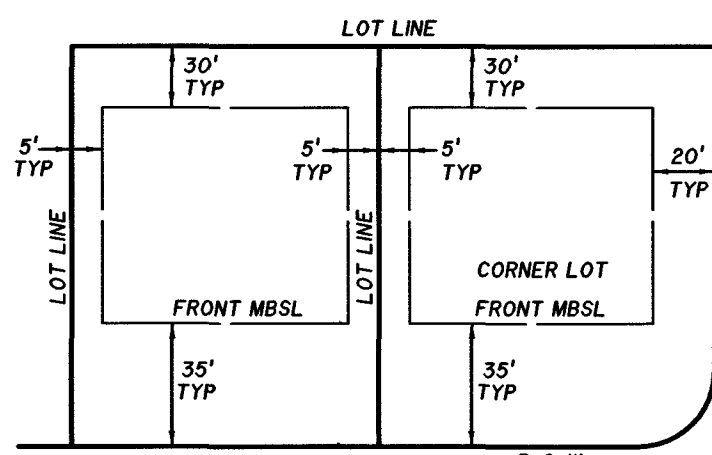
LINE DATA

LINE	BEARING	DISTANCE
L1	S03°49'37"E	4.24'
L2	N09°00'00"E	16.95'
L3	N09°00'00"W	16.95'
L4	N03°49'37"W	4.24'

LEGEND

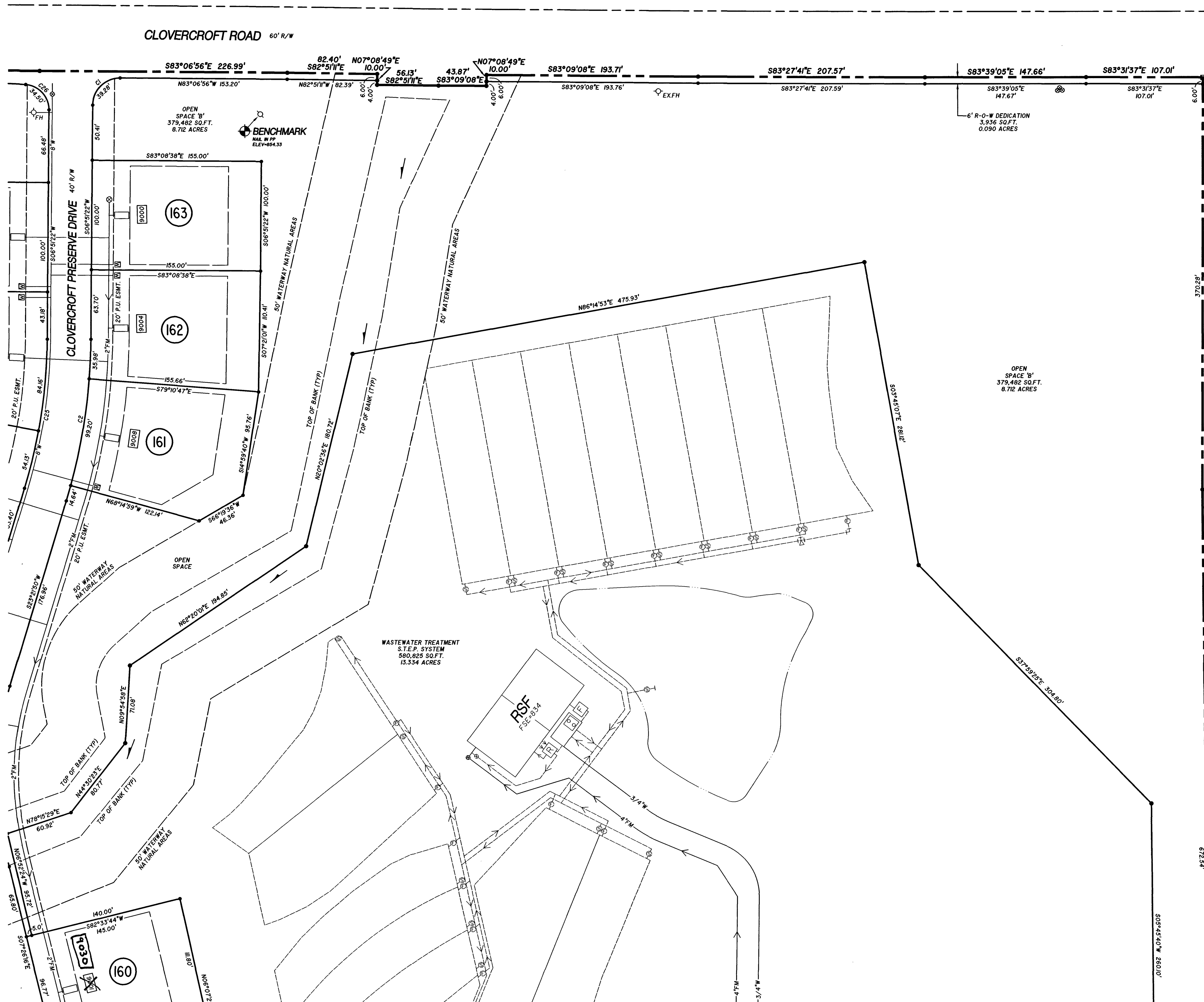


SHEET INDEX



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

* CRITICAL LOTS:
AN ENGINEERED SITE PLAN SHALL BE
SUBMITTED AND APPROVED BY WILLIAMSON
COUNTY ENGINEERING DEPARTMENT.



SURVEYOR'S NOTES

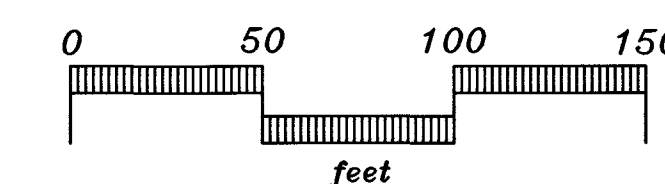
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 63 SINGLE FAMILY LOTS, CREATE A WASTEWATER DISPOSAL S.T.P. SYSTEM LOT, AND OPEN SPACE AREAS FOR PROTECTION OF NATURAL WATERWAYS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
- THE SUBJECT PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON F.E.M.A. MAP 4787C0240 F, DATED SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACK LINES:
FRONT 35' SIDE 5' REAR 30' EXCEPT AS NOTED
UNLESS OTHERWISE SHOWN ON PLAT.
- PROPERTY IS CURRENTLY ZONED RD-1 (RURAL DEVELOPMENT II), CONSERVATION SUBDIVISION.
- SITE IS LOCATED ON PROPERTY MAP 81, A PORTION OF PARCEL 5.
- OWNER: CLOVERCROFT PRESERVE, LLC
C/O MATELLI COMMUNITIES, INC.
506 MAIN STREET - SUITE 300
GAITHERSBURG, MARYLAND 20878
DEED BOOK 6457, PAGE 755, R.O.W.C., TN.
- THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- TOTAL NUMBER OF RESIDENTIAL LOTS IN SECTION ONE = 63.
TOTAL AREA IN SECTION ONE = 75.958 ACRES.
TOTAL AREA IN SECTION ONE RIGHT-OF-WAY DEDICATION = 4.261 ACRES.
TOTAL AREA IN SECTION ONE OPEN SPACE = 35.030 ACRES (46%).
TOTAL AREA IN WASTEWATER TREATMENT S.T.P. SYSTEM LOT = 13.334 ACRES.
TOTAL AREA IN CLOVERCROFT PRESERVE = 193.82 ACRES.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT FLOODING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
- WILLIAMSON COUNTY PLANNING COMMISSION GRANTED A 25 MPH DESIGN SPEED AND A 40 FT. R-O-W TO LOCATE SIDEWALKS OUTSIDE THE R-O-W.

SEWER SYSTEM NOTE:

EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO TENNESSEE WASTEWATER SYSTEMS, INC. ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY, AND THEREAFTER USE, OPERATE, IMPROVE, REPAIR, MAINTAIN, REPLACE AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES AND APPURTENANT FACILITIES, TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO PROPERTY OWNER FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
101	15,500	0.356	133	17,396	0.399
102	17,787	0.408	134	18,543	0.426
103	16,942	0.389	135	18,445	0.423
104	14,595	0.335	136	21,796	0.500
105	17,688	0.406	137	15,134	0.347
106	14,702	0.338	138	15,553	0.357
107	14,959	0.343	139	16,567	0.380
108	14,959	0.343	140	13,275	0.305
109	14,959	0.343	141	14,422	0.331
110	14,884	0.342	142	14,037	0.322
111	14,355	0.330	143	13,485	0.310
112	14,355	0.330	144	13,485	0.310
113	15,552	0.357	145	13,685	0.314
114	15,829	0.363	146	18,301	0.420
115	15,803	0.363	147	15,976	0.367
116	14,721	0.338	148	15,638	0.359
117	15,615	0.358	149	17,825	0.409
118	15,791	0.363	150	16,544	0.380
119	15,787	0.362	151	14,338	0.329
120	15,820	0.363	152	14,197	0.326
121	19,038	0.437	153	13,128	0.301
122	22,940	0.527	154	14,381	0.330
123	16,340	0.375	155	15,389	0.353
124	16,357	0.376	156	15,077	0.346
125	16,332	0.375	157	12,975	0.296
126	15,981	0.367	158	20,538	0.471
127	15,810	0.363	159	16,687	0.383
128	15,938	0.366	160	15,934	0.366
129	21,075	0.484	161	17,074	0.392
130	20,830	0.478	162	16,253	0.373
131	16,668	0.383	163	15,500	0.356
132	17,000	0.390			



FINAL PLAT

SECTION 1 CLOVERCROFT PRESERVE SUBDIVISION

PROPERTY MAP 81, P/O PARCEL 5
19th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

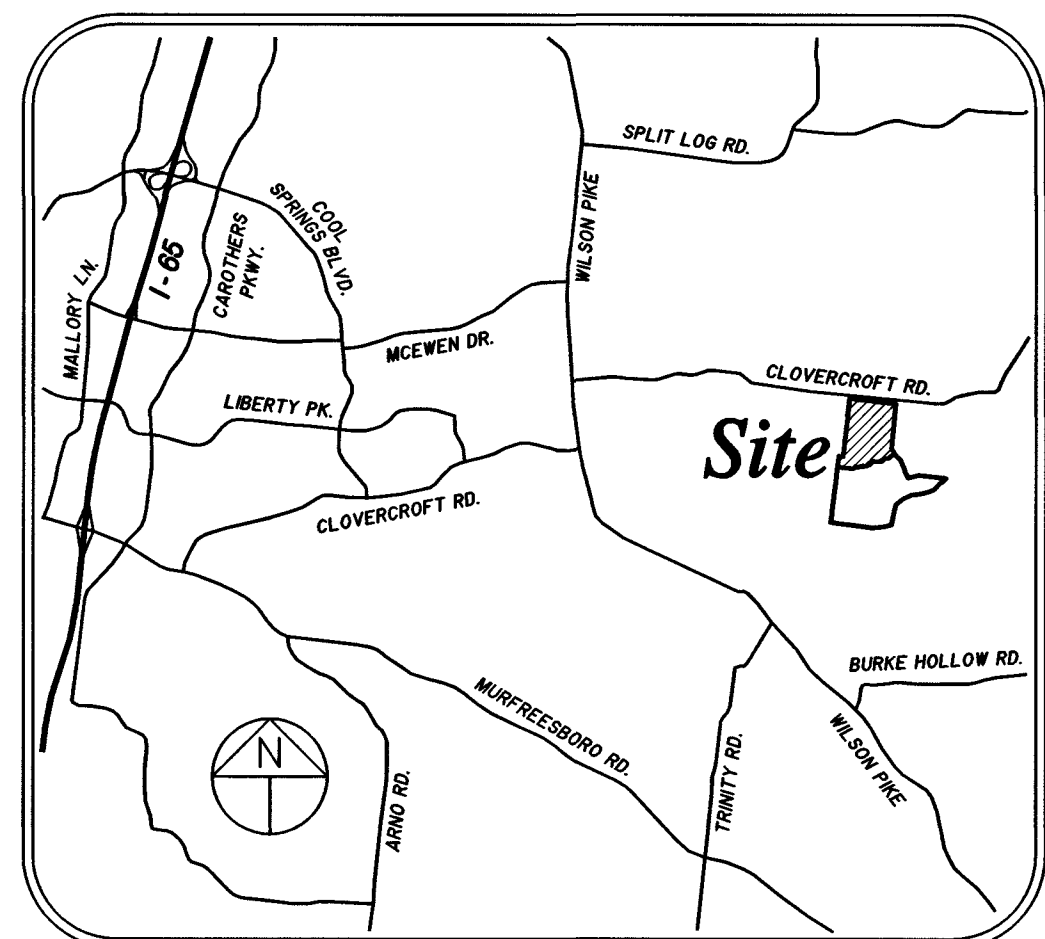
ENGINEERING • SURVEYING • LAND PLANNING

850 MIDDLE TENNESSEE BLVD • MURREFREESBORO, TENNESSEE 37129
PHONE (615) 895-7301 • FAX (615) 895-2357

PROJ. # 12040 DATE: 2-17-16 REV: 4-22-16 FILE: CPSECIPLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 5 OF 7

P63/142e

05/11/2016 - 12:28 PM
16018047
1 PGS:AL/PLAT
BATCH: 433463
PLAT BOOK: P63
PAGE: 142
REC FEE 105.00
DP FEE 2.00
TOTAL 107.00
STATE OF TENNESSEE, WILLIAMSON CO
SADIE WADE



VICINITY MAP
NOT TO SCALE

CURVE DATA

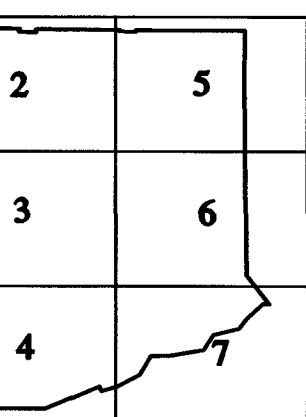
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°01'41"	25.00'	39.28'	25.01'	35.36'	S51°52'13"W
C2	16°30'27"	520.00'	149.82'	75.43'	149.30'	S15°06'36"W
C3	27°11'26"	132.00'	138.68'	77.13'	131.64'	S09°46'07"W
C4	3°36'40"	480.00'	30.25'	15.13'	30.01'	S05°37'56"E
C5	13°26'14"	1020.00'	239.22'	120.16'	238.67'	S03°40'09"E
C6	87°16'14"	30.00'	45.69'	28.60'	41.40'	S37°38'09"E
C7	21°53'05"	580.00'	221.54'	112.13'	220.19'	N87°47'12"E
C8	13°09'21"	620.00'	142.36'	71.49'	142.05'	N83°25'20"E
C9	10°28'31"	320.00'	58.51'	29.33'	58.42'	S84°45'44"E
C10	10°28'31"	320.00'	58.51'	29.33'	58.42'	S84°45'44"E
C11	10°28'31"	320.00'	58.51'	29.33'	58.42'	S84°45'44"E
C12	10°28'31"	320.00'	58.51'	29.33'	58.42'	S84°45'44"E
C13	13°09'21"	620.00'	142.36'	71.49'	142.05'	N83°25'20"E
C14	5°32'53"	620.00'	60.04'	30.04'	60.01'	S79°57'06"W
C15	72°42'42"	30.00'	38.07'	22.08'	35.57'	S46°02'12"W
C16	6°41'57"	1400.00'	163.69'	81.94'	163.60'	S13°01'49"W
C17	18°45'55"	800.00'	262.01'	132.19'	260.84'	S06°59'50"W
C18	83°45'36"	120.00'	175.43'	107.59'	160.22'	S39°29'40"W
C19	92°04'15"	25.00'	40.17'	25.92'	35.99'	S39°20'20"W
C20	5°24'48"	1180.00'	111.49'	55.78'	111.44'	S13°33'42"E
C21	3°36'54"	1220.00'	695.18'	357.31'	685.81'	N00°03'21"E
C22	23°49'04"	980.00'	407.38'	206.68'	404.46'	N04°28'16"E
C23	3°36'40"	520.00'	32.77'	16.39'	32.77'	N05°37'56"W
C24	27°11'26"	132.00'	138.68'	77.13'	131.64'	S09°46'07"E
C25	16°30'27"	480.00'	138.29'	69.63'	137.82'	N15°06'36"E
C26	85°22'27"	23.15'	34.50'	21.35'	31.39'	N36°10'43"W
C27	87°16'14"	30.00'	45.69'	28.60'	41.40'	N55°05'37"E
C28	7°16'19"	620.00'	78.69'	39.40'	78.64'	S84°54'25"E
C29	09°12'03"	30.00'	51.94'	25.67'	49.69'	S39°06'33"E
C30	5°43'19"	1360.00'	135.82'	67.97'	135.76'	S13°31'08"W
C31	18°45'55"	840.00'	275.11'	138.80'	273.89'	S06°59'50"W
C32	83°45'36"	80.00'	116.95'	71.73'	106.81'	S39°29'40"W
C33	92°29'31"	30.00'	48.43'	31.33'	43.34'	N52°22'47"W
C34	22°30'49"	1180.00'	463.66'	234.96'	460.63'	N05°07'23"E
C35	4°55'18"	1020.00'	87.62'	43.83'	87.59'	N13°45'09"E
C36	0°14'34"	1220.00'	5.17'	2.58'	5.17'	N16°08'49"W

LINE DATA

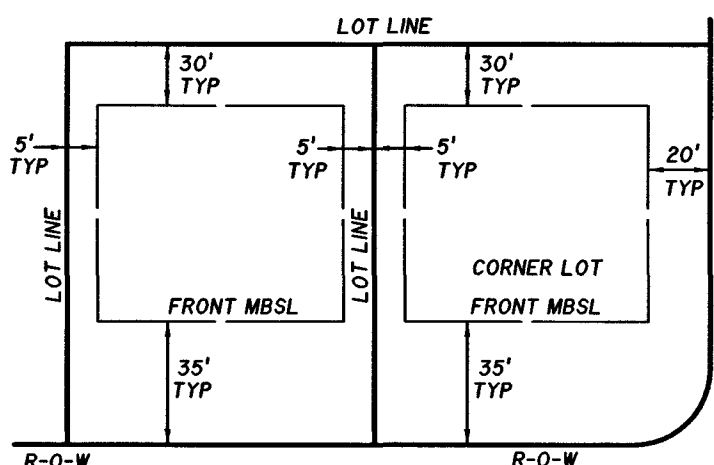
LINE	BEARING	DISTANCE
L1	S03°49'37"E	4.24'
L2	N90°00'00"E	16.95'
L3	N90°00'00"W	16.95'
L4	N03°49'37"W	4.24'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- WATER LINE w/FIRE HYD.
- SEWER FORCE MAIN
- STREET ADDRESS
- BUILDING ENVELOPE



SHEET INDEX



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

* CRITICAL LOTS:
AN ENGINEERED SITE PLAN SHALL BE
SUBMITTED AND APPROVED BY WILLIAMSON
COUNTY ENGINEERING DEPARTMENT.



MAP OF PARCEL 6.00
EUGENE B. CONSTANCE & ASSOCIATES
REGISTERED PROFESSIONAL SURVEYOR
NO. 0000000000
ZONED RD-1

OPEN SPACE 'C'
386,073 SQ. FT.
8.863 ACRES

SHANNON CEMETERY
BOOK 21
PAGE 243

WASTEWATER TREATMENT
S.T.E.P. SYSTEM
980,825 SQ. FT.
22.334 ACRES

OPEN SPACE 'B'
379,462 SQ. FT.
8.712 ACRES

SURVEYOR'S NOTES

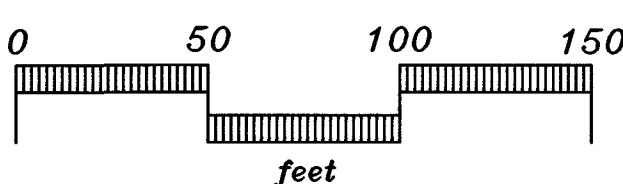
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 63 SINGLE FAMILY LOTS, CREATE A WASTEWATER DISPOSAL S.T.E.P. SYSTEM LOT, AND OPEN SPACE AREAS FOR PROTECTION OF NATURAL WATERWAYS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
- THE SUBJECT PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON F.E.M.A. MAP 4787C0240 F, DATED SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACK LINES:
FRONT 35' SIDE 5' REAR 30'
- PROPERTY IS CURRENTLY ZONED RD-1 (RURAL DEVELOPMENT I), CONSERVATION SUBDIVISION.
- SITE IS LOCATED ON PROPERTY MAP 81, A PORTION OF PARCEL 5.
- OWNER: CLOVERCROFT PRESERVE, LLC
c/o NATELLI COMMUNITIES, INC.
506 MAIN STREET - SUITE 300
GAITHERSBURG, MARYLAND 20878
DEED BOOK 6457, PAGE 755, R.O.W.C., TN.
- THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- TOTAL NUMBER OF RESIDENTIAL LOTS IN SECTION ONE = 63.
TOTAL AREA IN SECTION ONE = 75.958 ACRES.
TOTAL AREA IN SECTION ONE RIGHT-OF-WAY DEDICATION = 4.261 ACRES.
TOTAL AREA IN SECTION ONE OPEN SPACE = 35.050 ACRES (46%).
TOTAL AREA IN WASTEWATER TREATMENT S.T.E.P. SYSTEM LOT = 13.334 ACRES.
TOTAL AREA IN CLOVERCROFT PRESERVE = 193.82 ACRES.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
- WILLIAMSON COUNTY PLANNING COMMISSION GRANTED A 25 MPH DESIGN SPEED AND A 40 FT. R-O-W TO LOCATE SIDEWALKS OUTSIDE THE R-O-W.

SEWER SYSTEM NOTE:

EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO TENNESSEE WASTEWATER SYSTEMS, INC. ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER AND UPON THE LAND, OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION. THE EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO LOCATE, INSTALL, AND LAY, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES AND APPURTENANT FACILITIES, TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO PROPERTY OWNERS FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
101	15,500	0.356	133	17,396	0.399
102	17,787	0.408	134	18,543	0.426
103	16,942	0.389	135	18,445	0.423
104	14,595	0.335	136	21,796	0.500
105	17,688	0.406	137	15,134	0.347
106	14,702	0.338	138	15,553	0.357
107	14,959	0.343	139	16,567	0.380
108	14,959	0.343	140	13,275	0.305
109	14,959	0.343	141	14,422	0.331
110	14,884	0.342	142	14,057	0.322
111	14,355	0.332	143	13,485	0.310
112	14,355	0.332	144	13,485	0.310
113	15,552	0.357	145	13,685	0.314
114	15,829	0.363	146	18,301	0.420
115	15,803	0.363	147	15,976	0.367
116	14,721	0.338	148	15,638	0.359
117	15,615	0.358	149	17,825	0.409
118	15,791	0.363	150	16,544	0.380
119	15,787	0.362	151	14,338	0.329
120	15,820	0.363	152	14,197	0.326
121	19,038	0.437	153	13,128	0.301
122	22,940	0.527	154	14,381	0.330
123	16,340	0.378	155	15,389	0.353
124	16,357	0.378	156	15,077	0.346
125	16,332	0.375	157	12,875	0.296
126	15,981	0.367	158	20,538	0.471
127	15,810	0.363	159	16,687	0.383
128	15,938	0.366	160	15,934	0.366
129	21,075	0.484	161	17,074	0.392
130	20,830	0.478	162	16,253	0.373
131	16,668	0.383	163	15,500	0.356
132	17,000	0.390			



FINAL PLAT

SECTION 1
CLOVERCROFT PRESERVE
SUBDIVISION

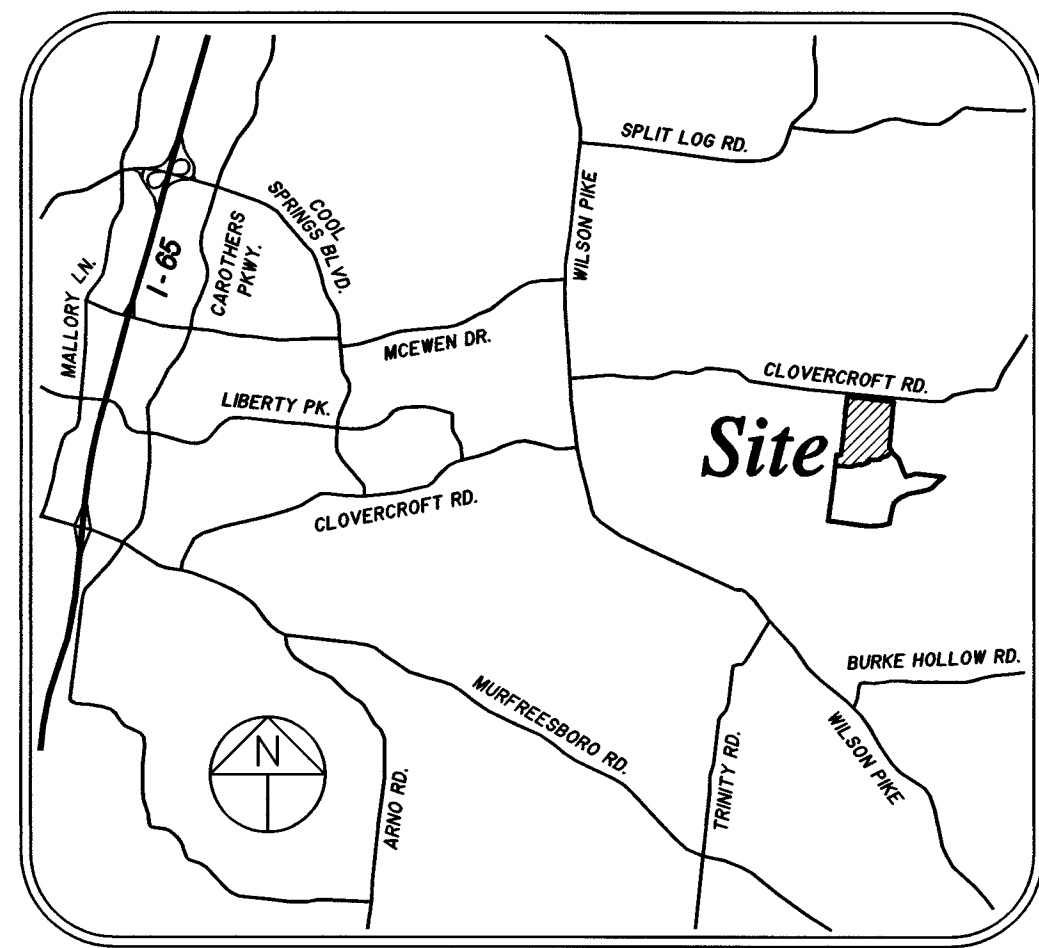
PROPERTY MAP 81, P/O PARCEL 5
19th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

06/11/2016 - 12:28 PM
16018047
1 PGS:AL-PLAT
BATCH: 433463
PLAT BOOK: P63
PAGE: 142
REC FEE 106.00
DP FEE 2.00
TOTAL 107.00
STATE OF TENNESSEE, WILLIAMSON CO.
SADIE WADE

P63/142f



VICINITY MAP
NOT TO SCALE

CURVE DATA

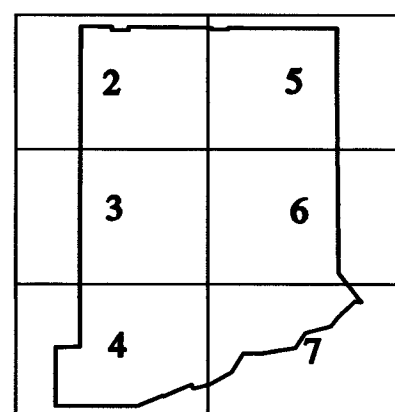
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°01'41"	25.00'	39.28'	25.01'	35.36'	S51°52'13"W
C2	16°30'21"	520.00'	149.82'	75.43'	149.30'	S15°06'56"W
C3	27°11'26"	280.00'	132.88'	67.71'	131.64'	S09°46'07"W
C4	3°36'40"	480.00'	30.25'	15.13'	30.25'	S05°37'56"E
C5	13°26'14"	1020.00'	239.22'	120.16'	238.67'	S00°43'09"E
C6	87°16'14"	30.00'	45.69'	28.60'	41.40'	S37°38'09"E
C7	21°55'05"	580.00'	221.54'	112.13'	220.19'	N87°47'12"E
C8	13°09'21"	620.00'	142.36'	71.49'	142.05'	N83°29'20"W
C9	10°28'31"	320.00'	58.51'	29.33'	58.42'	S84°45'44"E
C10	10°28'31"	280.00'	51.19'	25.67'	51.12'	S84°45'44"E
C11	10°28'31"	320.00'	58.51'	29.33'	58.42'	N84°45'44"W
C12	10°28'31"	280.00'	51.19'	25.67'	51.12'	N84°45'44"W
C13	13°09'21"	580.00'	133.17'	66.88'	132.88'	S83°29'20"W
C14	5°32'53"	620.00'	60.04'	30.04'	60.01'	S79°37'06"W
C15	72°42'42"	30.00'	38.07'	22.08'	35.57'	S46°02'12"W
C16	6°41'57"	1400.00'	163.69'	81.94'	163.60'	S13°01'49"W
C17	18°45'55"	800.00'	262.01'	132.19'	260.84'	S06°59'50"W
C18	83°45'36"	120.00'	178.43'	107.39'	180.22'	S39°29'40"W
C19	92°04'15"	25.00'	40.17'	25.92'	35.99'	S35°20'20"W
C20	5°24'48"	1180.00'	111.49'	55.78'	111.44'	S13°33'42"E
C21	32°38'54"	1220.00'	695.18'	357.31'	685.81'	N00°03'21"E
C22	23°49'04"	980.00'	407.38'	206.68'	404.46'	N04°28'16"E
C23	3°36'40"	520.00'	32.77'	16.39'	32.77'	N05°37'56"W
C24	27°11'26"	320.00'	151.86'	77.39'	150.44'	N09°46'07"E
C25	16°30'27"	480.00'	138.29'	69.63'	137.82'	N15°06'56"E
C26	65°22'25"	23.15'	34.50'	21.35'	31.39'	N36°10'43"W
C27	87°16'14"	30.00'	45.69'	28.60'	41.40'	N55°05'37"E
C28	7°16'19"	620.00'	78.69'	39.40'	78.64'	S84°54'25"E
C29	98°12'03"	30.00'	51.94'	35.25'	45.69'	S39°56'33"E
C30	5°45'19"	1360.00'	135.82'	67.97'	135.76'	S13°31'08"W
C31	18°45'55"	840.00'	275.11'	138.80'	273.89'	S06°59'50"W
C32	83°45'36"	80.00'	116.95'	71.73'	106.81'	S39°29'40"W
C33	92°29'31"	30.00'	48.43'	31.33'	43.34'	N52°22'47"W
C34	22°30'49"	1180.00'	463.66'	234.86'	460.69'	N05°07'23"E
C35	4°55'18"	1020.00'	87.62'	43.83'	87.50'	N13°55'08"E
C36	0°14'34"	1220.00'	5.17'	2.58'	5.17'	N16°08'49"W

LINE DATA

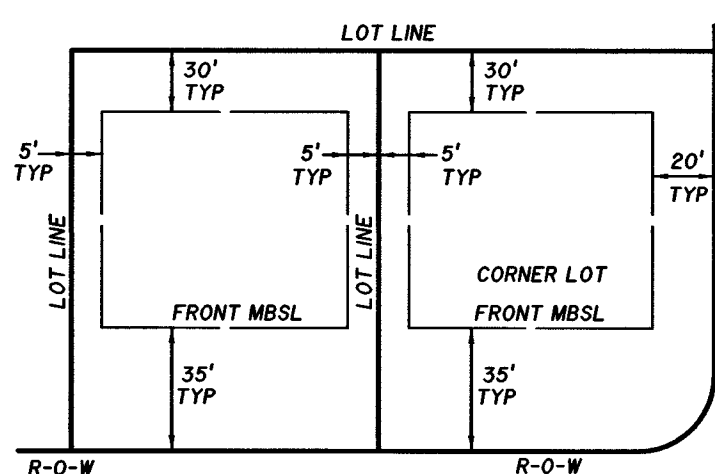
LINE	BEARING	DISTANCE
L1	S03°49'37"E	4.24'
L2	N90°00'00"E	16.95'
L3	N90°00'00"W	16.95'
L4	N03°49'37"W	4.24'

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- 8"W WATER LINE W/FIRE HYD.
- 3"W SEWER FORCE MAIN
- 500 STREET ADDRESS
- BUILDING ENVELOPE

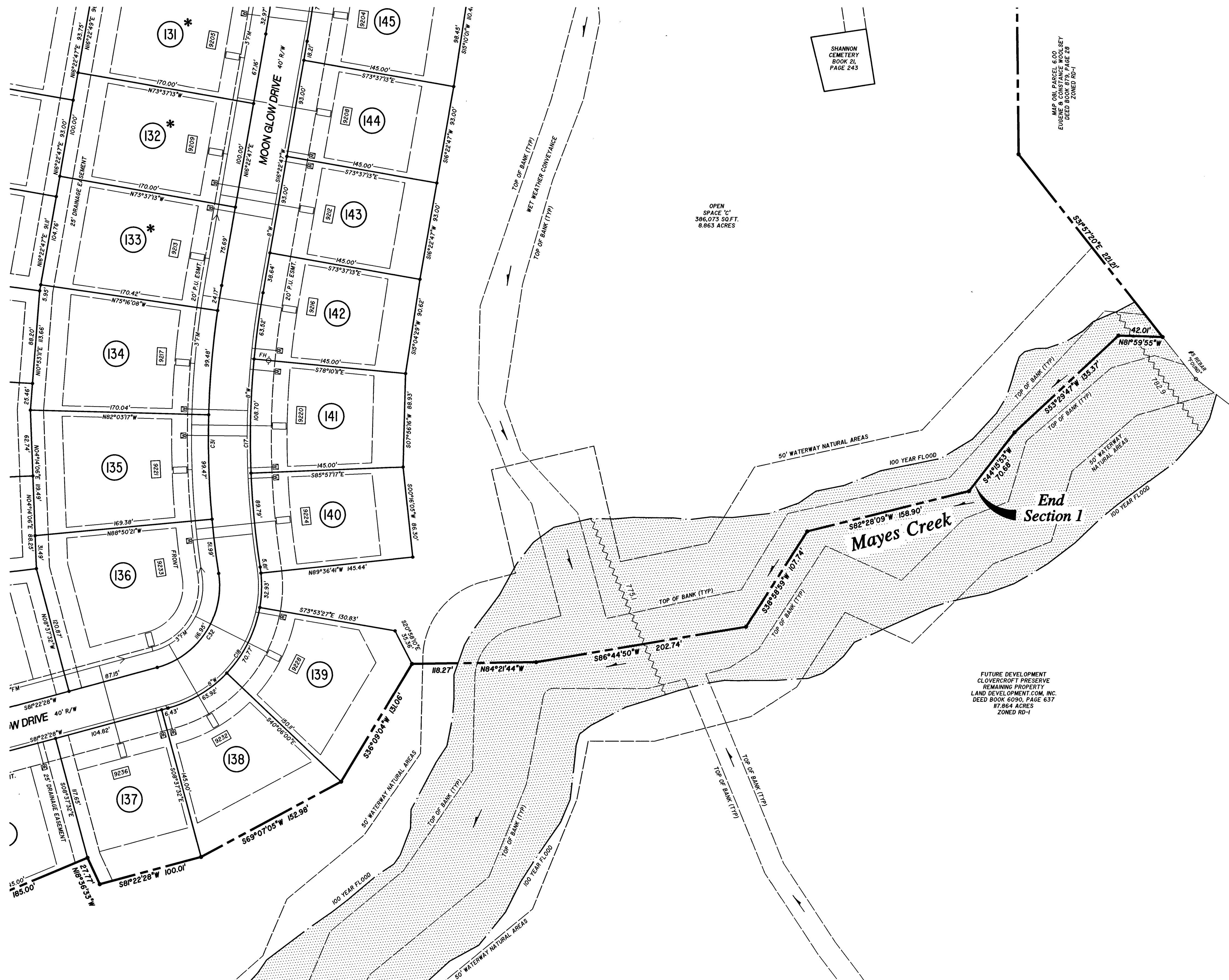


SHEET INDEX



MINIMUM BUILDING SETBACK DETAIL
N.T.S.

* CRITICAL LOTS: SITE PLAN SHALL BE SUBMITTED AND APPROVED BY WILLIAMSON COUNTY ENGINEERING DEPARTMENT.



SURVEYOR'S NOTES

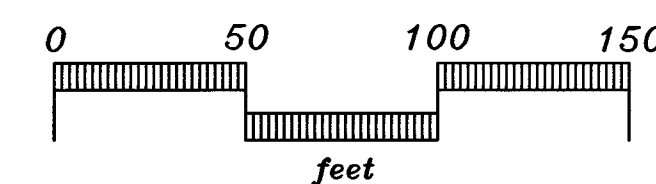
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 63 SINGLE FAMILY LOTS, CREATE A WASTEWATER DISPOSAL S.T.E.P. SYSTEM LOT, AND OPEN SPACE AREAS FOR PROTECTION OF NATURAL WATERWAYS.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
- THE SUBJECT PROPERTY LIES WITHIN ZONES X AND AE, PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON F.E.M.A. MAP 4787C0040 F, DATED SEPTEMBER 29, 2011.
- MINIMUM BUILDING SETBACK LINES: FRONT 35' SIDE 5' REAR 30' UNLESS OTHERWISE SHOWN ON PLAT.
- PROPERTY IS CURRENTLY ZONED RD-1 (RURAL DEVELOPMENT II), CONSERVATION SUBDIVISION.
- SITE IS LOCATED ON PROPERTY MAP B1, A PORTION OF PARCEL 5.
- OWNER: CLOVERCROFT PRESERVE, LLC c/o NATELLI COMMUNITIES, INC. 506 MAIN STREET - SUITE 300 GAITHERSBURG, MARYLAND 20878 DEED BOOK 6457, PAGE 755, R.O.W.C., TN.
- THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- TOTAL NUMBER OF RESIDENTIAL LOTS IN SECTION ONE = 63. TOTAL AREA IN SECTION ONE = 75.958 ACRES. TOTAL AREA IN SECTION ONE RIGHT-OF-WAY DEDICATION = 4.4261 ACRES. TOTAL AREA IN SECTION ONE OPEN SPACE = 35.050 ACRES (468'). TOTAL AREA IN WASTEWATER TREATMENT S.T.E.P. SYSTEM LOT = 13.334 ACRES. TOTAL AREA IN CLOVERCROFT PRESERVE = 193.62 ACRES.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
- WILLIAMSON COUNTY PLANNING COMMISSION GRANTED A 25 MPH DESIGN SPEED AND A 40 FT. R-O-W TO LOCATE SIDEWAYS OUTSIDE THE R-O-W.

SEWER SYSTEM NOTE:

EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO TENNESSEE WASTEWATER SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES AND APPURTENANT FACILITIES, TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO PROPERTY OWNER OR FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

LOT AREAS

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
101	15,500	0.356	133	17,396	0.399
102	17,787	0.408	134	18,543	0.426
103	16,942	0.389	135	18,445	0.423
104	14,935	0.335	136	21,796	0.500
105	17,688	0.406	137	15,134	0.347
106	14,702	0.338	138	15,553	0.357
107	14,959	0.343	139	16,567	0.380
108	14,959	0.343	140	13,275	0.305
109	14,959	0.343	141	14,422	0.331
110	14,884	0.342	142	14,037	0.322
111	14,355	0.330	143	13,485	0.310
112	14,355	0.330	144	13,485	0.310
113	15,552	0.357	145	13,685	0.314
114	15,829	0.363	146	18,301	0.420
115	15,803	0.363	147	15,976	0.367
116	14,721	0.338	148	15,638	0.359
117	15,515	0.358	149	17,825	0.409
118	15,791	0.363	150	16,544	0.380
119	15,787	0.362	151	14,338	0.329
120	15,820	0.363	152	14,197	0.326
121	19,038	0.437	153	13,128	0.301
122	22,940	0.527	154	14,381	0.330
123	16,340	0.375	155	15,389	0.353
124	16,347	0.376	156	15,077	0.346
125	16,332	0.375	157	12,875	0.296
126	15,981	0.367	158	20,538	0.471
127	15,810	0.363	159	16,687	0.383
128	15,938	0.366	160	15,934	0.366
129	21,075	0.484	161	17,074	0.392
130	20,830	0.478	162	16,253	0.373
131	16,688	0.383	163	15,500	0.356
132	17,000	0.390			



FINAL PLAT

SECTION 1
CLOVERCROFT PRESERVE
SUBDIVISION

PROPERTY MAP B1, P/O PARCEL 5
19th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7900 • FAX (615) 895-2567

05/11/2016 - 12:28 PM
16018047
1 PGS:AL-PLAT
BATCH: 433463
PLAT BOOK: P63
PAGE: 142
REC FEE 106.00
DP FEE 2.00
TOTAL 107.00
STATE OF TENNESSEE: WILLIAMSON CO
SADIE WADE

PROJ. # 12040 DATE: 2-17-16 REV: 4-22-16 FILE: CPSECIPLAT DRAWN BY: ACAD/JWG SCALE: 1" = 50' SHEET 7 OF 7