

GENERAL NOTES:

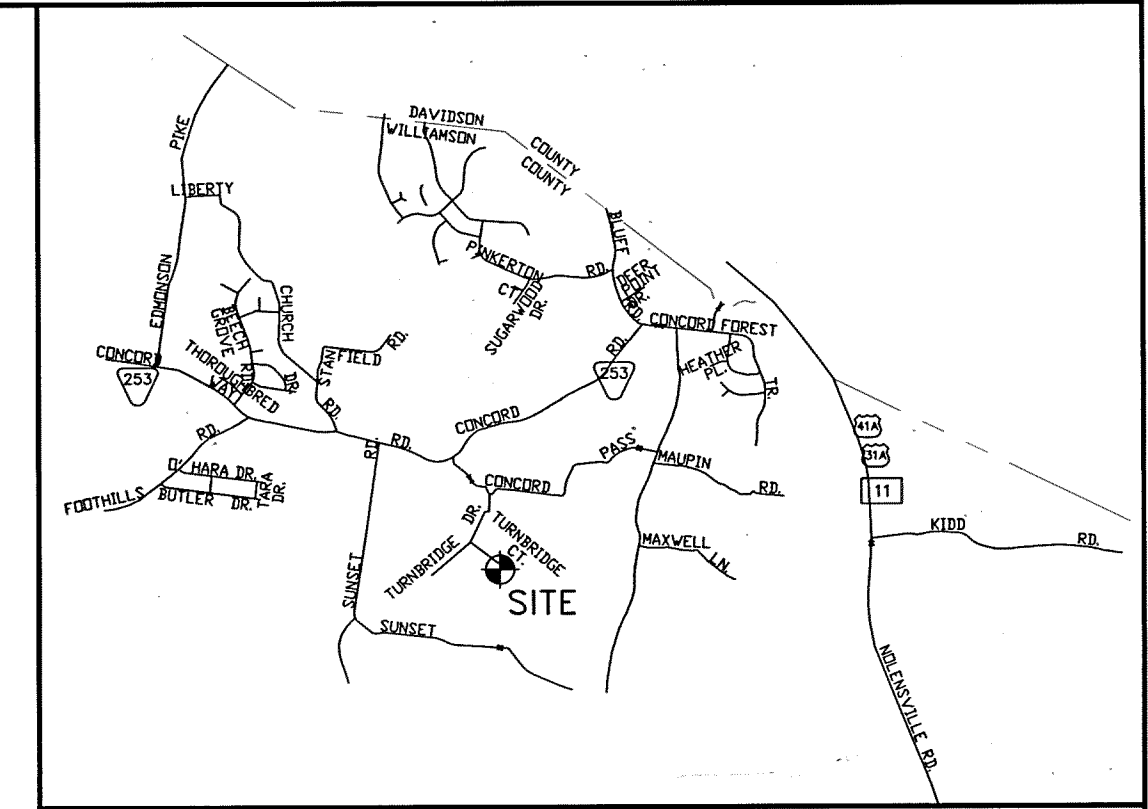
1. THE PURPOSE OF THIS PLAT IS TO CHANGE THE REAR SETBACK LINE FROM 30' TO 20'.
2. THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS 1:10,000 OR BETTER.
3. ALL LOT CORNERS ARE MARKED BY AN IRON ROD UNLESS SHOWN OTHERWISE.
4. BEARING ARE BASED ON PLAT OF RECORD.
5. TOTAL PROJECT AREA: 0.334 ACRES
6. PRESENT ZONING: OPEN SPACE RESIDENTIAL DEVELOPMENT.
7. THIS PROPERTY IS NOT AN AREA DESIGNATED WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED EVIDENCED ON F.E.M.A. MAPS OF WILLIAMSON COUNTY, TN MAP #47187C0190E, DATED JANUARY 16, 2003 (ZONE X).
8. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, WHETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON TYPE, SIZE AND LOCATION OF THE UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED, DETAILED VERIFICATION OF EXISTENCE. 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) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBILITY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-366-1967.
9. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF SECTION ONE, CONCORD CROSSING SUBDIVISION AS OF RECORD IN PLAT BOOK 29, PAGE 136 R.O.W.C., TENNESSEE.

DEED REFERENCE:
BEING PROPERTY CONVEYED TO MICHAEL & SUSAN DEVINE BY DEED OF RECORD IN BOOK 2601, PAGE 468, R.O.W.C.

PROPERTY MAP REFERENCE:
BEING PARCEL NO. 13 OF GROUP A AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 34L.

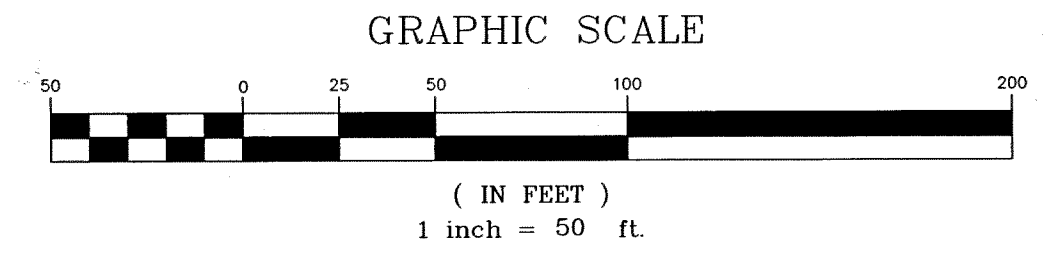
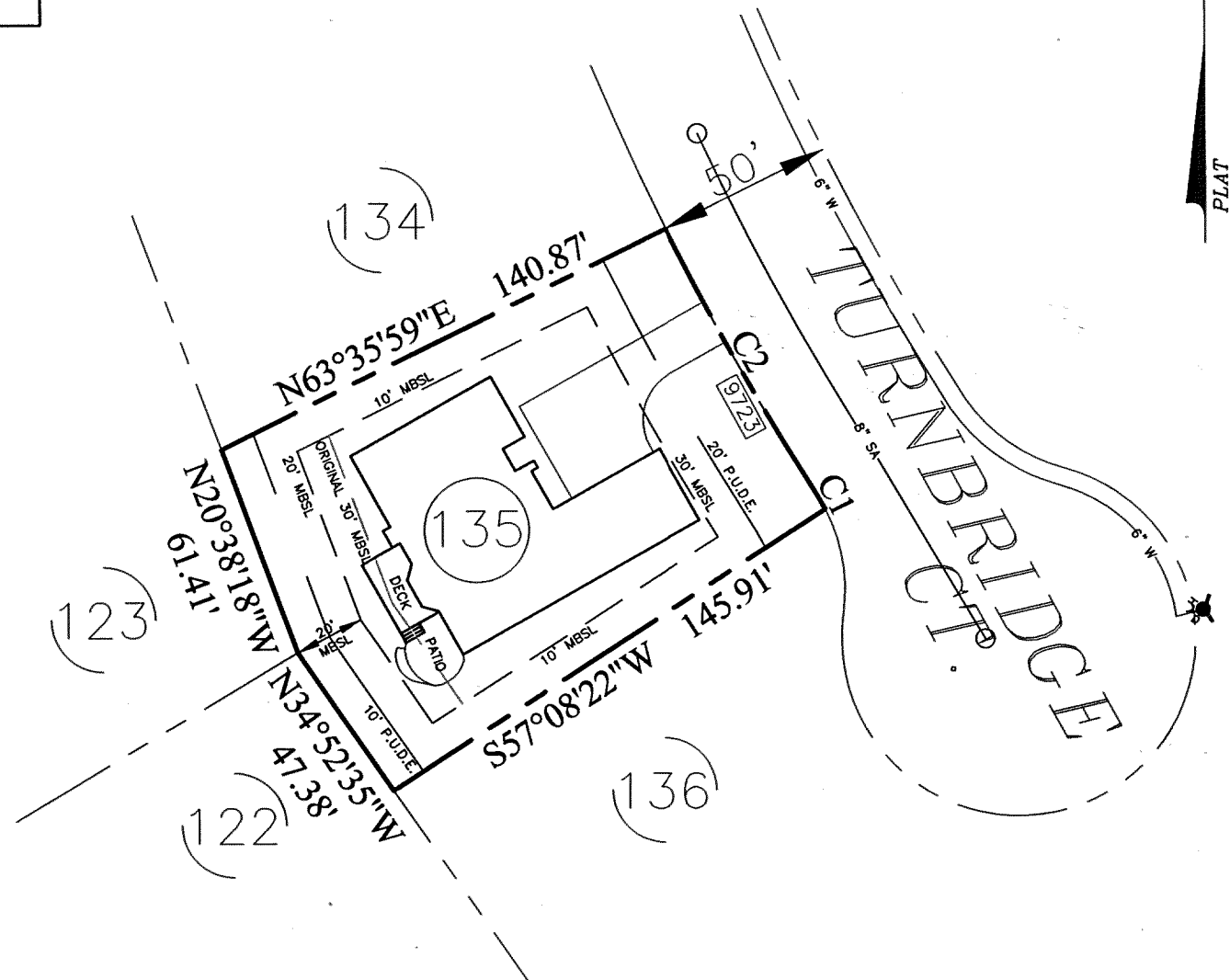
PLAT REFERENCE:
BEING LOT 135 AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 29, PAGE 136. R.O.W.C.

ZONING DATA:
MIN. FRONT YARD 30'
MIN. REAR YARD 20'
MIN. SIDE YARD 10'



VICINITY MAP (NTS)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BRG	CH DIST
C1	4.68'	50.00'	5°21'51"	N29°51'25"W	4.68'
C2	87.04'	813.40'	6°07'52"	S29°27'50"E	87.00'



CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility system outlined or indicated on the Final Subdivision Plat entitled "LOT 135 SECTION ONE CONCORD CROSSING" have been installed in accordance with current, local, and/or State Government requirements

Water System: Charles Shuman 5/11/05
Utility District Manager Date

Sewer System: Michael D. Morris 5-16-05
Name, Title, and Agency Date
authorized approving Agent

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify that all streets designated on the Final Subdivision Plat entitled "LOT 135 SECTION ONE CONCORD CROSSING" have been constructed in accordance with current, local, and/or State Government requirements

Ray Orze 6-1-05
City of Brentwood Date
Director of Public Works

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

Subdivision name approved by the City of Brentwood.

6-2-05
Date
Sue Johnson
Secretary, City of Brentwood Planning Commission

CERTIFICATE OF APPROVAL OF STREET NAMES

Street names approved by the Williamson County Emergency Communications.

5-16-05
Date
Jennifer Lewis
Williamson County Emergency Communications

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision plat shown hereon has been found to comply with the Subdivision regulations of the City of Brentwood, with the exception of such variances and/or modifications, if any, as noted in the minutes of the Planning Commission and that it has been recorded in the office of the City Recorder.

Sue Johnson 6-2-05
Sec., Brentwood Date Planning
Planning Commission

CERTIFICATE OF OWNERSHIP AND DEDICATION

Undersigned hereby certifies that it is the owner of the property shown and described hereon as evidenced in Book 2601, Page 468, R.O.W.C.T, and that undersigned hereby adopts this plan of subdivisions with undersigned's free consent, establishes the minimum building restriction line, and that offers irrevocable dedication for all public streets, utilities and other facilities have been as required by these regulations.

Susan Davis Skyles
BY: John Michael New 5/11/05
Date

CERTIFICATE OF ACCURACY

I hereby certify that the plat shown and described hereon is true and correct to the accuracy required by the specifications of the Brentwood Municipal Planning Commission.

Nancy Swords
Surveyor
Tennessee License No. 1806

WILLIAMSON COUNTY—STATE OF TENNESSEE

06/02/2005 - 11:57 AM
05024094

PLAT BOOK : P41
PAGE : 74

REC FEE 15.00
DP FEE 2.00
TOTAL 17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

LEGEND

FIRE HYDRANT	
IRON ROD NEW	
IRON ROD OLD	
MANHOLE	
UTILITY POLE	
PROPERTY LINE	
EDGE OF PAVEMENT	
OVERHEAD	
WATER LINE	
GAS LINE	
STREET ADDRESS	

TOTAL AREA OF LOT SURVEYED IS 14,570 SQ. FT. OR 0.33 ACRES +/-

**LOT 135
SECTION ONE
CONCORD CROSSING**

CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.33+ TOTAL LOTS: 1
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A
CIVIL DISTRICT: 16th CLOSURE ERROR: 1 IN 10,000+
SCALE: 1"=50' DATE: APRIL 18, 2005

LandDesign Surveying, Inc.

135 Second Avenue North
Franklin, Tennessee 37064
PHONE (615) 591-7164 FAX (615) 591-9718

P 41-74