TOTAL AREA = 5.48 ACRES ±

LEGEND	
	POWER POLE
Ⓦ	WATER METER
	FIRE HYDRANT
Ⓢ	SANITARY SEWER MANHOLE
—WL—	WATER LINE
—GL—	GAS LINE
—OE—	OVERHEAD UTILITY
—SS—	SANITARY SEWER LINE
—UE—	UNDERGROUND ELECTRIC
—UE—	UNDERGROUND ELECTRIC
R.O.W	RIGHT-OF-WAY
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT

- #5 REBAR SET WITH A CAP STAMPED "JOHNSON ASSOC" REFERRED TO ON THIS DRAWING AS A "CAPPED REBAR SET"
- CORNER MONUMENT FOUND (TYPE AS NOTED)

ADJOINING PROPERTY BOUNDARIES SHOWN ARE FOR REPRESENTATION ONLY

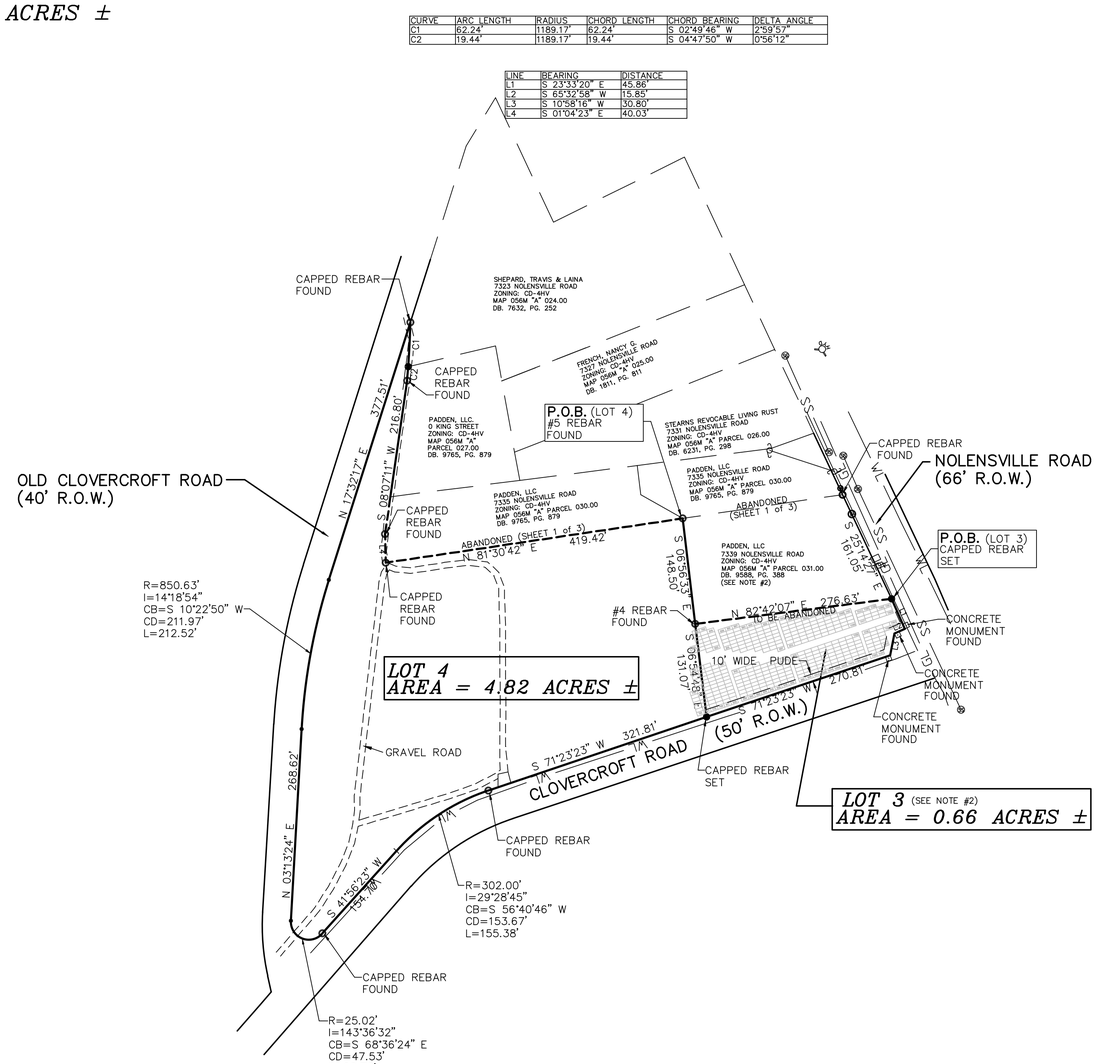
FLOOD STATEMENT
BY SCALED DISTANCES ONLY THIS PROPERTY LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47178C0235G, WHICH BEARS AN EFFECTIVE DATE OF FEBUARY 26, 2021.

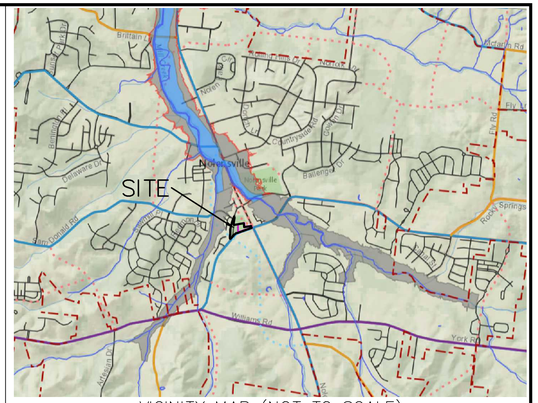
DEVELOPMENT SUMMARY

- 17TH CIVIL DISTRICT
  NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE
- OWNER:
  CEMETERY NOLENSVILLE ASSOC.
  7605 NOLENSVILLE RD.
  NOLENSVILLE, TN 37135
- SUBDIVISION NAME:
  MINOR FINAL PLAT OF NOLENSVILLE CEMETERY PROPERTY
- ZONING: CV (CIVIC DISTRICT)
- PLAT PREPARED ON: 04/09/26
- SCALE: 1" = 100'
- SURVEYOR:
  TODD BOYLE, RLS, CFS
  KURT M. JOHNSON & ASSOCIATES, INC
  816 DAVID CROCKETT HWY.
  WINCHESTER, TN 37398
  PHONE: 931-967-8889
  EMAIL: TODD@JALANDSURVEY.COM

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	62.24'	1189.17'	62.24'	S 02°49'46" W	2°59'57"
C2	19.44'	1189.17'	19.44'	S 04°47'50" W	0°56'12"

LINE	BEARING	DISTANCE
L1	S 23°33'20" E	45.86'
L2	S 65°32'58" W	15.85'
L3	S 10°58'16" W	30.80'
L4	S 01°04'23" E	40.03'





VICINITY MAP (NOT TO SCALE)

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NOTES:

1. WILLIAMSON COUNTY TAX MAP: 56M (GROUP "A"), PARCELS: 028.00-029.00 TAX MAP: 59, PARCEL: 025.05, AND 042.02
2. LOT 3 (PORTION OF (MAP 059 025.05 & 042.02, 056M "A" 028.00 & 029.00), DB. 930, PG. 205, DB. 3669, PG. 242, AND DB. 3834, PG. 606, IS TO BE ADDED TO THE PADDEN, LLC (MAP 056M "A" 030.00) 029.00), DB. 9588, PG. 388
3. THE ACCESS TO THE NEW LOT 3 WILL BE AT THE WEST OF THE PROPERTY LINE WITH THE REMAINING CEMETERY LOT.
4. ZONING: CV (CIVIC DISTRICT)
5. FIELD WORK FOR THIS SURVEY WAS PERFORMED WITH A COMBINATION OF A TOPCON 5 SECOND ELECTRONIC TOTAL STATION WITH A SPECTRA PRECISION DATA COLLECTOR AND A TOPCON HYPER VR DUEL FREQUENCY GPS SYSTEM, WITH A TOPCON FC6000 DATA COLLECTOR. THE GPS PORTION OF THE SURVEY WAS "RTK" REAL TIME KINEMATIC WITH A "RPA" RELATIVE POSITIONAL ACCURACY OF (5mm + 0.5ppm x Distance = Horizontal) AND (10mm + 0.8ppm x Distance = Vertical).
6. NORTH ARROW, BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83(2011)) AND TENNESSEE NATIONAL GEODETIC SURVEY ZONE 4100 (EPOCH:2010.0000) NAVD88 (GEOID 18). ESTABLISHED USING "RTK" METHOD TIED TO THE T.D.O.T. GNSS NETWORK VIA CELL PHONE DIAL-UP IN MULTIPLE BASELINE MODE AND REDUNDANT CHECKS WITH STATIC OCCUPATIONS ON BASE POINTS. NOT TIED TO ANY PUBLISHED MONUMENTS.
7. ACCORDING TO RULE 0820-03-.06 (PLATS AND MAPPING) PARAGRAPH (5) OF THE STANDARDS OF PRACTICE, TENNESSEE LAND SURVEYOR'S LAWS AND REGULATIONS, HAVING AN EFFECTIVE DATE OF MAY 2025 (REVISED). ""UNLESS CONTAINING A DIGITAL SIGNATURE AND SEAL IN REFERENCE TO RULE 0820-04-.08(10), ELECTRONIC OR DIGITAL SURVEY DOCUMENTS SUCH AS, BUT NOT LIMITED TO, CAD FILES, PDF FILES, AND WORD PROCESSOR FILES OR OTHER DIGITAL MEDIA ARE CONSIDERED "PRELIMINARY" OR "DRAFT" DOCUMENTS."" ORIGINAL STAMPED AND SIGNED DOCUMENT IS ON FILE AT THIS SURVEYOR'S OFFICE
8. THE LOCATIONS OF THE UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND FIELD EVIDENCE ONLY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATION SHOWN, AND THEIR MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE INTEGRITY OF ALL UNDERGROUND UTILITIES/STRUCTURES. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES.

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, TODD E. BOYLE, TENNESSEE REGISTERED LAND SURVEYOR #3391, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY TO THE BEST OF MY KNOWLEDGE, AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY " IV " SURVEY. (SEE NOTE #5)

NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE THIS PROPERTY IS SUBJECT TO ANY STATE OF FACTS, A CURRENT AND ACCURATE TITLE SEARCH WOULD DISCLOSE. THIS SURVEYOR RESERVES THE RIGHT TO AMEND OR REVISE THIS PLAT IF ANY ADDITIONAL LEGAL DOCUMENTS, RECORDED OR UNRECORDED ARE PRESENTED. JOHNSON AND ASSOCIATES AND THIS SURVEYOR'S LIABILITY FOR THIS ORIGINAL STAMPED AND SIGNED SURVEY PLAT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES (PRESENT OR FUTURE) WITHOUT AN EXPRESSED RE-CERTIFICATION BY JOHNSON AND ASSOCIATES AND IT'S SURVEYOR(S)

THIS DRAWING IS NOT VALID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION

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 930, Page 205, DB. 3669, PG. 242, DB. 3834, PG. 604, and DB. 8144, PG. 680 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 line, 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.

_____, 20_____ _____
Date 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 reserving the right to impose any omitted requirements) and that it has been approved for recording in the office of the Williamson County Register of Deeds.

_____, 20_____
Date Secretary, Planning Commission

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____
Date

Certificate of Approval of Subdivision Name, Street Names and Addresses

I hereby certify that the Town of Nolensville has approved the subdivision name, street names, and addresses.

_____ _____
Town Planner Date Date

TABULAR SITE DATA:		
ZONING: CV (CIVIC DISTRICT)		
LOT TOTALS:	AREA	
LOT 3	0.66 ACRES±	28,725 SQ.FT.±
LOT 4	4.82 ACRES±	210,109 SQ.FT.±
ROW	N/A	
TOTAL	5.48 ACRES±	238,834 SQ.FT.±
Setbacks/Yards–Principal Building		
Front Setback/Yard, Principal Frontage	0 ft. min., 50 ft. of Lot Depth max	
Side Setback/Yard, Secondary Frontage	0 ft. min	
Side Setback/Yard	0 ft. min	
Rear Setback/Yard	0 ft. min	

SITE COVERAGE DATA TABLE:		
SITE COVERAGE:	IMPERVIOUS AREA	PERCENTAGE
CURRENT	67,544 SQ.FT.±	28.28% ±
LOT 3	33 SQ.FT.±	0.11% ±
LOT 4	67,511 SQ.FT.±	32.12% ±

THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES A PORTION OF THE RECORDED PLAT FOR NOLENSVILLE CEMETERY AS SHOWN ON PLAT BOOK P32, PG. 135, P32, PG. 148, AND DB. 573, PG. 485, AND MORE PARTICULARLY CEMETERY PLOTS 745–1147, 1150–1150, AND 1161–1165 AS SHOWN HEREON. CEMETERY PLOTS 1148–1149, 1155–1160, 1165–1171 APPEAR TO HAVE BEEN VACATED WITH THE RECORDING OF PLAT BOOK P52, PG. 67.

DEED REFERENCE:
CEMETERY NOLENSVILLE ASSOC.
DB. 930, PG. 205
DB. 3669, PG. 242
DB. 3834, PG. 604
DB. 8144, PG. 680
DB. 573, PG. 485
PB. P32, PG. 135
PB. P32, PG. 148
PB. P52, PG. 67

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 the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the Town Engineer.

_____, 20_____
Date Registered Land Surveyor

JOHNSON AND ASSOCIATES
REGISTERED LAND SURVEYORS
816 DAVID CROCKETT HWY.
WINCHESTER TENNESSEE 37398
TEL. (931)967-8889 OFFICE
EMAIL: todd@jalandsurvey.com

CIVIL DISTRICT	SEVENTEENTH	SCALE: 1" = 100'	DATE: 04/09/26
DEED REFERENCE	(SEE ABOVE)	DRAWN: MEB	SURVEYED: 08/25/25
REVISIONS		CHECKED: TEB	JOB NO.: 25269
08/27/26	COMMENTS ADDRESSED SJS	MAPCHECK:	

MINOR FINAL PLAT OF NOLENSVILLE CEMETERY PROPERTY
CERTIFIED TO
NEIL PADDEN

SHEET 2 OF 3