

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY FILL RAMP, INLET & OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT OF WAY LIMITS OF THE ROAD.

DATE: 8/2/05 OWNER: *John E. Crowder, III*

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS A TRUE & CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WILSON COUNTY TENNESSEE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

DATE: 7/25/05 SURVEYOR: *John E. Crowder, III*

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT STATE AND/OR LOCAL GOVERNMENT REQUIREMENTS.

DATE: 7/25/05 SIGNATURE: *John E. Crowder, III*  
SEWER SYSTEM  
DATE: 8/1/05 SIGNATURE: *John E. Crowder, III*  
WATER SYSTEM

**CERTIFICATE OF APPROVAL OF ACKNOWLEDGMENT OF UTILITY BOND**

I HEREBY CERTIFY (1) THAT THE UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN PLACED WITH THE WILSON COUNTY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED UTILITY IMPROVEMENTS IN CASE OF DEFAULT.

**CERTIFICATE OF APPROVAL OF STREETS**

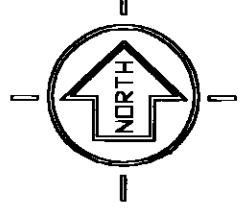
I HEREBY CERTIFY (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE ROAD COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 8-2-05 NAME & TITLE: *Steve Gindart*

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILSON COUNTY, TENNESSEE. EXCEPT FOR VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.

DATE: 8-10-05 SECRETARY: *John E. Crowder, III*  
PLAT VOID IF NOT RECORDED BY: 8-15-2006 DATE



**CERTIFICATE OF ACCURACY:**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY WITH AN UNADJUSTED CLOSURE RATIO OF AT LEAST 1:10,000 AND WAS DONE USING THE LATEST RECORDED DEEDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Paul H. ...*

**FEDERAL FLOOD NOTE:**

THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY NFIP MAP NO. 470207 0015 B, EFFECTIVE DATE: 6-15-84.

**Plat Certificate of Road Commission**

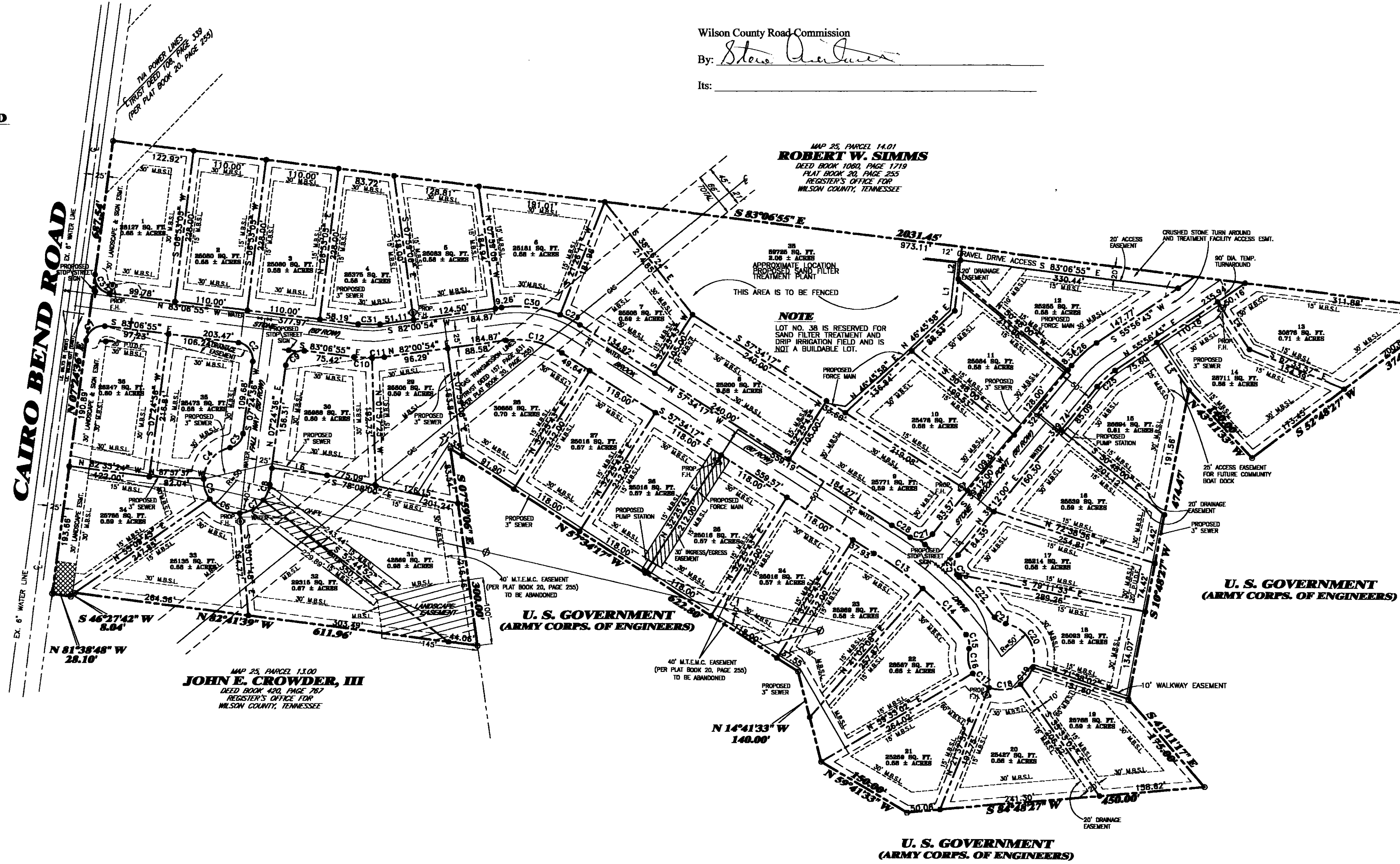
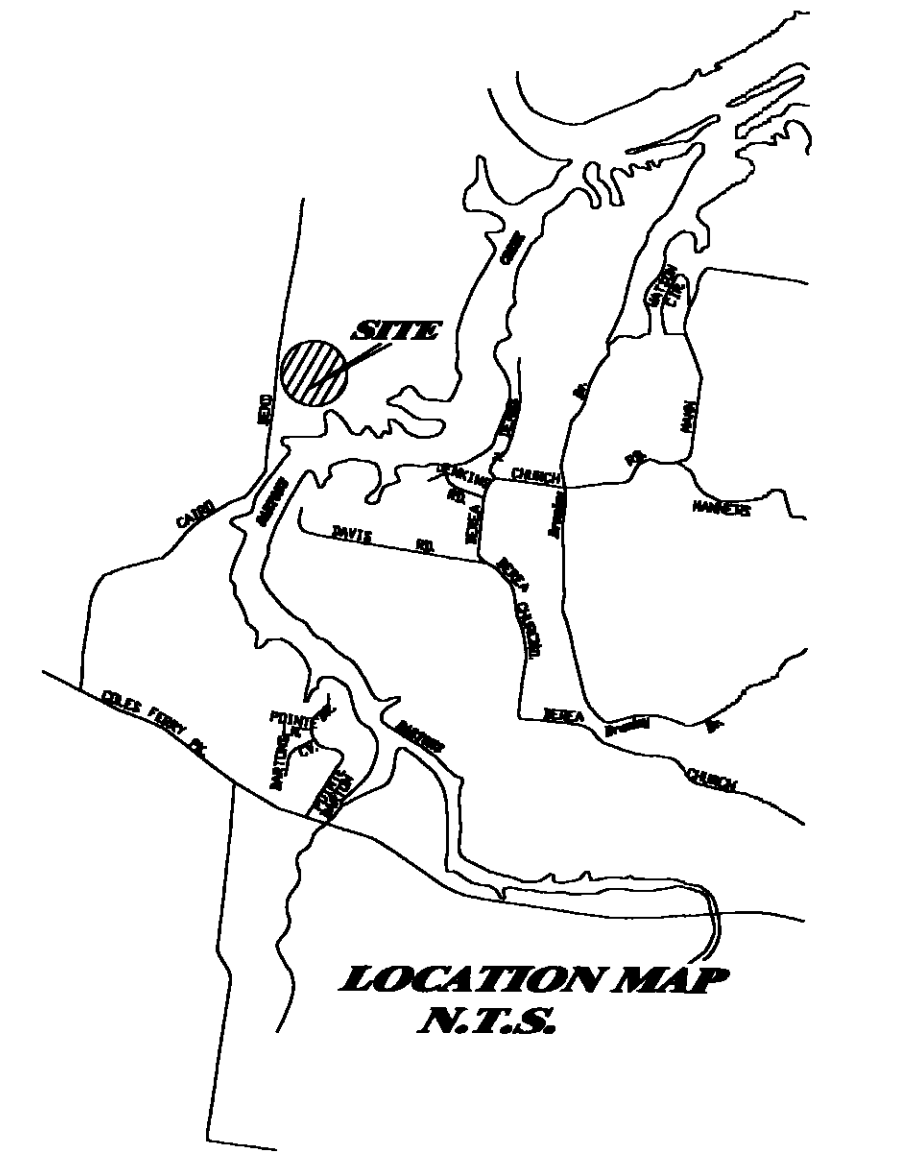
"The Wilson County Road Commission certifies that the streets shown on the Plat have been installed to the specifications of Wilson County, Tennessee or a Surety instrument has been provided under the terms of the Wilson County Zoning Ordinance. This is a subdivision development having limited access. Therefore, SUCH STREETS ARE NOT DEDICATED FOR PUBLIC USE AND WILL NOT BE MAINTAINED BY WILSON COUNTY, TENNESSEE.

Date: 8-8-05

Wilson County Road Commission

By: *Steve Gindart*

Its: \_\_\_\_\_



- NOTE:**
- ALL CORNERS MARKED BY IRON PINS UNLESS NOTED OTHERWISE.
  - THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ANY OF THE UNDERGROUND UTILITIES. ABOVE GRADE 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 OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES MUST BE CONFIRMED WITH THE APPROPRIATE UTILITY PROVIDER.
  - ANY AND ALL UTILITIES MAY CARRY ONE OR MORE EASEMENTS. OWNER/CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY PROVIDER FOR THE EXACT LOCATION OF THESE EASEMENTS.
  - PROPERTY IS CURRENTLY ZONED R-1.
  - PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT HAS BEEN FURNISHED TO THIS SURVEYOR.
  - DRAINAGE EASEMENTS OUTSIDE DESIGNATED R.O.W.'S ARE NOT THE RESPONSIBILITY OF THE CITY OF LEBANON OR OF WILSON COUNTY.
  - NO ROAD CONSTRUCTION SHALL BEGIN WITHOUT THE APPROVAL OF THE WILSON COUNTY ROAD COMMISSION.
  - STREETS SHALL BE BUILT TO SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
  - ALL WATER LINES AS SHOWN HEREON ARE PROPOSED 6" LINES.
  - ALL FIRE HYDRANTS AS SHOWN HEREON ARE PROPOSED.
  - ALL SANITARY SEWER LINES AS SHOWN HEREON ARE PROPOSED.
  - ALL LOTS AS SHOWN HEREON HAVE A 20' PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL ROAD RIGHT OF WAYS AND 10' ALONG ALL SIDE AND REAR LOT LINES.
  - LISTED BELOW ARE THE MINIMUM BUILDING SETBACK LINE REQUIREMENTS FOR R-1 ZONING.  
FRONT = 30' MINIMUM BUILDING SETBACK LINE OFF ALL OTHER ROADS  
SIDE = 15' MINIMUM BUILDING SETBACK LINE  
REAR = 30' MINIMUM BUILDING SETBACK LINE
  - BEARINGS ARE REFERENCED TO A PLAT OF RECORD IN PLAT BOOK 20, PAGE 255, R.O.W.C., TENNESSEE.

**OWNER/DEVELOPER**  
**ATWOOD & CORBITT DEVELOPING**  
**CO: SEAN M. CORBITT**  
**526 SUMMIT WAY**  
**MT. JULIET, TN 37122**

BK/PG: P25/500-500  
05271387

1 PER 1 AC PLAT	
PLANNING COMMISSION	461.00
DEED BOOK 1067, PAGE 1893	
DEED BOOK 1067, PAGE 1893	
DEED BOOK 1067, PAGE 1895	
PLAT BOOK 20, PAGE 255	
PROPERTY ZONED R-1	
TOTAL AMOUNT	461.00

JOHN B. SPICKARD  
REGISTERED SURVEYOR

**MAP 25, PARCELS 14.00, 14.03, & 14.04**  
**DEED BOOK 1067, PAGE 1893**  
**DEED BOOK 1067, PAGE 1893**  
**DEED BOOK 1067, PAGE 1895**  
**PLAT BOOK 20, PAGE 255**  
**PROPERTY ZONED R-1**

**A FINAL PLAN OF**  
**STONEBROOK FALLS SUBDIVISION**

4TH CIVIL DISTRICT OF WILSON COUNTY, TENNESSEE



SCALE: 1" = 100'  
DATE: SEPTEMBER 24, 2004  
JOB NO.: 04 3707 WC

PLAT REVISED: DECEMBER 26, 2004  
PLAT REVISED: JUNE 28, 2005

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 06°15'01" E	47.95'
L2	N 06°15'01" E	28.15'
L3	S 34°03'17" E	86.63'
L4	N 34°03'17" W	86.63'
L5	S 07°59'06" E	61.72'

**LEGEND**

- IRON
- IRON
- PIPE
- POWER POLE
- OVERHEAD POWER & TELEPHONE LINE
- - - FENCE LINE
- - - WATER LINE
- ⊙ FIRE HYDRANT

**AREA IN LOTS: 1,045,729 SQUARE FEET OR 24.01± ACRES**  
**AREA IN ROW: 136,850 SQUARE FEET OR 3.14± ACRES**  
**TOTAL AREA: 1,182,579 SQUARE FEET OR 27.15± ACRES**

**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	89°28'29"	25.00	24.77	39.04	35.19	N 52°08'50" E
C2	90°31'31"	25.00	25.23	39.50	35.52	S 37°51'10" E
C3	70°31'44"	25.00	17.68	30.77	28.87	S 42°40'28" W
C4	75°53'57"	50.00	38.99	66.23	61.50	S 39°59'21" W
C5	36°55'41"	50.00	16.69	32.23	31.67	S 16°25'28" E
C6	60°08'30"	50.00	28.95	52.48	50.11	S 64°57'33" E
C7	46°17'17"	50.00	21.37	40.39	39.30	N 61°49'34" E
C8	06°25'19"	50.00	2.80	5.60	5.60	N 11°53'35" E
C9	89°28'29"	25.00	24.77	39.04	35.19	N 52°08'50" E
C12	40°24'49"	125.00	46.01	88.17	86.35	S 77°46'42" E
C13	10°22'46"	500.00	45.41	90.58	90.45	S 54°09'15" E
C14	10°56'46"	500.00	47.91	95.52	95.38	S 43°29'29" E
C15	51°28'43"	25.00	12.05	22.46	21.71	S 12°16'44" E
C16	43°54'35"	50.00	20.16	38.32	37.39	S 08°29'40" E
C17	37°55'05"	50.00	17.18	33.09	32.49	S 49°24'31" E
C18	57°10'59"	50.00	27.25	49.90	47.86	N 83°02'27" E
C19	36°25'00"	50.00	16.45	31.78	31.25	N 36°14'28" E
C20	100°48'21"	50.00	60.45	87.97	77.05	N 32°22'13" W
C21	45°20'24"	25.00	10.44	19.78	19.27	N 60°06'11" W
C22	08°22'42"	550.00	40.29	80.43	80.36	N 41°37'20" W
C23	12°38'30"	25.00	2.77	5.52	5.50	N 39°29'26" W
C24	72°22'11"	25.00	18.29	31.58	29.52	N 03°00'54" E
C25	16°44'43"	125.00	18.40	36.53	36.40	N 47°34'21" E
C26	16°44'43"	125.00	25.76	51.15	50.96	S 47°34'21" W
C27	85°00'41"	25.00	22.91	37.09	33.78	S 81°42'20" W
C28	03°30'45"	550.00	16.86	33.72	33.71	N 57°32'41" W
C29	10°59'39"	175.00	16.84	33.57	33.52	N 63°04'03" W
C30	29°25'17"	175.00	45.95	89.86	88.88	N 83°16'28" W
C31	14°52'11"	125.00	16.31	32.44	32.35	S 89°26'59" W
C32	90°31'31"	25.00	25.23	39.50	35.52	N 37°51'10" W

