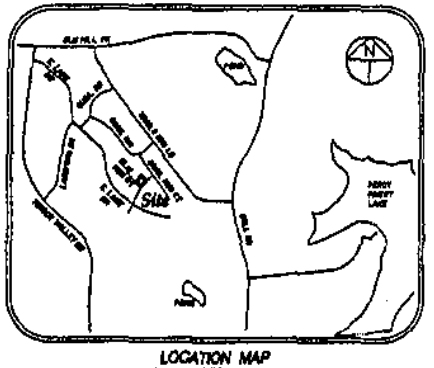
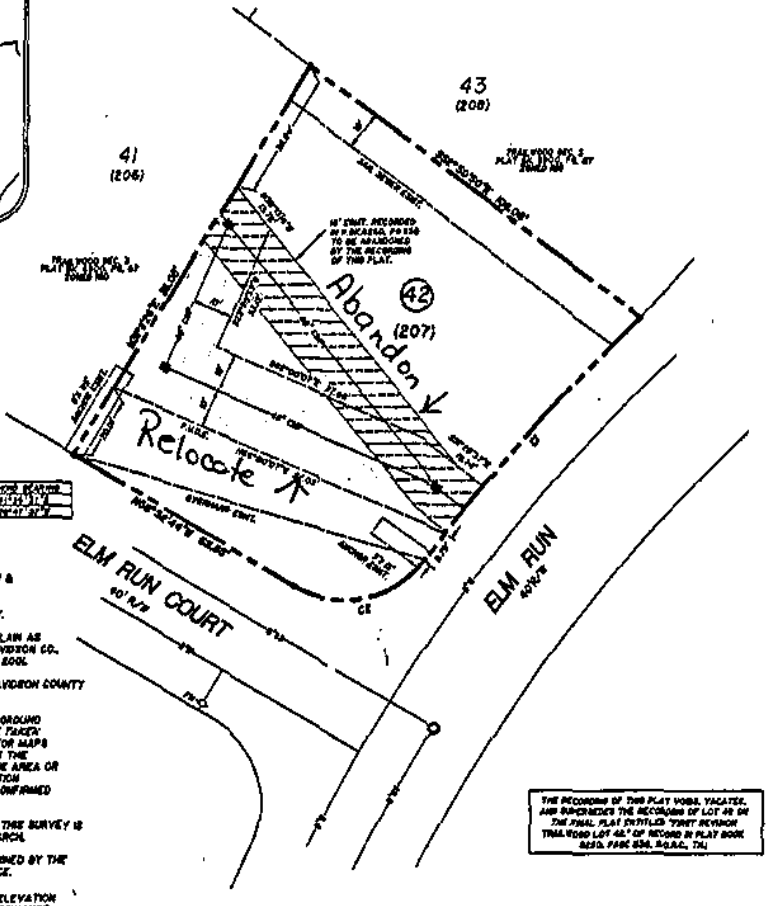


LOCATION MAP
N.T.S.



THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT 42 ON THE FINAL PLAT ENTITLED "FIRST REVISION TRAILWOOD LOT 42" OF RECORD IN PLAT BOOK 6010, PAGE 636, R.O.D.C., TN.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	172°18'14"	170.10'	51.73'	51.86'	43.66'	N61°15'31"E
C2	90°39'16"	25.00'	39.54'	25.72'	35.57'	S25°47'37"E

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO CHANGE THE PUBLIC UTILITY & DRAINAGE EASEMENT.
2. BEARINGS ARE BASED ON PLAT OF RECORD FOR SUBJECT PROPERTY.
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN THE 100 YEAR FLOOD PLAIN AS DETERMINED FROM ELEVATIONS SHOWN ON FEMA FIRM MAPS FOR DAVIDSON CO., COMMUNITY PANEL NO. 47037C0244 F, EFFECTIVE DATE APRIL 20, 2001.
4. SUBJECT PROPERTY IS A PORTION OF PARCEL 207 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP 109-12.
5. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL 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. THE 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 SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH.
7. PROPERTY IS ZONED R-10. MINIMUM BUILDING SETBACKS ARE DETERMINED BY THE METROPOLITAN NASHVILLE AND DAVIDSON COUNTY ZONING ORDINANCE.
8. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE No. 78-840 AND APPROVED BY THE STORMWATER DIVISION OF THE METRO DEPARTMENT OF WATER SERVICES.
9. INDIVIDUAL WATER AND SEWER SERVICES ARE REQUIRED FOR EACH PARCEL.
10. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-904, METRO CODE CHAPTER 17.24, ARTICLE X, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.
11. A PRV IS REQUIRED ON EACH WATER SERVICE LINE DUE TO WATER PRESSURE IN EXCESS OF 100 PSI.
12. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.

LEGEND

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- CONC. MONUMENT SET (NEW)
- WATER LINE W/FIRE HYD.
- SEWER LINE W/MANHOLE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN INSTRUMENT 20000726-0073684, R.O.D.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON WITH MY (OUR) FREE CONSENT, AND THAT THIS PLAT CONSTITUTES OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES SHOWN HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY.

DATE _____ NAME _____

GARY WISNIEWSKI, OWNER

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBDIVISION PLAT SHOWN HEREON REPRESENTS A CATEGORY "I" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF GREATER THAN 1:10,000, AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

REG. INC.

DATE _____ THOMAS G. ROSENTHAL, TENN. R.L.S. No. 1938

COMMISSION'S APPROVAL:

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY _____ DATE _____

RECORD:

INSTRUMENT #

OWNER/DEVELOPER:
GARY WISNIEWSKI
CONTACT: GARY WISNIEWSKI
6044 CENTRAL PIKE
MT. JULIET, TN 37122

DEED REFERENCE:
INSTRUMENT 20000726-0073684, R.O.D.C.
PROPERTY MAP 109, PARCEL 207

SUBDIVISION No. 2006S-330U-10

PARCEL NOS. SHOWN THUS (00) REFER TO PROPERTY MAP 109-12.

TOTAL ACREAGE THIS RECORDING : 0.24 ACRES
TOTAL SQUARE FOOTAGE THIS RECORDING : 10,467 S.F.
TOTAL No. LOTS : 1 LOT
TOTAL AREA IN R-O-W : 0.00 ACRES
TOTAL AREA IN OPEN SPACE : 0.00 ACRES

FINAL PLAT

SECOND REVISION OF LOT 42
TRAILWOOD
SUBDIVISION

METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY
12th COUNCILMANIC DISTRICT

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
646 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 893-8367

PROJ. #	DATE:	FILE	DRAWN BY:	SCALE:	SHEET
07120	06-18-06	TRAILWOOD LOT42FPLAT	RCB/LP	1" = 20'	1 OF 1