



VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

- BOUNDARY LINE
- - - ADJOINING BOUNDARY LINE
- X-X- FENCE
- P-P- OVERHEAD UTILITY LINE

- UTILITY POLE
- MONUMENT FOUND (1/2" REBAR, UNLESS NOTED OTHERWISE)
- MONUMENT SET (1/2" REBAR CAPPED "TTL")

N.A.D. = NORTH AMERICAN DATUM
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 RORCT = REGISTER OF DEEDS ROBERTSON COUNTY, TENNESSEE
 PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT

THE PROPERTY SHOWN IS A COMPOSITE DRAWING OF SURVEYS AND FINAL PLATS, BOTH RECORDED AND NOT RECORDED, OF THE BRANDON FRANK CONSTRUCTION LLC PROPERTY RECORDED IN OFFICIAL RECORD BOOK 2229, PG. 416 RORCT AND IS NOT TO BE CONSIDERED A SURVEY.

NORTH BASED ON
 TENNESSEE STATE PLANE COORDINATES
 N.A.D. 83
 GRID NORTH



330 North Second Street | Clarksville, TN 37040
 931.647.6959 | www.ttlusa.com

PRELIMINARY PLAT
BRANDON FRANK CONSTRUCTION LLC PROPERTY
(NELSON'S RESERVE)
 HWY 41 SOUTH, GREENBRIAR TN 37073
 11TH AND 12TH CIVIL DISTRICT ROBERTSON COUNTY, TENNESSEE
 RECORDED IN OFFICIAL RECORD BOOK 2229, PG. 416 RORCT

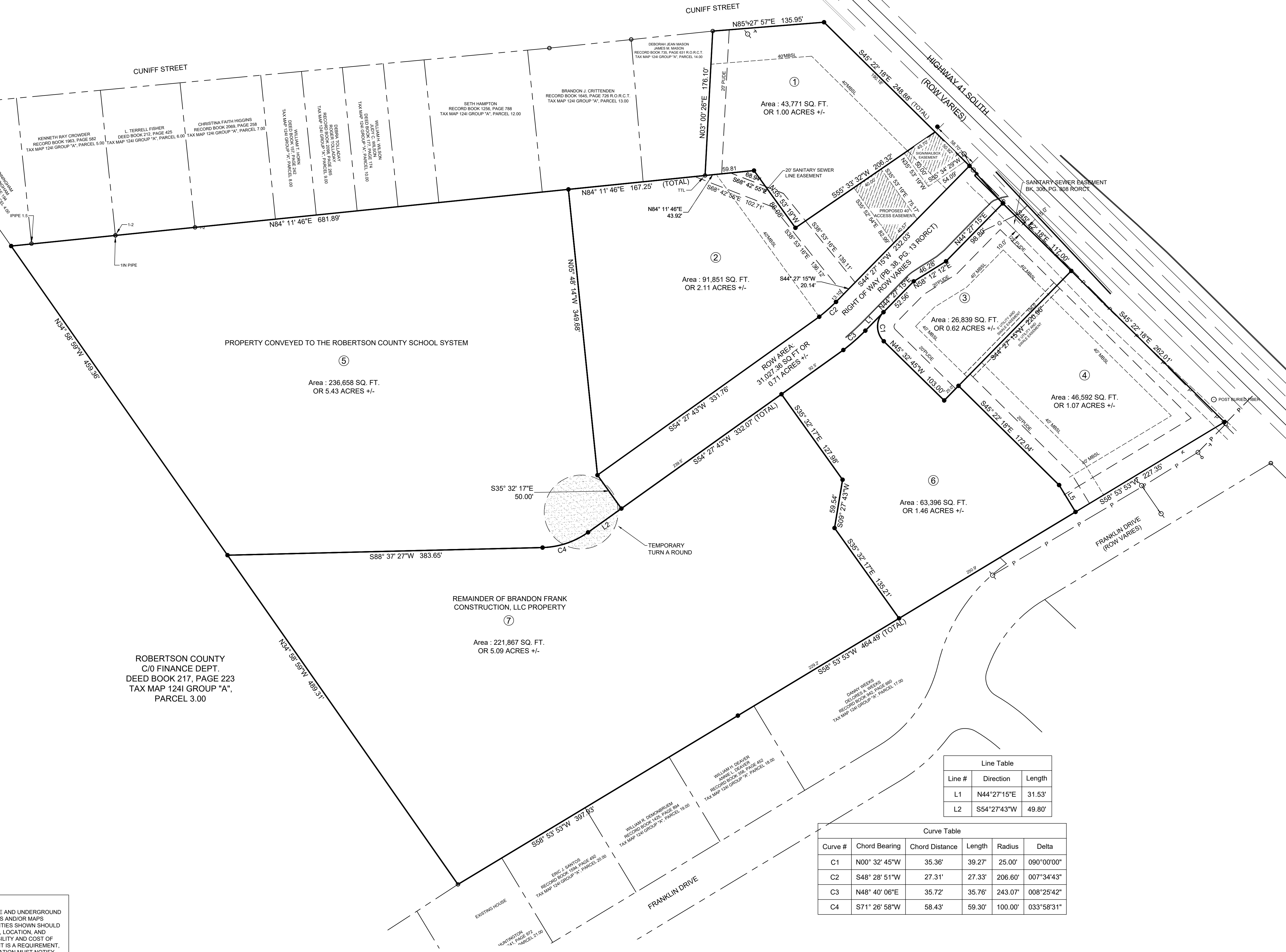
PRELIMINARY
 (NOT FOR CONSTRUCTION,
 RECORDING PURPOSES,
 OR IMPLEMENTATION)

PRELIMINARY PLAT

No.	Date	Revision Description

Checked By: BWS
 Drawn By: LSB
 Date: 2-26-24
 Proj. No.: 2022-12-21-08-3638
 File Name: Nelsons Reserve_Property.dwg

Sheet No.



Line Table

Line #	Direction	Length
L1	N44°27'15"E	31.53'
L2	S54°27'43"W	49.80'

Curve Table

Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	N00°32'45"W	35.36'	39.27'	25.00'	090°00'00"
C2	S48°28'51"W	27.31'	27.33'	206.60'	007°34'43"
C3	N48°40'06"E	35.72'	35.76'	243.07'	008°25'42"
C4	S71°26'58"W	58.43'	59.30'	100.00'	033°58'31"

DISCLAIMER
 THIS SURVEYOR HAS NOT PHYSICALLY LOCATED 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. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT," THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.

NOTED 2/23/24 09:58:59 AM BY: GREENBRIAR SURVEY/NELSON'S RESERVE_PROPERTY.DWG PLOTTED 2/26/24 10:47:44 AM