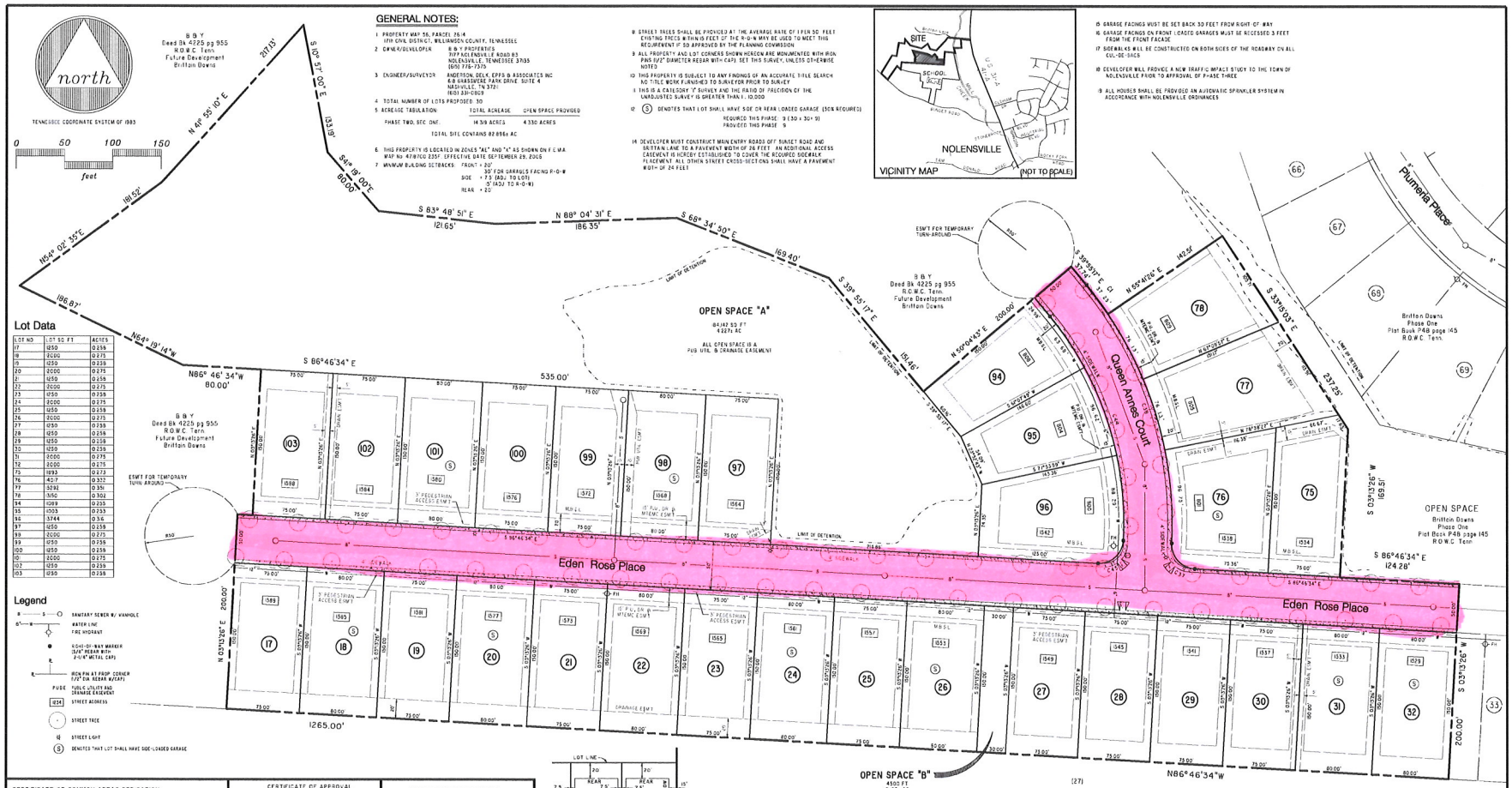


GENERAL NOTES:

1. PROPERTY MAP 56, PARCEL 26.14
   17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
2. OWNER/DEVELOPER: B & Y PROPERTIES
   707 NOLENSVILLE ROAD #3
   NOLENSVILLE, TENNESSEE 37135
   (615) 776-7373
3. ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC
   418 GRASSMERE PARK DRIVE SUITE 4
   NASHVILLE, TN 37211
   (615) 331-0809
4. TOTAL NUMBER OF LOTS PROPOSED: 30
5. ACREAGE TABULATION:

	TOTAL ACREAGE	OPEN SPACE PROVIDED
PHASE TWO, SEC. ONE:	14.319 ACRES	4.330 ACRES

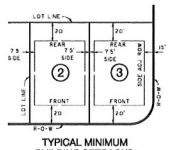
   TOTAL SITE CONTAINS 82.896± AC
6. THIS PROPERTY IS LOCATED IN ZONES "AE" AND "X" AS SHOWN ON F.E.M.A. MAP NO. 47187C0 235F, EFFECTIVE DATE SEPTEMBER 29, 2006
7. MINIMUM BUILDING SETBACKS: FRONT = 20'
   30' FOR GARAGES FACING R-O-W
   SIDE = 7.5 (ADJ. TO LOT)
   5' (ADJ. TO R-O-W)
   REAR = 20'
8. STREET TREES SHALL BE PROVIDED AT THE AVERAGE RATE OF 1 PER 50 FEET. EXISTING TREES WITHIN 15 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT IF SO APPROVED BY THE PLANNING COMMISSION
9. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS 1/2" DIAMETER REBAR WITH CAP). SET THIS SURVEY, UNLESS OTHERWISE NOTED
10. THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY
11. THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000
12. (S) DENOTES THAT LOT SHALL HAVE SIDE OR REAR LOADED GARAGE (50% REQUIRED)
    REQUIRED THIS PHASE: 9 (30 x 30% = 9)
    PROVIDED THIS PHASE: 9
13. DEVELOPER MUST CONSTRUCT MAIN ENTRY ROADS OFF SUNset ROAD AND BRITTAIN LANE TO A PAVEMENT WIDTH OF 26 FEET. AN ADDITIONAL ACCESS EASEMENT IS HEREBY ESTABLISHED TO COVER THE REQUIRED SIDEWALK PLACEMENT. ALL OTHER STREET CROSS-SECTIONS SHALL HAVE A PAVEMENT WIDTH OF 24 FEET
14. DEVELOPER WILL PROVIDE A NEW TRAFFIC IMPACT STUDY TO THE TOWN OF NOLENSVILLE PRIOR TO APPROVAL OF PHASE THREE
15. GARAGE FACINGS MUST BE SET BACK 30 FEET FROM RIGHT-OF-WAY
16. GARAGE FACINGS ON FRONT LOADED GARAGES MUST BE RECESSED 3 FEET FROM THE FRONT FACADE
17. SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE ROADWAY ON ALL CUL-DE-SACS
18. DEVELOPER WILL PROVIDE A NEW TRAFFIC IMPACT STUDY TO THE TOWN OF NOLENSVILLE PRIOR TO APPROVAL OF PHASE THREE
19. ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES

Lot Data

LOT NO	LOT SQ FT	ACRES
17	1250	0.286
18	2000	0.275
19	1250	0.239
20	2000	0.275
21	1250	0.258
22	2000	0.275
23	1750	0.258
24	2000	0.275
25	1250	0.239
26	2000	0.275
27	1250	0.258
28	1250	0.258
29	1250	0.258
30	1250	0.258
31	2000	0.275
32	2000	0.275
75	1893	0.273
76	4017	0.322
77	3292	0.351
78	3150	0.302
94	1089	0.255
95	1203	0.233
96	3744	0.36
97	1250	0.258
98	2000	0.275
99	1250	0.258
100	1250	0.258
101	2000	0.275
102	1250	0.239
103	1250	0.258

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	03°36'44"	280.8	37.23	18.63	37.22	N 37°08'36" W
C37	90°00'00"	25.00	39.27	25.00	35.36	N 4°46'34" W
C38	43°08'43"	380.8	286.73	150.29	279.93	N 18°50'56" W
C44	43°08'43"	330.8	248.59	130.52	242.75	S 18°20'56" E
C45	90°00'00"	25.00	39.27	25.00	35.36	S 41°13'26" W



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.
(SEE NOTE #7)

Phase Two, Section One
Brittain Downs

Planned Unit Development
Base Zoning: SR

CERTIFICATE OF COMMON AREAS DEDICATION

B & Y

In recording this Plat, has designated certain areas of land shown hereon as Common Areas intended for use by the homeowners within this Subdivision entitled:

PHASE TWO, SECTION ONE, BRITTAIN DOWNS

for recreation and related activities. The above described areas are not dedicated for use by the general public but are dedicated to the common use of the homeowners within the above named subdivision "Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.

Owner Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision Name and Street Names Approved by the Town of Nolensville

Authorized Approving Agent Date

CERTIFICATE FOR ADDRESSES

I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville.

Date

Authorized Approving Agent Title

CERTIFICATE 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 No. 4225, Page 955, R.O.W.C., 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, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ Page _____ R.O.W.C. Tennessee, running with the property.

Date

Owner(s)

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, approved by the Town Engineer.

Date

Registered Land Surveyor No.

CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled "Phase Two, Section One", have been installed in accordance with Metro Department of Water & Sewerage Services standards and specifications and/or state government requirements or that a performance agreement and letter of credit has been posted with Metro Nashville Department of Water & Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.

Date: _____ 2005

Metro Nashville Department of Water and Sewerage Services

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE

I Hereby Certify: (1) That all streets and drainage facilities designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the Town of Nolensville Roadway & Drainage Regulations or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section 5.6 of the Nolensville Subdivision Regulations have been met.

Town Engineer

Town Planner

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled PHASE TWO, SECTION ONE, BRITTAIN DOWNS have been installed in accordance with current local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section 5.6 of the Nolensville Subdivision Regulations have been met.

Water System _____

Name, Title, and Agency of authorized approving Agent

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 that it has been approved for recording in the Office of the Williamson County Register.

Date Secretary, Planning Commission

This approval shall be void if Plat is not recorded by _____

FINAL SUBDIVISION PLAT
TOWN OF NOLENSVILLE PLANNING COMMISSION

TOTAL ACRES 14.319±
TOTAL LOTS 30
ACRES NEW ROADS 1.922±
FEET NEW ROADS 1,160.7±
OWNER B & Y Properties
CIVIL DISTRICT 17th
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.
CLOSURE ERROR 1:10,000+
SCALE: 1" = 50'
DATE MARCH 1, 2013

03-102