

SUBDIVISION REVISION: NOLENSVILLE - FIRST DEVELOPMENT

OWNER: First Tennessee Bank National Association
7220 Nolensville Road
Nolensville, TN 37135

PROPERTY ADDRESS: 7224 Nolensville Road
Nolensville, TN 37135

ZONE: CS (Commercial Services)
NOLENSVILLE-FIRST DEVELOPMENT (PLAT BOOK 21; PAGE 66)
TOTAL OF NEWLY FORMED LOTS (2)

SETBACKS
FRONT SETBACK: 55 FEET
SIDE SETBACK: 15 FEET
REAR SETBACK: 20 FEET

TITLE SOURCE: Deed Book 1112 Page 220

TAX MAP: Map 58; Parcel 20.00

LOCATED: 17th Civil District
Williamson County, TN

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 evidence in Book Number 1112; Page 220, R.O.W.C. Tennessee, and that I (we) hereby adopt this plan with our free consent, establish the minimum building restriction line, and that offers of irrevocable dedications 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, re-subdivided, 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 1112; Page 220, R.O.W. C. Tennessee, running with the title property.

_____, 20____
Date Owner

CERTIFICATE OF APPROVAL FOR RECORDING

I (we) hereby certify that the subdivision plat shown hereon has been found to comply with the Nolensville, Tennessee Subdivision Regulations, 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 of Deeds.

_____, 20____
Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled NOLENSVILLE-FIRST DEVELOPMENT REVISION, 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 Nolensville Subdivision Regulations have been met.

Water System _____, 20____
Name, Title, and Agency of Authorized Approving Agent

Sewer System _____, 20____
Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR STREET AND DRAINAGE

I (we) hereby certify that (1) 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 and Drainage Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure the completion of all required improvements in case of default.

_____, 20____
Date Town Engineer

_____, 20____
Date Town Planner

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

I hereby certify that Williamson County has approved the subdivision name and street names.

_____, 20____
Date Williamson County Public Safety

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

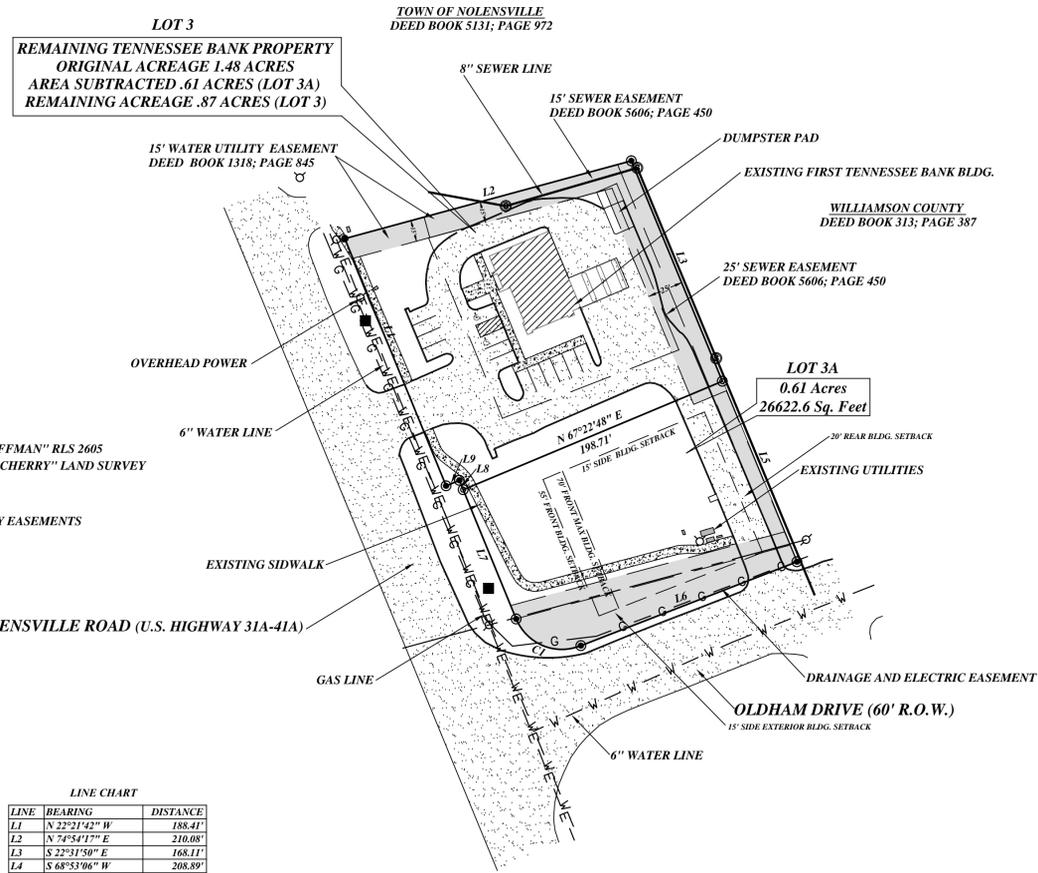
I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for _____. Any approval is at all times contingent upon compliance with the aforementioned requirements.

_____, 20____
Date Electric Provider

LEGEND

These standard symbols will be found in the drawing.

- W - WATER LINE
- E - OVERHEAD POWER
- G - GAS LINE
- ⊙ - MAN HOLE
- ⊕ - FIRE HYDRANT
- ⊖ - UTILITY POLE
- ⊗ - WATER METER
- ⊘ - 1/2" IRON ROD (SET) CAPPED "HOFFMAN" RLS 2605
- ⊙ - 1/2" IRON ROD (FOUND) CAPPED "CHERRY" LAND SURVEY
- ▭ - EXISTING SIDEWALK
- ▭ - EXISTING PAVE AREA
- ▭ - EXISTING DRAINAGE AND UTILITY EASEMENTS



LINE	BEARING	DISTANCE
L1	N 22°21'42\"	188.41'
L2	N 74°54'17\"	210.08'
L3	S 22°31'50\"	168.11'
L4	S 68°53'06\"	208.89'
L5	S 22°31'50\"	137.73'
L6	S 68°53'06\"	163.87'
L7	N 22°23'20\"	98.48'
L8	N 22°23'20\"	7.17'
L9	S 67°38'10\"	10.18'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CI	55.02'	34.97'	90°09'40\"	N 67°44'00\"	49.52'



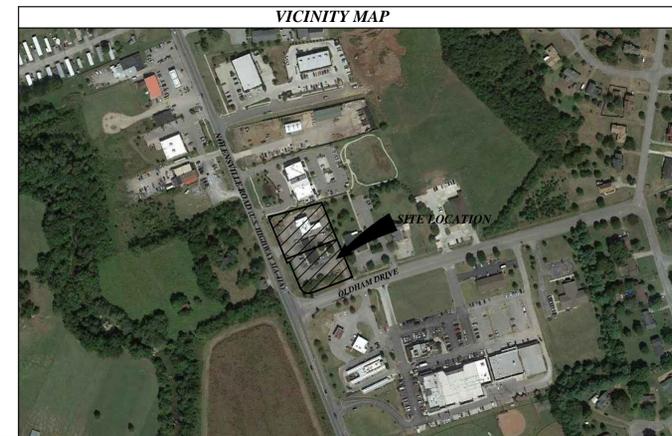
NOTES:

- 1.) This parcel is subject to all easements as shown and any other easements and/or restrictions either recorded or by prescription that a complete title search may reveal.
- 2.) Information concerning major utilities shown hereon are based on visible evidence noted during the survey or information provided by utility companies. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- 3.) A portion (or all) of this survey was performed in (Real time Kinematic) using a dual frequency Topcon Hiper (GA) GPS receiver and base (model # 01-8408020-08), with a published relative positional accuracy of 10mm + 1ppm horizontal and 15mm + 1ppm vertical.
- 4.) The purpose of this survey is to create two independent Lots of record (Lot 3) containing .78 acres and (Lot 3A) containing .70 acres
- 5.) The proposed parcel of land being conveyed consist of an existing public right-of-way fronting on Nolensville Road (U.S. Highway 31A-41A) and Oldham Drive.
- 6.) Lot 3A grants a public access easement for the relocation of any sidewalk crossing said property.
- 7.) This property is in ZONE X designated "Areas determined to be outside the 0.2% annual chance floodplain." according to F.E.M.A. Community Panel Map Number 47187C0235F with an Effective Date of: September 29, 2006.

CERTIFICATE OF ACCURACY

I (we) 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 - Number 2605



SCALE: 1"= 60'	APPROVED BY: JMH	DATE SURVEYED: 06/02/16
DRAWN BY: JMH	SHEETS 1 OF 1	DATE DRAWN: 06/06/16

HOFFMAN

LAND • SURVEYING

208 East College Street
Fayetteville, TN 37334

PHONE: (931) 433-3343
FAX: (931) 433-0301

MINOR DIVISION

DRAWING NO.

W.O. # 16L-14FOODS