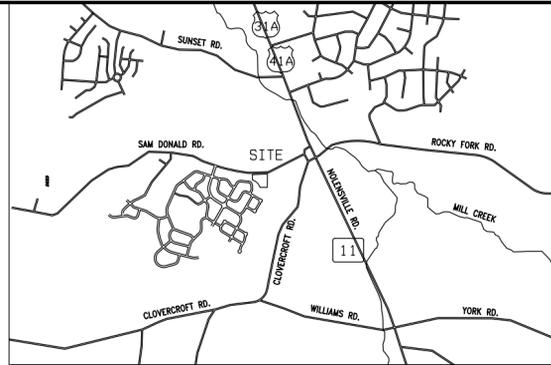


**NOTES:**

- The purpose of this plat is to Resubdivide Lot 5 of Haley Industrial Park property into two lots.
- Existing Zoning: OFFICE INDUSTRIAL (BASE ZONE OFFICE INDUSTRIAL-01)
- Owner: Nolensville Business Center, A Tennessee General Partnership  
555 Church Street  
Brentwood, TN 37027  
Tel. 615.943.9342
- Surveyor: Harrah and Associates  
Roger Harrah RLS 2039  
504 Autumn Springs Court  
Suite B-15  
FRANKLIN, TENNESSEE 37067
- Bearings Basis for this plat is the Final Plat of Haley Industrial Park as recorded in Plat Book 40 at Page 11 in the R.O.W.C. Elevation information vertical datum referenced are based on NAVD 88 and is GPS derived.
- This property currently identified as Tax Map 56, and Parcel (52.08).
- Builder shall provide landscaping per Town of Nolensville landscaping requirements.
- All builders swales for surface storm-water runoff shall not exceed a depth of 1 (one) foot.
- Proposed Buildings shall be served by the Nolensville-College Grove Utility District (water) and Metro Water Services (sewer). Individual water and sewer services required for each building.
- Erosion and sediment control shall be installed by builder prior to the start of townhome construction.
- Property subject to the findings of an accurate title search. No title work furnished to surveyor prior to survey.
- All Open Space to be designated as Public Utilities and Drainage Easements unless otherwise noted.
- Being the same property of Deed Book 6811, Page 245-247, R.O.W.C.
- Except as shown, no part of the Property is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #47187C0235F dated 09/29/2006, which such map panel covers the area in which the Property is situated.
- Any buildings constructed on the Lots shall be equipped with an approved automatic fire sprinkler system in accordance with the Town of Nolensville ordinances.
- Location of utilities as shown on this plat are per design, not as built. The exact location of any installed utility is not the responsibility, nor the liability of Harrah & Associates or its agents.
- Private streets shall be identified as access easements for the benefit of lots 5A and 5B. The private ingress/egress access easement as well as shared parking and aisleway areas shall be maintained by the owners of the lots pursuant to a recorded declaration of easements, covenants and restrictions. All public utility and drainage easements within the private road subdivision shall be formally dedicated on the final plat, at locations and widths acceptable to the Town of Nolensville and other affected utilities. The plat shall provide that employees of the Town of Nolensville and all utility and other agencies providing service to the subdivision, when acting in the course of their employment, shall have the right to enter such easements and all vehicle access easements, and to maintain all public utilities and facilities lying therein.
- Detention Area shall be identified as detention area for the benefit of lots 5A and 5B. The detention area shall be maintained by the owners of the lots pursuant to a recorded declaration of easements, covenants and restrictions. All public utility and drainage easements within the detention area shall be formally dedicated on the final plat, at locations and widths acceptable to the Town of Nolensville and other affected utilities. The plat shall provide that employees of the Town of Nolensville and all utility and other agencies providing service to the subdivision, when acting in the course of their employment, shall have the right to enter such easements and all vehicle access easements, and to maintain all public utilities and facilities lying therein.
- All building pads shall have a certified pad letter from a Registered Geotechnical Engineer for the construction of the proposed buildings.



**LEGEND**

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDOT)
- SET CONCRETE MONUMENT
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ POWER POLE
- ↑ GUY ANCHOR
- ⊠ WATER METER
- ⊠ WATER VALVE
- ST— STORM SEWER
- W— WATER LINE
- OHE— OVERHEAD POWER LINE
- SS— SANITARY SEWER LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC
- ⊗ BOLLARDS
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W.C. TN. REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. RIGHT-OF-WAY

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS:

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL PLAT OF "NOLENSVILLE BUSINESS CENTER" 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 5.6 OF NOLENSVILLE SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM \_\_\_\_\_

DATE: \_\_\_\_\_ NAME OF AUTHORIZED AGENT \_\_\_\_\_

Certificate of Addresses

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

Date \_\_\_\_\_ Authorized Approving Agent \_\_\_\_\_ Title \_\_\_\_\_

Certificate of Ownership & Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 6811 Page 245, R.O.W.C. Tennessee, 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 than is prescribed by the restrictive covenants as of record in book \_\_\_\_\_ page \_\_\_\_\_ R.O.W.C., TN, running with the property.

Date \_\_\_\_\_

AUTHORIZED AGENT FOR  
NOLENSVILLE BUSINESS CENTER, GP

ROGER HARRAH LS 2039

Certificate of Approval of Subdivision Name and Street Names

I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency.

Director Town of Nolensville \_\_\_\_\_ Date \_\_\_\_\_

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 INVALID IF NOT RECORDED BY: \_\_\_\_\_ Date \_\_\_\_\_

Certificate of Approval of Metro Nashville Department of Sewerage Services

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled \_\_\_\_\_ 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.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Certificate of Survey Accuracy

I hereby certify that the plan shown and described hereon is true & correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments shown hereon have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the Town Engineer.

Roger H. Harrah Tn. Reg. No. 2039 \_\_\_\_\_ Date 09/29/16 \_\_\_\_\_

Certification of the 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 free planting guidelines have been met for Gilchrist South. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Date \_\_\_\_\_ Electric Provider \_\_\_\_\_

**FINAL PLAT OF  
NOLENSVILLE BUSINESS CENTER**

REVISIONS: 09-29-16 REVISIONS FOR RE-SUBMITTAL	
<b>RESUBDIVISION OF LOT 5 HALEY INDUSTRIAL PARK - PHASE 1</b>	
PLAT BOOK 40 PAGE 11	
CONTAINING 1.810 ACRES OF LAND MORE OR LESS	
BEING ALL OF MAP 56 PARCEL 52.08 DEED BOOK 6811, PAGE 245 NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE	
<b>FOR GROVE PARK CONSTRUCTION</b>	
TOTAL ACRES: 1.810±	DATE OF DWG: 06 SEPT 2016
TOTAL LOTS: 2	LAST FIELD WORK: 02 AUG 2016
CIVIL DISTRICT: 17th	MANAGER: RHH CADD: RH
CLOSURE ERROR: 1'-24, 100 ±	CREW CHIEF (S) CH
	FILE: T301031FP.PRO
	PROJECT NUMBER: T301-16-031
	FIELD BOOK NUMBER: #
	DRAWING SCALE: 1" = 50'
	SHEET 1 OF 1