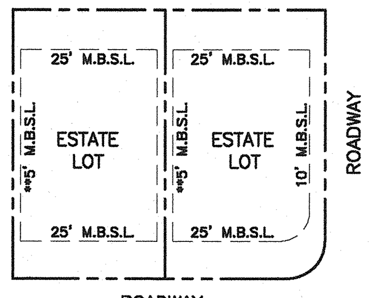
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 132 SINGLE-FAMILY LOTS AND 11 OPEN SPACE TRACTS.

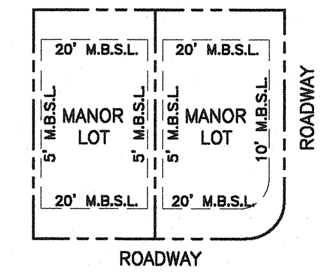
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.

3. THE PROPERTY IS ZONED SUBURBAN RESIDENTIAL –

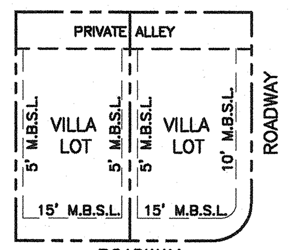
   MINIMUM BUILDING SETBACKS – SEE TYPICAL LOT DETAILS BELOW:



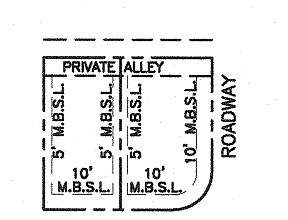
ESTATE LOTS (E)
(STREET LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 15'
**20' AGGREGATE BETWEEN BUILDINGS SIDE LOADED GARAGES



MANOR LOTS (M)
(STREET LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 15'
SIDE OR FRONT LOADED GARAGES



VILLA LOTS (V)
(ALLEY LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 10'
REAR LOADED GARAGES



COTTAGE LOTS (C)
(ALLEY LOADED)
*MINIMUM SETBACK FOR FRONT PORCH SHALL BE 5'
REAR LOADED GARAGES

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470204, PANEL NO. 0230, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, 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, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. 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 ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.

6. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION AREAS.

7. ALL OPEN SPACE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.

8. THE SINKHOLE LOCATION SHOWN HEREON IS BASED ON A GEOTECHNICAL ENGINEERING STUDY PREPARED BY AMERICAN GEOTECHNICAL & ENVIRONMENTAL, INC., AG&E FILE NUMBER: 2014-089, PREPARED FOR FORESTAR, DATED JANUARY 17, 2015.

9. LOTS SHOWN THUS (*) ARE DESIGNATED AS CRITICAL LOTS. PER APPENDIX D, SECTION 1.1.0 OF THE TOWN OF NOLENSVILLE ZONING ORDINANCE, PRIOR TO APPLICATION FOR A BUILDING PERMIT ON A LOT DESIGNATED AS "CRITICAL", A PLAN SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR APPROVAL. THE PLAN SHALL PROVIDE A SURVEY OF EXISTING CONDITIONS AND DETAILS OF THE PROPOSED DEVELOPMENT ON THE LOT. NO CLEARING OR GRADING MAY TAKE PLACE PRIOR TO APPROVAL OF THE CRITICAL LOT PLAN AND ISSUANCE OF A BUILDING PERMIT.

10. LOTS 1, 18–22, 82–86, 133–162, AND 173–198 WILL HAVE REAR LOADED GARAGE ACCESS. LOTS 2–5, 23–26, 56, 70–81, 199–226 AND 292–295 WILL HAVE SIDE ENTRY GARAGE ACCESS. LOTS 6–17, 87–89, AND 125–132 WILL HAVE FRONT LOADED GARAGES.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PHYLLIS SANFORD, RAYFORD SCALES, LARRY SCALES AND ERIC SCALES FROM FLORAINE M. SCALES BY QUITCLAIM DEED OF RECORD IN BOOK 4360, PAGE 895, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO ELTON P. SCALES AND WIFE, LORAINE M. SCALES, FROM D.F. PARKER AND WIFE, SALLIE FRANCES GEE PARKER BY DEED OF RECORD IN BOOK 201, PAGE 881, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

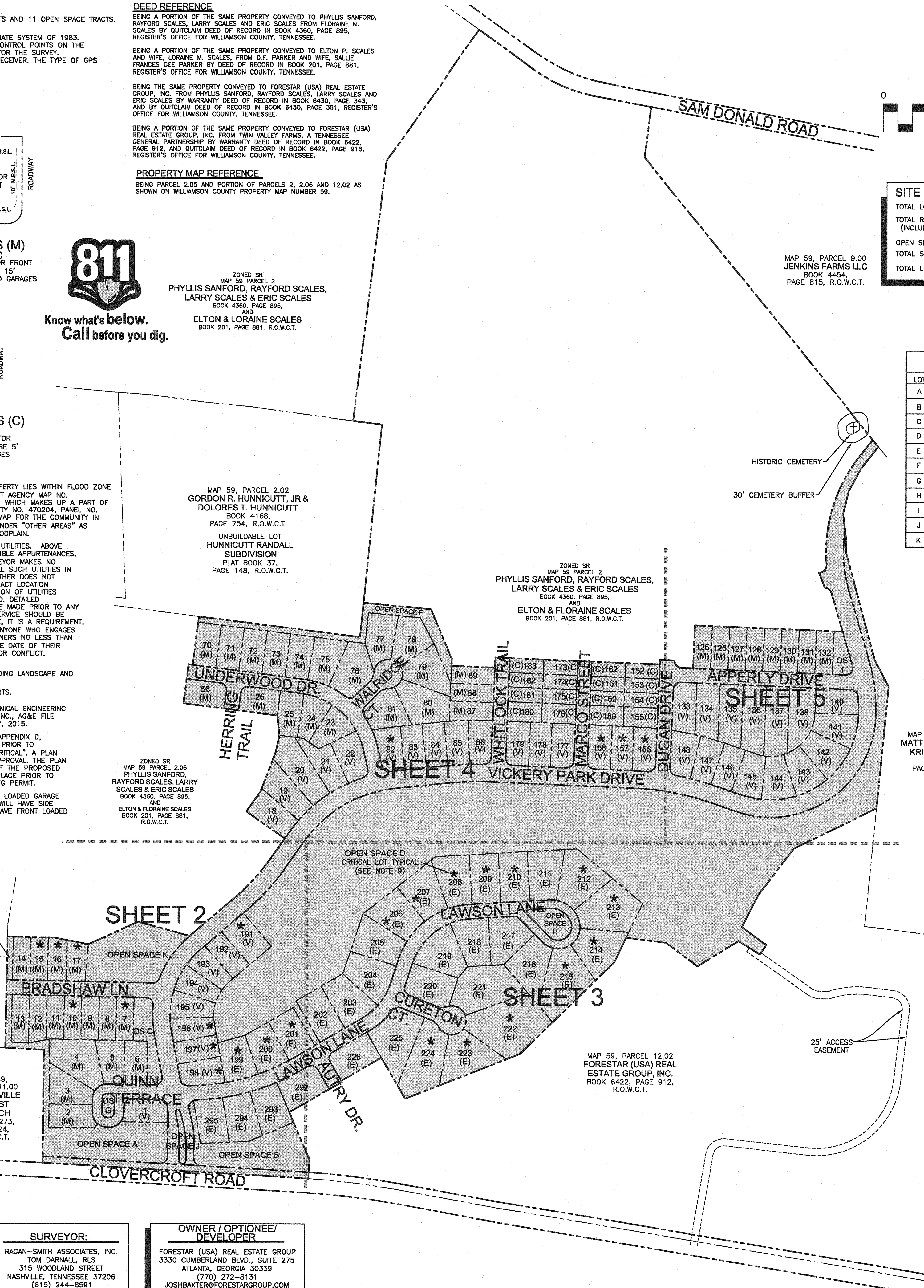
BEING THE SAME PROPERTY CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP, INC. FROM PHYLLIS SANFORD, RAYFORD SCALES, LARRY SCALES AND ERIC SCALES BY WARRANTY DEED OF RECORD IN BOOK 6430, PAGE 343, AND BY QUITCLAIM DEED OF RECORD IN BOOK 6430, PAGE 351, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP, INC. FROM TWIN VALLEY FARMS, A TENNESSEE GENERAL PARTNERSHIP BY WARRANTY DEED OF RECORD IN BOOK 6422, PAGE 912, AND QUITCLAIM DEED OF RECORD IN BOOK 6422, PAGE 918, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL 2.05 AND PORTION OF PARCELS 2, 2.06 AND 12.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 59.

811
Know what's **below.**
Call before you dig.

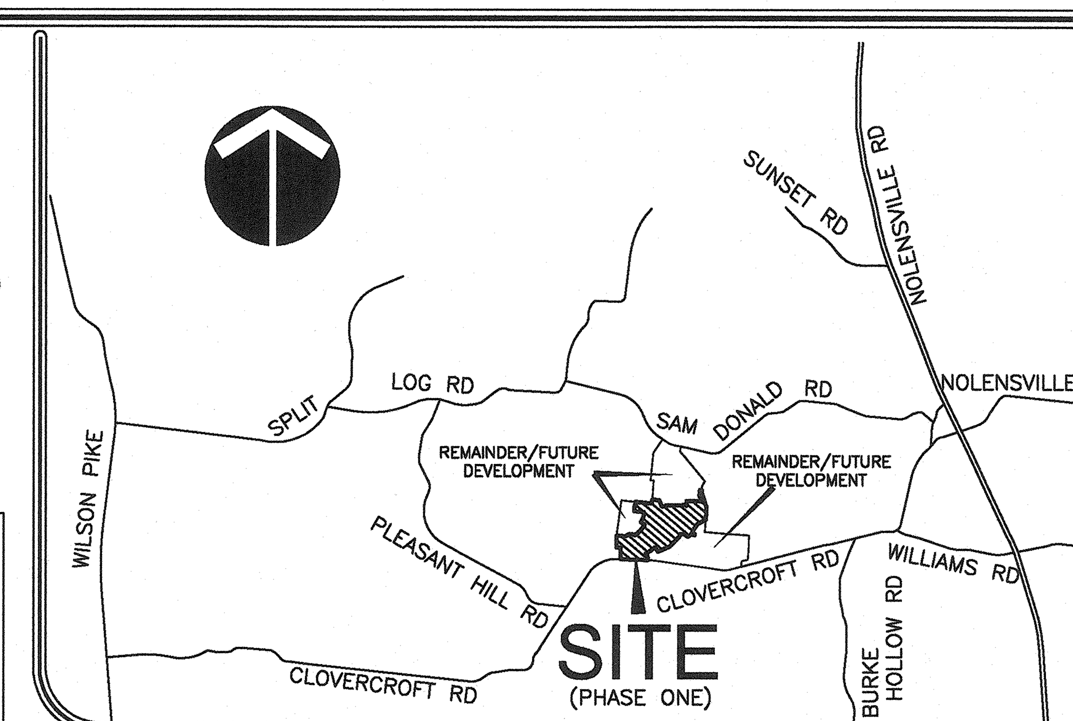


(SEE NOTE 2)

0 200 400 600

SITE DATA TABLE

TOTAL LOT AREA – 41.31 AC.±
TOTAL R.O.W. AREA – 13.45 AC.± (INCLUDES CLOVERCROFT R.O.W. DEDICATION)
OPEN SPACE AREA – 23.29 AC.±
TOTAL SITE AREA – 78.05 AC.±
TOTAL LINEAR FEET OF ROAD – 10,741 FT.±



LOCATION MAP
(NOT TO SCALE)

OPEN SPACE AREA TABLE		
LOT	SQ. FT.±	ACRES±
A	63,639	1.46
B	44,426	1.02
C	16,139	0.37
D	779,576	17.90
E	3,008	0.07
F	28,959	0.66
G	3,213	0.07
H	11,165	0.26
I	7,881	0.18
J	3,903	0.09
K	52,462	1.20

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	11,937	0.27
2	12,337	0.28
3	14,792	0.34
4	22,477	0.52
5	12,785	0.29
6	12,000	0.28
7	9,000	0.21
8	9,000	0.21
9	9,000	0.21
10	9,000	0.21
11	9,018	0.21
12	9,548	0.22
13	9,866	0.23
14	9,024	0.21
15	9,024	0.21
16	9,612	0.22
17	9,461	0.22
18	14,025	0.32
19	16,162	0.37
20	21,253	0.49
21	14,807	0.34
22	13,898	0.32
23	11,891	0.27
24	10,996	0.25
25	11,424	0.26
26	11,301	0.26
56	11,871	0.27
70	12,000	0.28
71	12,000	0.28
72	12,000	0.28
73	12,000	0.28
74	12,352	0.28
75	14,976	0.34
76	19,212	0.44
77	15,847	0.36
78	16,450	0.38
79	17,715	0.41
80	19,593	0.45
81	15,590	0.36
82	12,441	0.29

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
83	11,250	0.26
84	11,369	0.26
85	11,842	0.27
86	11,734	0.27
87	9,533	0.22
88	9,000	0.21
89	9,000	0.21
125	9,000	0.21
126	9,000	0.21
127	9,000	0.21
128	9,000	0.21
129	9,000	0.21
130	9,000	0.21
131	9,000	0.21
132	9,000	0.21
133	13,495	0.31
134	14,718	0.34
135	16,379	0.38
136	18,234	0.42
137	18,810	0.43
138	16,850	0.39
139	SKIPPED	
140	12,375	0.28
141	13,481	0.31
142	14,976	0.34
143	13,750	0.32
144	13,827	0.32
145	13,522	0.31
146	11,304	0.26
147	11,967	0.27
148	12,992	0.30
152	5,875	0.13
153	5,875	0.13
154	5,875	0.13
155	7,854	0.18
156	11,856	0.27
157	11,250	0.26
158	11,866	0.27
159	7,814	0.18
160	5,875	0.13

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
161	5,875	0.13
162	5,875	0.13
173	5,875	0.13
174	5,875	0.13
175	5,875	0.13
176	7,814	0.18
177	11,866	0.27
178	11,250	0.26
179	11,866	0.27
180	7,814	0.18
181	5,875	0.13
182	5,875	0.13
183	5,875	0.13
191	14,850	0.34
192	11,250	0.26
193	11,022	0.25
194	11,014	0.25
195	11,014	0.25
196	11,033	0.25
197	11,250	0.26
198	12,832	0.29
199	15,118	0.35
200	15,232	0.35
201	15,026	0.34
202	16,500	0.38
203	18,461	0.42
204	19,303	0.44
205	19,474	0.45
206	19,194	0.44
207	19,006	0.44
208	19,120	0.44
209	17,000	0.39
210	17,000	0.39
211	18,792	0.43
212	23,484	0.54
213	27,573	0.63
214	20,742	0.48
215	29,188	0.67
216	20,900	0.48
217	18,243	0.42

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
218	17,676	0.41
219	20,605	0.47
220	18,137	0.42
221	29,351	0.67
222	40,163	0.92
223	22,566	0.52
224	28,492	0.65
225	26,792	0.62
226	15,866	0.36
292	16,107	0.37
293	16,209	0.37
294	17,159	0.39
295	15,121	0.35

MAP 59 PARCEL 16.05
LOYD & JOANN MAYES
BOOK 2687, PAGE 905, R.O.W.C.T.

MAP 59 PARCEL 16.06
DOUGLAS & HONNIE ARNOLD
BOOK 6179, PAGE 719, R.O.W.C.T.

MAP 59 PARCEL 16
DANIEL & KATIE LONERGAN
BOOK 5813, PAGE 614, R.O.W.C.T.

MAP 59 PARCEL 16.03
WILLIAM & VICKY SCALES
BOOK 2080, PAGE 546, R.O.W.C.T.

MAP 59, PARCEL 14
BARBARA ARNOLD
BOOK 4924, PAGE 161, R.O.W.C.T.

MAP 59, PARCEL 13
ROGER & TERESA YOUNG
BOOK 544, PAGE 849, R.O.W.C.T.

JOHN T. DARNALL REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1571
10-26-16

LEGEND

OS	OPEN SPACE
R.O.W.	RIGHT-OF-WAY
R.O.W.C.T.	REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE

SURVEYOR:
RAGAN-SMITH ASSOCIATES, INC.
TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

OWNER / OPTIONEE/ DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP
3330 CUMBERLAND BLVD., SUITE 275
ATLANTA, GEORGIA 30339
(770) 272-8131
JOSHBAXTER@FORESTARGROUP.COM

TOTAL AREA = 3,400,158 SQUARE FEET OR 78.06 ACRES ±

G:\14032-9899\1-SURVEY\PLATS\FINAL\PHASE ONE\9899 PH 1 FINAL PLAT-COVER.DWG
PLOTTED BY AMANDA REED ON: 10/26/2016 8:22 AM LAST UPDATED BY AMR ON: 10/25/2016 4:39 PM

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 6422, PAGE 912, BOOK 6422, PAGE 918, BOOK 6430, PAGE 343, AND BOOK 6430, PAGE 351 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 MAKE 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 TITLE TO THE PROPERTY.

DATE OWNER

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

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 MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATION OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER.

10-26-16
DATE JOHN T. DARNALL RLS NO. 1571

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICTED ON THE FINAL SUBDIVISION PLAT ENTITLED SCALES FARMSTEAD – PHASE ONE 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

DATE NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

SEWER SYSTEM (IF APPLICABLE)

DATE NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF 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 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.

TOWN ENGINEER DATE

TOWN PLANNER DATE

CERTIFICATE OF COMMON AREAS DEDICATION

THE FORESTAR (USA) REAL ESTATE TROUP, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN SCALES FARMSTEAD – PHASE ONE 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 NAMED SUBDIVISION.

"DECLARATION OF COVENANTS AND RESTRICTIONS" APPLICABLE TO THE ABOVE NAMES SUBDIVISION, IS HEREBY INCORPORATED AND NAME A PART OF THIS PLAT.

DATE OWNER

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 SUMMERLYN, SECTION TWO. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

DATE ELECTRIC PROVIDER

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, EXCEPT FOR 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.

DATE: SECRETARY, PLANNING COMMISSION

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY

DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

I HEREBY CERTIFY THAT WILLIAMSON COUNTY HAS APPROVED THE SUBDIVISION NAME AND STREET NAMES.

WILLIAMSON COUNTY PUBLIC SAFETY DATE

CERTIFICATE OF APPROVAL OF ADDRESSES

I HEREBY CERTIFY THAT THE TOWN OF NOLENSVILLE HAS APPROVED THE STREET ADDRESSES.

TOWN PLANNER DATE

FINAL PLAT

SCALES FARMSTEAD
PHASE ONE

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF NOLENSVILLE, TENNESSEE

REVISED: OCTOBER 26, 2016
DATE: OCTOBER 25, 2016
JOB NO. 14-032
SCALE: 1"=200'
W.O. 9899

OWNER/DEVELOPER

FORESTAR (USA) REAL ESTATE GROUP
C/O BOB FREEMAN
(BOBFREEMAN@FORESTARGROUP.COM)
3330 CUMBERLAND BLVD. SUITE 275
ATLANTA, GEORGIA 30339

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615)244-6739 tdarnall@ragansmith.com
CONTACT: TOM DARNALL, RLS

GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR GENERAL NOTES, TYPICAL LOT DETAILS, AND LOT AND OPEN SPACE AREAS.

811 Know what's below. Call before you dig.

(SEE NOTE 2)

0 60 120 180

SEE SHEET 4

MATCHLINE

MATCHLINE

SEE SHEET 3

FUTURE DEVELOPMENT
ZONED SR
MAP 59 PARCEL 2.06
PHYLLIS SANFORD, RAYFORD SCALES, LARRY SCALES & ERIC SCALES
BOOK 4360, PAGE 895,
AND
ELTON & FLORAINE SCALES
BOOK 201, PAGE 881,
R.O.W.C.T.

ZONED MGA-1
MAP 59, PARCEL 10.00
STEVEN B. LUCKS &
JULIA C. LUCKS
BOOK 665,
PAGE 1, R.O.W.C.T.

ZONED MGA-1
MAP 59, PARCEL 11.00
NOLENSVILLE BAPTIST CHURCH
BOOK 1273, PAGE 24,
R.O.W.C.T.

TEMPORARY TURNAROUND EASEMENT (TO BE ABANDONED UPON EXTENSION OF ROAD)

OPEN SPACE K
AMENITY AREA

OPEN SPACE C

OPEN SPACE A

OPEN SPACE B

OPEN SPACE D

DETENTION POND

STREAM BUFFER

VICKERY PARK DRIVE (COLLECTOR)

BRADSHAW LANE (LOCAL)

QUINN TERRACE (LOCAL)

LAWSON LANE (LOCAL)

AUTRY DRIVE (LOCAL)

CLOVERCROFT ROAD (50' R.O.W.)

22' RIGHT-OF-WAY DEDICATION AREA
20,179 SQ. FT.± OR 0.46 ACRES±

PARCEL LINE PARCEL 2.05 PARCEL 2.02

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	745.00'	190.12'	14°37'17"	95.58	189.60'	N42°12'52"E
C7	25.00'	40.44'	92°40'41"	26.20	36.17'	S46°57'54"W
C8	300.00'	42.98'	8°12'28"	21.52	42.94'	S03°28'40"E
C9	25.00'	35.46'	81°15'43"	21.45	32.56'	S48°12'46"E
C10	25.00'	39.27'	90°00'00"	25.00	35.36'	N46°09'22"E
C11	50.00'	78.54'	90°00'00"	50.00	70.71'	N46°09'22"E
C12	50.00'	32.85'	37°38'23"	17.04	32.26'	S19°58'33"W
C13	50.00'	45.69'	52°21'37"	24.58	44.12'	N84°58'33"E
C14	50.00'	78.54'	90°00'00"	50.00	70.71'	S43°50'38"E
C15	50.00'	33.43'	38°18'22"	17.37	32.81'	S69°41'27"E
C16	50.00'	45.11'	51°41'38"	24.22	43.60'	S24°41'27"E
C17	50.00'	78.54'	90°00'00"	50.00	70.71'	S46°09'22"W
C18	50.00'	26.92'	30°51'13"	13.80	26.60'	S16°34'59"W
C19	50.00'	40.19'	46°03'07"	21.25	39.11'	S55°02'09"W
C20	50.00'	11.43'	13°05'40"	5.74	11.40'	S84°36'32"W
C21	25.00'	44.39'	101°43'48"	30.72	38.78'	S40°17'28"W
C22	16.50'	25.92'	90°00'00"	16.50	23.33'	S43°50'38"E
C23	16.50'	25.92'	90°00'00"	16.50	23.33'	S46°09'22"W
C24	16.50'	25.92'	90°00'00"	16.50	23.33'	N43°50'38"W
C25	16.50'	25.92'	90°00'00"	16.50	23.33'	N46°09'22"E
C26	363.00'	102.26'	16°08'25"	51.47	101.92'	S02°30'13"E
C27	25.00'	41.19'	94°24'37"	27.00	36.69'	S41°38'19"E
C28	25.00'	30.74'	70°27'00"	17.65	28.84'	S55°55'52"W
C29	363.00'	182.58'	28°49'08"	93.27	180.66'	N35°06'56"E
C31	505.00'	53.82'	6°06'24"	26.94	53.80'	S37°57'25"W
C118	805.00'	205.43'	14°37'17"	103.28	204.87'	S42°12'52"W
C119	303.00'	317.82'	60°05'56"	175.29	303.45'	N19°28'32"E
C120	303.00'	74.75'	14°08'07"	37.57	74.56'	N42°27'27"E
C121	303.00'	97.58'	18°27'09"	49.22	97.16'	N26°09'49"E
C122	303.00'	97.58'	18°27'09"	49.22	97.16'	N07°42'40"E
C123	303.00'	47.91'	9°03'32"	24.00	47.86'	N00°02'40"W
C124	25.00'	34.54'	79°09'53"	20.67	31.86'	N50°09'22"W
C125	725.00'	384.19'	30°21'42"	196.72	379.71'	S75°04'50"W
C126	725.00'	130.52'	10°18'52"	65.43	130.34'	S85°06'15"W
C127	725.00'	118.50'	9°21'52"	59.38	118.36'	S75°15'53"W
C128	725.00'	115.95'	9°09'48"	58.10	115.83'	S66°00'02"W
C129	725.00'	19.23'	1°31'10"	9.61	19.23'	S60°39'33"W
C163	25.00'	39.27'	90°00'00"	25.00	35.36'	N75°06'01"W
C164	775.00'	381.54'	28°12'26"	194.72	377.70'	N74°00'12"E
C165	775.00'	95.25'	7°02'29"	47.68	95.19'	N63°25'13"E
C166	775.00'	96.94'	7°10'00"	48.53	96.87'	N70°31'28"E
C167	775.00'	96.94'	7°10'00"	48.53	96.87'	N77°41'28"E
C168	775.00'	92.42'	6°49'57"	46.26	92.36'	N84°41'26"E
C169	25.00'	7.89'	18°05'28"	3.98	7.86'	N79°03'41"E
C170	25.00'	36.17'	82°54'08"	22.08	33.10'	N28°33'53"E
C171	300.00'	70.75'	13°30'45"	35.54	70.59'	N06°07'49"W
C172	25.00'	38.10'	87°19'19"	23.86	34.52'	N43°02'06"W
C173	12.00'	37.70'	180°00'00"	INFINITY	24.00'	N89°22'32"W
C174	326.80'	63.88'	11°12'01"	32.04	63.78'	N05°15'14"W
C175	7.50'	22.89'	174°53'24"	168.08	14.99'	N76°35'52"E
C176	346.06'	68.28'	11°18'17"	34.25	68.17'	S10°06'15"E
C183	153.00'	160.49'	60°05'56"	88.51	153.23'	N19°28'32"E
C184	153.00'	37.75'	14°08'07"	18.97	37.65'	S42°27'27"W
C185	153.00'	49.27'	18°27'09"	24.85	49.06'	S26°09'49"W
C186	153.00'	49.27'	18°27'09"	24.85	49.06'	S07°42'40"W
C187	153.00'	24.19'	9°03'32"	12.12	24.17'	S06°02'40"E

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S03°29'55"W	22.00'
L15	N01°09'22"E	24.47'
L17	S88°50'38"E	8.80'
L18	S59°53'59"W	25.69'
L19	S12°53'11"E	43.84'
L20	S88°50'38"E	8.80'
L21	S88°50'38"E	8.80'
L22	S10°50'50"E	35.10'
L23	N15°57'26"W	36.04'
L24	S00°37'28"W	67.21'
L25	N00°37'19"E	67.45'

LOT TYPE KEY

(E) ESTATE LOTS
(M) MANOR LOTS
(V) VILLA LOTS
(C) COTTAGE LOTS

* SEE SHEET 1, NOTE 3 FOR TYPICAL LOT DETAILS

LEGEND

- MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- CATCH BASIN
- SANITARY SEWER MANHOLE
- LIGHT STANDARD
- (XXX) LOT NUMBER
- R.O.W. RIGHT-OF-WAY
- —W— WATER LINE
- WATER VALVE
- FIRE HYDRANT
- —SA— SANITARY SEWER LINE
- RCP REINFORCED CONCRETE PIPE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
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- OS OPEN SPACE
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- 123 STREET ADDRESS
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

JOHN T. DARNALL LICENSED LAND SURVEYOR TENNESSEE NO. 1571

FINAL PLAT

SCALES FARMSTEAD

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF NOLENSVILLE, TENNESSEE

REVISED: OCTOBER 26, 2016
DATE: OCTOBER 25, 2016
JOB NO. 14-032
SCALE: 1"=60'
W.O. 9899

OWNER/DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP
C/O BOB FREEMAN
(BOBFREEMAN@FORESTARGROUP.COM)
3330 CUMBERLAND BLVD. SUITE 275
ATLANTA, GEORGIA 30339

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CONTACT: TOM DARNALL, RLS

G:\14032-9899\1-SURVEY\PLATS\FINAL\PHASE ONE\9899 PH 1 FINAL PLAT.DWG

G:\14032-9899\1-SURVEY\PLATS\FINAL\PHASE ONE\9899 PH 1 FINAL PLAT.DWG
XREF OPTIMIZED BY AMY ON 10/26/2016 3:01 PM

GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR GENERAL NOTES, TYPICAL LOT DETAILS, AND LOT AND OPEN SPACE AREAS.

811 Know what's below. Call before you dig.

(SEE NOTE 2)

0 60 120 180

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C130	225.00'	164.39'	41°51'41"	86.06	160.76'	S38°58'08"W
C131	225.00'	72.54'	18°28'24"	36.59	72.23'	S50°39'47"W
C132	225.00'	91.85'	23°23'17"	46.57	91.21'	S29°43'56"W
C133	275.00'	329.05'	68°33'26"	187.44	309.77'	S52°19'00"W
C134	275.00'	67.83'	14°07'54"	34.09	67.65'	S25°06'14"W
C135	275.00'	92.10'	19°11'17"	46.48	91.67'	S41°45'50"W
C136	275.00'	92.10'	19°11'17"	46.48	91.67'	S60°57'07"W
C137	275.00'	77.03'	16°02'58"	38.77	76.78'	S78°34'14"W
C138	100.00'	137.65'	78°52'04"	82.24	127.04'	N53°58'15"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C139	100.00'	22.93'	13°08'26"	11.52	22.88'	N86°50'04"W
C140	100.00'	71.31'	40°51'21"	37.25	69.81'	N59°50'10"W
C141	100.00'	43.40'	24°51'53"	22.05	43.06'	N26°58'33"W
C142	75.00'	195.92'	149°40'27"	276.75	144.78'	N60°18'01"E
C143	75.00'	24.56'	18°45'45"	12.39	24.45'	N05°09'52"W
C144	75.00'	67.06'	51°13'40"	35.96	64.85'	N29°49'50"E
C145	75.00'	63.97'	48°52'14"	34.08	62.05'	N79°52'47"E
C146	75.00'	40.35'	30°49'20"	20.67	39.86'	S60°16'26"E
C147	25.00'	21.18'	48°32'31"	11.27	20.55'	S69°08'01"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C148	225.00'	269.22'	68°33'26"	153.36	253.45'	N52°19'00"E
C149	225.00'	73.15'	18°37'40"	36.90	72.83'	N77°16'53"E
C150	225.00'	196.07'	49°55'46"	104.75	189.93'	N43°00'10"E
C151	25.00'	37.60'	86°10'17"	23.38	34.15'	N25°02'51"W
C152	50.00'	36.14'	41°24'35"	18.90	35.36'	N88°50'17"W
C153	50.00'	229.35'	262°49'09"	56.69	75.00'	N21°52'00"E
C154	50.00'	7.51'	8°36'31"	3.76	7.51'	S74°44'54"W
C155	50.00'	70.70'	81°00'53"	42.72	64.95'	N60°26'25"W
C156	50.00'	48.03'	55°02'26"	26.05	46.21'	N07°35'15"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C157	50.00'	57.31'	65°40'10"	32.27	54.22'	N67°56'33"E
C158	50.00'	45.81'	52°29'57"	24.66	44.23'	N52°58'24"W
C159	50.00'	36.14'	41°24'35"	18.90	35.36'	S47°25'43"E
C160	25.00'	32.66'	74°50'33"	19.13	30.38'	N74°26'44"E
C161	275.00'	109.79'	22°52'31"	55.64	109.07'	N48°27'43"E
C162	25.00'	39.27'	90°00'00"	25.00	35.36'	N14°53'59"E
C163	25.00'	39.27'	90°00'00"	25.00	35.36'	N75°06'01"W
C177	9.50'	21.80'	131°27'29"	21.07	17.32'	N20°51'59"E
C180	70.50'	97.04'	78°52'04"	57.98	89.56'	S53°58'15"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C181	45.50'	118.86'	149°40'27"	167.90	87.83'	S60°18'01"W

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S34°59'30"W	40.00'
L13	S30°06'01"E	5.00'
L18	S59°53'59"W	25.69'

LOT TYPE KEY

(E) ESTATE LOTS
(M) MANOR LOTS
(V) VILLA LOTS
(C) COTTAGE LOTS

* SEE SHEET 1, NOTE 3 FOR TYPICAL LOT DETAILS

LEGEND

■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")		FIRE HYDRANT
●	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—SA—	SANITARY SEWER LINE
		RCP	REINFORCED CONCRETE PIPE
		P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
	CATCH BASIN	P.U.D.A.E.	PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT
	SANITARY SEWER MANHOLE	OS	OPEN SPACE
	LIGHT STANDARD		CONCRETE SURFACE
(XXX)	LOT NUMBER	123	STREET ADDRESS
R.O.W.	RIGHT-OF-WAY	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
—W—	WATER LINE		
⋈	WATER VALVE		

FINAL PLAT

SCALES FARMSTEAD

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF NOLENSVILLE, TENNESSEE

REVISED: OCTOBER 26, 2016
DATE: OCTOBER 25, 2016
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SCALE: 1"=60'
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CONTACT: TOM DARNALL, RLS

GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR GENERAL NOTES, TYPICAL LOT DETAILS, AND LOT AND OPEN SPACE AREAS.

LEGEND

- MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- CATCH BASIN
- SANITARY SEWER MANHOLE
- LIGHT STANDARD
- (XXX) LOT NUMBER
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- —W— WATER LINE
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LOT TYPE KEY

(E) ESTATE LOTS
(M) MANOR LOTS
(V) VILLA LOTS
(C) COTTAGE LOTS

* SEE SHEET 1, NOTE 3 FOR TYPICAL LOT DETAILS

(SEE NOTE 2)

0 60 120 180

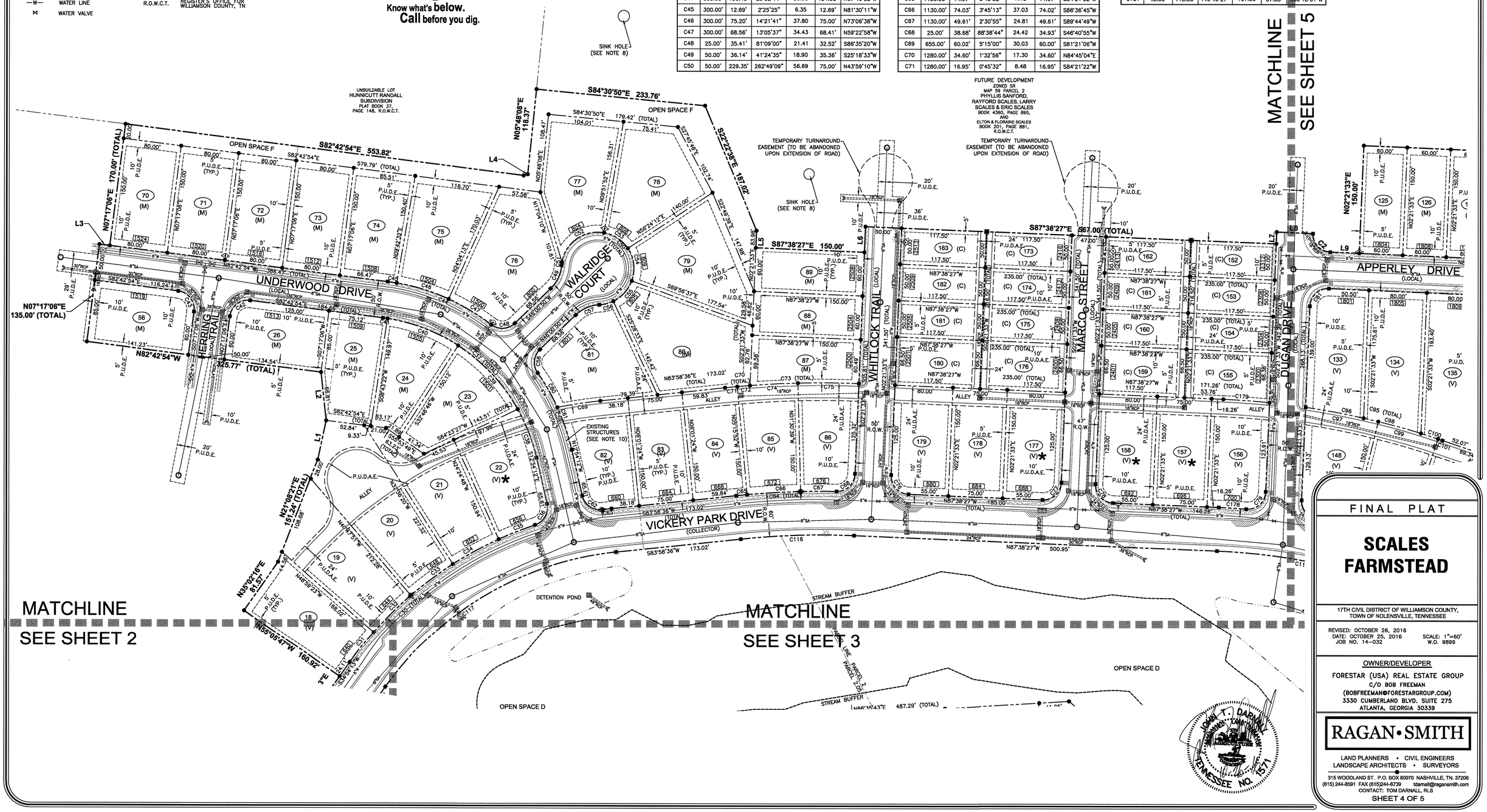
811 Know what's below. Call before you dig.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C30	505.00'	324.17'	36°46'47"	167.89	318.64'	S53°17'37"W
C32	505.00'	72.20'	8°11'32"	36.16	72.14'	S45°06'23"W
C33	505.00'	72.20'	8°11'32"	36.16	72.14'	S53°17'54"W
C34	505.00'	72.20'	8°11'32"	36.16	72.14'	S61°29'26"W
C35	505.00'	53.74'	6°05'49"	26.89	53.71'	S68°38'06"W
C36	25.00'	36.91'	84°35'12"	22.74	33.65'	S29°23'24"W
C37	250.00'	304.61'	69°48'42"	174.44	286.11'	N47°48'33"W
C38	250.00'	72.05'	16°30'48"	36.28	71.80'	S21°09'36"E
C39	250.00'	121.17'	27°46'13"	61.80	119.99'	S43°18'07"E
C40	250.00'	105.11'	24°05'24"	53.34	104.34'	S69°13'56"E
C41	250.00'	6.27'	1°26'16"	3.14	6.27'	S81°59'46"E
C42	25.00'	39.27'	90°00'00"	25.00	35.36'	N52°17'06"E
C43	25.00'	39.27'	90°00'00"	25.00	35.36'	S37°42'54"E
C44	300.00'	156.45'	29°52'44"	80.05	154.68'	N67°46'32"W
C45	300.00'	12.69'	2°25'25"	6.35	12.69'	N81°30'11"W
C46	300.00'	75.20'	14°21'41"	37.80	75.00'	N73°06'38"W
C47	300.00'	68.56'	13°05'37"	34.43	68.41'	N59°22'58"W
C48	25.00'	35.41'	81°09'00"	21.41	32.52'	S86°35'20"W
C49	50.00'	36.14'	41°24'35"	18.90	35.36'	S25°18'33"W
C50	50.00'	229.35'	262°49'09"	56.69	75.00'	N43°59'10"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C51	50.00'	4.16'	4°46'16"	2.08	4.16'	S06°59'23"W
C52	50.00'	78.97'	90°29'20"	50.43	71.01'	S54°37'11"W
C53	50.00'	40.61'	46°32'21"	21.50	39.51'	N56°51'58"W
C54	50.00'	46.82'	53°39'11"	25.29	45.13'	N06°46'12"W
C55	50.00'	38.81'	44°28'04"	20.44	37.84'	S42°17'25"W
C56	50.00'	19.98'	22°53'58"	10.13	19.85'	N75°58'26"E
C57	50.00'	36.14'	41°24'35"	18.90	35.36'	N66°43'07"E
C58	25.00'	35.41'	81°09'00"	21.41	32.52'	N05°26'20"E
C59	300.00'	116.41'	22°13'59"	58.95	115.68'	N24°01'11"W
C60	300.00'	54.48'	10°24'17"	27.31	54.40'	N29°56'02"W
C61	300.00'	61.93'	11°49'42"	31.08	61.82'	N18°49'03"W
C62	25.00'	36.91'	84°35'12"	22.74	33.65'	N55°11'48"W
C63	505.00'	12.93'	1°28'00"	6.46	12.93'	S83°14'36"W
C65	1130.00'	14.97'	0°45'32"	7.48	14.97'	S84°21'22"W
C66	1130.00'	74.03'	3°45'13"	37.03	74.02'	S86°36'45"W
C67	1130.00'	49.61'	2°30'55"	24.81	49.61'	S89°44'49"W
C68	25.00'	38.68'	88°38'44"	24.42	34.93'	S46°40'55"W
C69	655.00'	60.02'	5°15'00"	30.03	60.00'	S81°21'06"W
C70	1280.00'	34.60'	1°32'56"	17.30	34.60'	N84°45'04"E
C71	1280.00'	16.95'	0°45'32"	8.48	16.95'	S84°21'22"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C72	1280.00'	17.65'	0°47'24"	8.82	17.65'	S85°07'50"W
C73	1280.00'	150.36'	6°43'50"	75.27	150.28'	N88°53'27"E
C74	1280.00'	66.21'	2°57'49"	33.11	66.20'	S87°00'27"W
C75	1280.00'	84.15'	3°46'01"	42.09	84.14'	S89°37'38"E
C76	25.00'	39.27'	90°00'00"	25.00	35.36'	N42°38'27"W
C77	25.00'	39.27'	90°00'00"	25.00	35.36'	S47°21'33"W
C78	25.00'	39.27'	90°00'00"	25.00	35.36'	N42°38'27"W
C79	25.00'	40.28'	92°19'31"	26.04	36.07'	N48°31'18"E
C116	1070.00'	156.54'	8°22'57"	78.41	156.40'	N88°10'04"E
C117	445.00'	381.14'	49°04'22"	203.14	369.59'	N59°26'25"E
C177	9.50'	21.80'	131°27'29"	21.07	17.32'	N20°51'59"E
C178	930.00'	37.74'	2°19'31"	18.87	37.74'	S86°28'42"E
C180	70.50'	97.04'	78°52'04"	57.98	89.56'	S53°58'15"E
C181	45.50'	118.86'	149°40'27"	167.90	87.83'	S60°18'01"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N11°57'10"E	55.71'
L2	N06°05'50"W	66.81'
L3	S82°42'54"E	14.43'
L4	N72°38'12"E	5.91'
L5	S02°21'33"W	23.98'
L6	N02°21'33"E	36.02'
L7	N02°21'33"E	16.50'
L8	S87°38'27"E	50.00'
L9	S87°38'27"E	40.00'



FINAL PLAT

SCALES FARMSTEAD

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF NOLENSVILLE, TENNESSEE

REVISED: OCTOBER 26, 2016
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GENERAL NOTES

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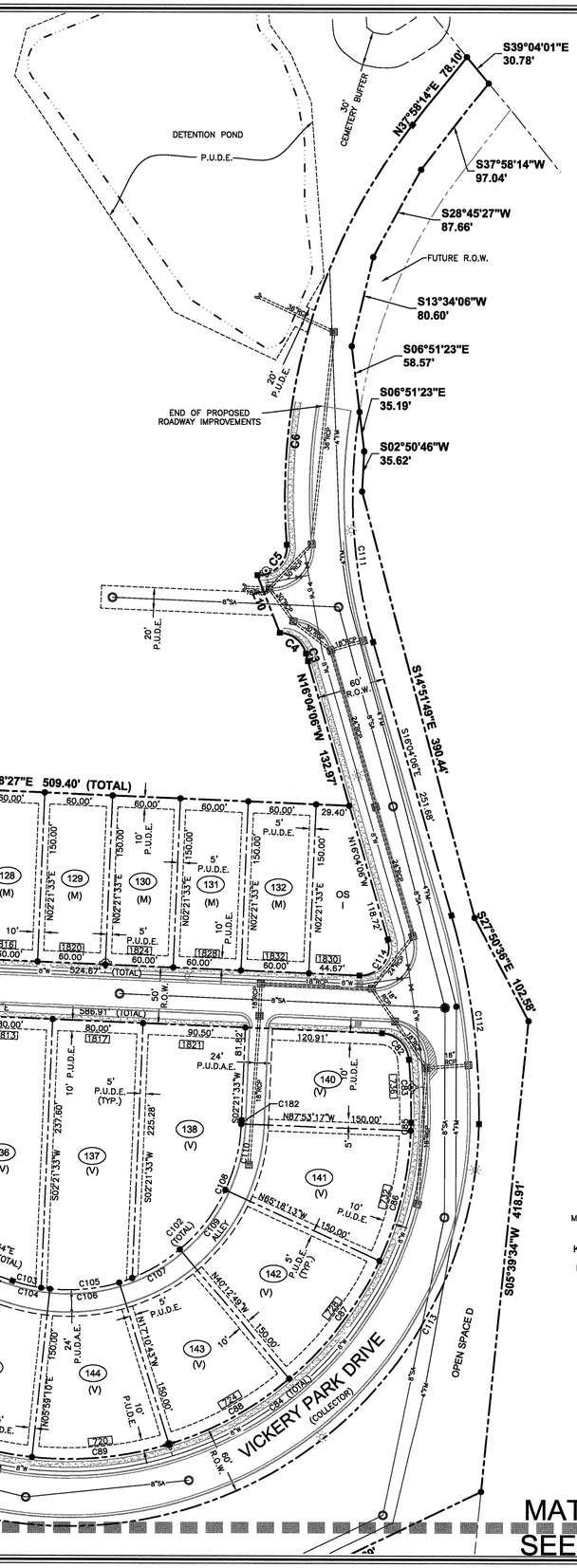
0 60 120 180



SEE SHEET 4 MATCHLINE

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C2	25.00'	39.27'	90°00'00"	25.00	35.36'	S42°38'27"E
C3	530.00'	6.78'	0°44'00"	3.39	6.78'	N15°42'05"W
C4	25.00'	31.55'	72°18'22"	18.27	29.50'	N51°29'16"W
C5	25.00'	42.37'	97°06'31"	28.31	37.48'	N43°48'17"E
C6	530.00'	395.17'	42°43'12"	207.28	386.08'	S16°36'38"W
C80	25.00'	35.62'	81°38'47"	21.60	32.69'	N38°27'51"W
C81	25.00'	39.27'	90°00'00"	25.00	35.36'	N47°21'33"E
C82	25.00'	36.15'	82°51'11"	22.06	33.08'	S46°12'52"E
C83	570.00'	55.73'	5°36'08"	27.89	55.71'	S01°59'13"E
C84	303.00'	570.66'	107°54'35"	416.35	489.98'	S54°46'09"W
C85	303.00'	6.86'	1°17'52"	3.43	6.86'	S01°27'47"W
C86	303.00'	119.43'	22°35'04"	60.50	118.66'	S13°24'15"W
C87	303.00'	132.68'	25°05'24"	67.42	131.63'	S37°14'29"W
C88	303.00'	121.82'	23°02'06"	61.74	121.00'	S61°18'14"W
C89	303.00'	122.50'	23°09'54"	62.10	121.67'	S84°24'13"W
C90	303.00'	67.36'	12°44'16"	33.82	67.22'	N77°38'42"W
C92	930.00'	5.57'	0°20'35"	2.78	5.57'	N71°26'51"W
C93	930.00'	73.83'	4°32'55"	36.93	73.81'	N73°53'36"W
C94	930.00'	50.64'	3°07'11"	25.32	50.63'	N77°43'39"W
C95	1080.00'	194.51'	10°19'09"	97.52	194.25'	N76°26'09"W
C96	1080.00'	81.36'	4°18'58"	40.70	81.34'	N79°26'14"W
C97	1080.00'	102.31'	5°25'40"	51.19	102.27'	S78°52'53"E
C98	1080.00'	81.97'	4°20'56"	41.01	81.95'	N75°06'18"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C99	1080.00'	85.74'	4°32'55"	42.89	85.71'	N73°53'36"W
C100	1080.00'	31.18'	1°39'16"	15.59	31.18'	S72°06'12"E
C101	1080.00'	6.47'	0°20'35"	3.23	6.47'	N71°26'51"W
C102	153.00'	288.16'	107°54'35"	210.24	247.42'	N54°46'09"E
C103	153.00'	26.11'	9°46'46"	13.09	26.08'	S76°09'57"E
C104	153.00'	34.01'	12°44'16"	17.08	33.94'	S77°38'42"E
C105	153.00'	81.92'	30°40'36"	41.97	80.94'	N83°36'22"E
C106	153.00'	61.86'	23°09'54"	31.36	61.44'	N84°24'13"E
C107	153.00'	61.51'	23°02'06"	31.18	61.10'	N61°18'14"E
C108	153.00'	179.79'	67°19'38"	101.90	169.62'	S34°36'15"W
C109	153.00'	67.00'	25°05'24"	34.05	66.47'	N37°14'29"E
C110	153.00'	60.31'	22°35'04"	30.55	59.92'	N13°24'15"E
C111	470.00'	206.02'	25°06'55"	104.69	204.38'	N03°30'38"W
C112	630.00'	185.63'	16°52'57"	93.49	184.96'	N07°37'37"W
C113	363.00'	683.67'	107°54'35"	498.80	587.01'	N54°46'09"E
C114	25.00'	47.09'	107°55'58"	34.37	40.43'	S38°23'33"W
C115	870.00'	248.49'	16°21'54"	125.10	247.65'	S79°27'31"E
C182	153.00'	3.13'	1°10'17"	1.56	3.13'	S01°31'35"W

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N02°21'33"E	16.50'
L8	S87°38'27"E	50.00'
L9	S87°38'27"E	40.00'
L10	N21°22'46"W	54.62'

ZONED RD-1
MAP 59, PARCEL 16.04
MATTHEW G. PIERSON &
KRISTIN D. PIERSON
BOOK 1297, PAGE 856, R.O.W.C.T.

MATCHLINE SEE SHEET 3

LOT TYPE KEY

(E) ESTATE LOTS
(M) MANOR LOTS
(V) VILLA LOTS
(C) COTTAGE LOTS

* SEE SHEET 1, NOTE 3 FOR TYPICAL LOT DETAILS

LEGEND

- MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- CATCH BASIN
- SANITARY SEWER MANHOLE
- LIGHT STANDARD
- (XXX) LOT NUMBER
- R.O.W. RIGHT-OF-WAY
- —W— WATER LINE
- WATER VALVE
- FIRE HYDRANT
- —SA— SANITARY SEWER LINE
- RCP REINFORCED CONCRETE PIPE
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.D.A.E. PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT
- OS OPEN SPACE
- CONCRETE SURFACE
- 123 STREET ADDRESS
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

JOHN T. DARNALL 2001 TENNESSEE NO. 1571

FINAL PLAT

SCALES FARMSTEAD

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF NOLENSVILLE, TENNESSEE

REVISED: OCTOBER 26, 2016
DATE: OCTOBER 25, 2016
JOB NO. 14-032
SCALE: 1"=60'
W.O. 9899

OWNER/DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP
C/O BOB FREEMAN
(BOBFREEMAN@FORESTARGROUP.COM)
3330 CUMBERLAND BLVD. SUITE 275
ATLANTA, GEORGIA 30339

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615)244-6739 tdarnall@ragansmith.com
CONTACT: TOM DARNALL, RLS

G:\NASHVILLE\SURVEY\PLAT\FINAL PLAT\SHEETS\SCALES FARMSTEAD FINAL PLAT 5 SHEETS.DWG
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