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 MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.

Electric Provider Date

Certificate of Approval of Streets and Drainage

I hereby certify that:

(1) The streets, drainage, and sidewalks 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 Approval of Utility System

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "Final Plat of Benington Subdivision Section 9" 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 Date

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 "Final Plat of Benington Subdivision Section 9" have been installed in accordance with Metro Department of Water and 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 and Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.

Metro Nashville Dept. of Water and Sewerage Services 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 for Addresses

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

Town Planner 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 of Deeds.

Secretary, Planning Commission Date

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____.

Certificate of Ownership & Dedication

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book ____, Page _____, 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, 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 _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

Owner(s) Date

Title (if acting for partnership or corporation)

Prepared For:

Bill Kottas - Grove Park Partners, LLC.
5205 Colleton Way
Brentwood, TN 37027
Phone: (615) 373-1528
Email: wmkottas@hotmail.com

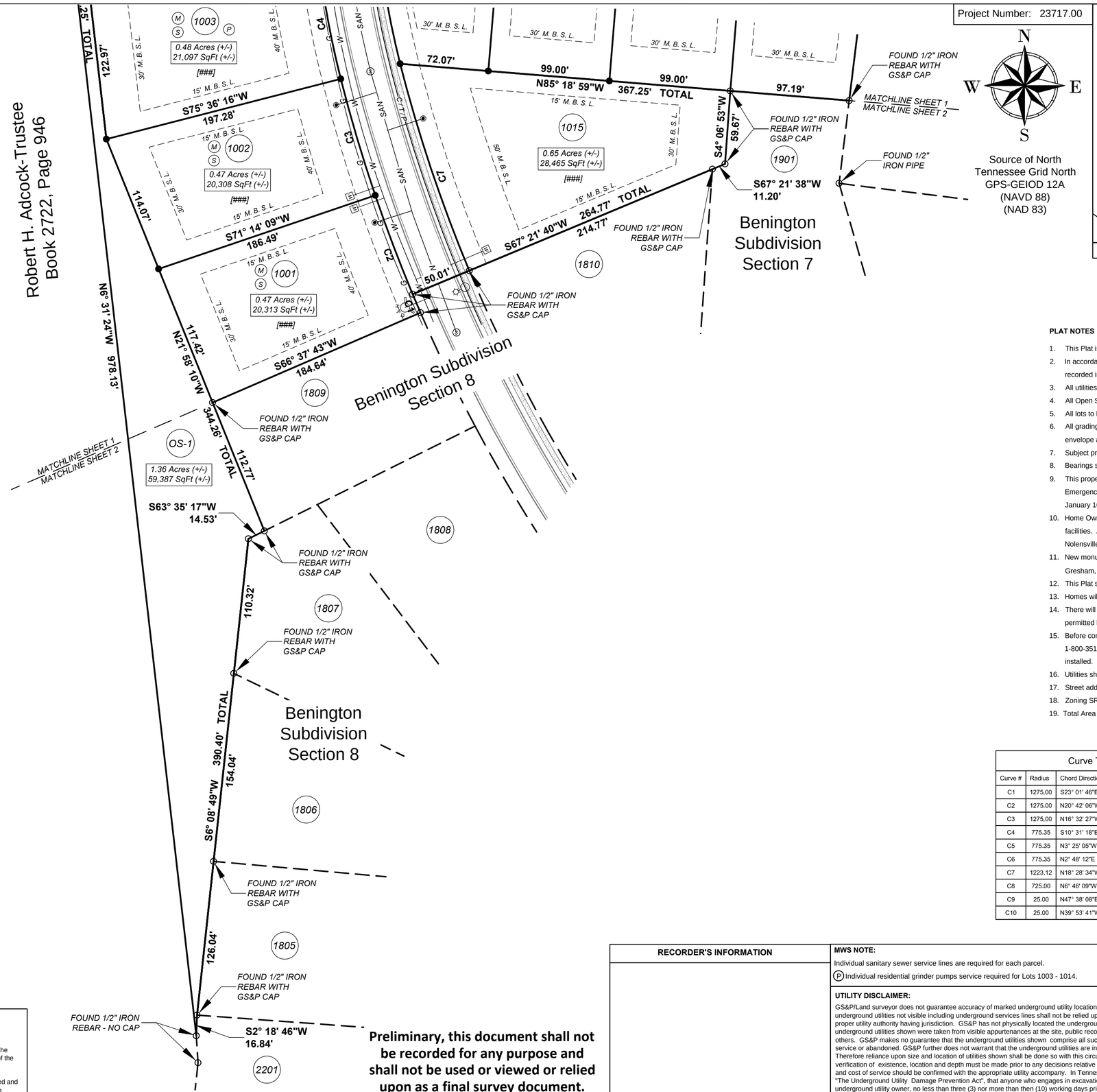
LOT NOTE:

All lots to have side or rear garage entry.

(S) Lots subject to engineered site plans on the basis of grade.

(D) Lots subject to more detailed analysis relative to drainage way constraints. Drainage way shall be field verified and the limits respected by either (A) adjusting the building envelope to avoid the drainage way or (B) adhering to the intent of the design standards of Section 7113 & 7117 of the zoning ordinance.

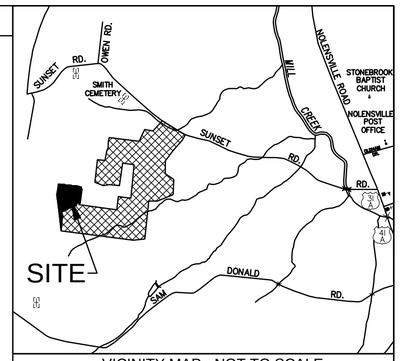
(M) Lots subject to more detailed analysis relative to mature woodlands. The limits of the woodlands shall be field verified and the limits respected by either (A) adjusting the building envelope to avoid the designated woodlands, (B) establishing development pads that provide the required protection levels of section 7112 of the zoning ordinance or (c) mitigation.



Project Number: 23717.00

N W E S

Source of North Tennessee Grid North GPS-GEIOD 12A (NAVD 88) (NAD 83)



VICINITY MAP - NOT TO SCALE

60 0 60 120
GRAPHIC SCALE

PLAT NOTES

1. This Plat is being recorded to create 15 single family lots and 1 open space.
2. In accordance with single family zoning regulations, detailed restrictive covenants are recorded in Book 5488, Page 499, R.O.W.C.
3. All utilities shall be located underground.
4. All Open Space area Right-of-Ways shall be Public Utility and Drainage Easments.
5. All lots to be served by sanitary sewer.
6. All grading, fill storage, and ground disturbance shall be strictly confined to the building envelope and the Public Utility/Drainage Easement.
7. Subject property is part of Parcel 68.01 on Property Map 56.
8. Bearings shown hereon are Tennessee Grid.
9. This property is not located within a flood hazard area as indicated on Federal Emergency Management Agency Map Community Panel No. 4702040090 E, dated January 16, 003. (Zone X)
10. Home Owner's Association will maintain all Open Space, landscape and drainage facilities. All internal roadways shall be public street constructed to the Town of Nolensville specifications in public right-of-ways.
11. New monuments will be iron rod with aluminum caps. All iron rods existing with Gresham, Smith and Partners cap are 5/8" diameter rebar.
12. This Plat subdivided the property found in Deed Book 5260, Page 135.
13. Homes will be equipped with individual sprinkler systems.
14. There will be no clearing, grading, construction or disturbance of vegetation except as permitted by the approved plans or the Nolensville Town Engineer.
15. Before construction commences on any lot, call Tennessee One-Call at 1-800-351-1111. Location of underground utilities shown on map as proposed, not as installed.
16. Utilities shown are proposed and should not be considered as-built.
17. Street addresses shown in box *[1001]*
18. Zoning SR
19. Total Area 9.93 Acres more or less or 432,482 Square Feet more or less.

Curve Table

Curve #	Radius	Chord Direction	Chord Length	Arc Length
C1	1275.00	S23° 01' 46"E	16.29	16.29
C2	1275.00	N20° 42' 06"W	86.20	86.22
C3	1275.00	N16° 32' 27"W	98.94	98.96
C4	775.35	S10° 31' 18"E	97.50	97.57
C5	775.35	N3° 25' 05"W	94.66	94.72
C6	775.35	N2° 48' 12"E	73.63	73.65
C7	1223.12	N18° 28' 34"W	177.71	177.87
C8	725.00	N6° 46' 09"W	185.67	186.18
C9	25.00	N47° 38' 08"E	36.60	41.06
C10	25.00	N39° 53' 41"W	35.61	39.64

LEGEND

- Benchmark
- GSP Control Monument
- Set 1/2" Diameter Iron Rebar with GS&P Cap
- Found Property Corner
- Found Concrete/ROW Monument
- Property Line
- Adjacent Property Line
- Easement Line
- Water Line
- Storm Line
- Sewer Line
- Gas Line
- Overhead Electric Line
- Gas Meter
- Gas Valve
- Water Meter
- Water Valve
- Fire Hydrant
- Telephone Manhole
- Sewer Manhole
- Storm Drain Manhole
- Catch Basin
- Power Pole
- Guy Wire
- Sewer Clean-Out
- Utility Pull Box (Electric/Traffic/Comm.)
- Cemetery

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

RECORDER'S INFORMATION

MWS NOTE:

Individual sanitary sewer service lines are required for each parcel.

(P) Individual residential grinder pumps service required for Lots 1003 - 1014.

UTILITY DISCLAIMER:

GS&P/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. GS&P 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. GS&P makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GS&P further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility accompany. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must noting all know underground utility owner, no less than three (3) nor more than then (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

GRESHAM SMITH AND PARTNERS
1400 NASHVILLE CITY CENTER
511 UNION STREET
NASHVILLE, TENNESSEE 37219
615-770-8100
WWW.GRESHAMSMITH.COM

PROJECT NUMBER: 23717.00
SHEET 2 OF 2
DATE: 10/17/2016

FINAL PLAT OF BENINGTON SUBDIVISION SECTION 10

17 TH CIVIL DISTRICT
TOWN OF NOLENSVILLE
WILLIAMSON COUNTY, TENNESSEE
TAX MAP 56, PARCEL 68.01

PROPERTY INFORMATION

Owner(s): Grove Park Partners, LLC
9274 Exton Lane
Brentwood, TN 37027

Recorded Documents for Property:
Book 5448, Page 499

Certificate of Accuracy

I hereby certify that the plan shown and described hereon is an accurate 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 specification of the Subdivision Regulations, as approved by the town engineer. I also certify that this is a Category I Survey and was done in compliance with the current Tennessee Minimum Standards of Practice. The ration of precision of the unadjusted survey is 1:25,652 as shown hereon.

PRELIMINARY FOR REVIEW ONLY

Gregory Kenneth Gurney, TN RLS 2916
Survey Manger, Gresham Smith & Partners
[P] 615.770.8168 [M] 615.775.6522
[E] gregg_gurney@gspnet.com

SURVEYOR NOTES

1. The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
2. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
3. Survey not final without Red Seal and Signature of Surveyor.
4. All set property corners are marked with 5/8" diameter rebar with an orange GS&P cap.
5. This survey may not be reproduced, altered, or copied without written permission of Gresham Smith and Partners.
6. This property has direct access to a dedicated public right-of-way.
7. As shown on survey, there are no gaps or gores between tracts.

Project Surveyor: KDC Field Crew: GG Draft: PMK
Date Field Work: QC Check: KDC

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK

P:\28888\y\SECTION 10\23717 V-PLAT SECTION 10.dwg - Kindred, Mike - 10/17/2016 11:24:48 AM