VICINITY MAP
N.T.S.

NOTES:

1. Existing Zoning: PLANNED UNIT DEVELOPMENT (PUD)
(BASE ZONE SUBURBAN RESIDENTIAL–SR)

2. Minimum required setback lines:
Yard fronting on any street: 20'
Side yard: 5' (not abutting public street)
Side yard: 10' (if abutting public street)
Rear yard: 15'

3. —■— Monument set or to be set 18" Iron Rod w/ 2" Aluminum Cap.

4. —●— Iron Rod set w/ Cap.

5. Owner: CK Development, LLC
5205 Colleton Way
Brentwood, TN 37027
Tel. 615.477.6542

6. Surveyor: S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, TN 37090
Tel. 615.394.7564

7. Bearings and vertical datum referenced are based on Tennessee State Plane Coordinate System NAD83 and NAVD 88.

8. This property is a portion of Tax Map 59, a portion of Parcel (25.13).

9. Builder shall provide landscaping at the rate of 1 (one) plant unit per lot.

10. All builders swales for surface storm–water runoff shall not exceed a depth of 1 (one) foot.

11. All lots shall be served by the Nolensville–College Grove Utility District (water) and Metro Water Services (sewer). Individual water and sewer services required for each lot.

12. Erosion and sediment control shall be installed by individual builders prior to the start of home construction.

13. Property subject to the findings of an accurate title search. No title work furnished to surveyor prior to survey.

14. Development of this section shall comply to regulations of the Town of Nolensville, TN including the percentage of lot coverage, turnaround distances and driveway placement.

15. All Open Space to be designated as Public Utilities and Drainage Easements unless otherwise noted.

16. Sanitary Sewer has not been designed to service lots with basement homes. The lot owner shall confirm sewer service elevations prior to home construction. It will be the responsibility of the Lot owner to provide adequate facilities for sewer service to basement lots.

17. Being a portion of Deed Book 3331, Page 585, R.O.W.C.

18. 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.

19. All of the dwellings in this subdivision phase will be equipped with an approved automatic fire sprinkler system in accordance with the Town of Nolensville ordinances.

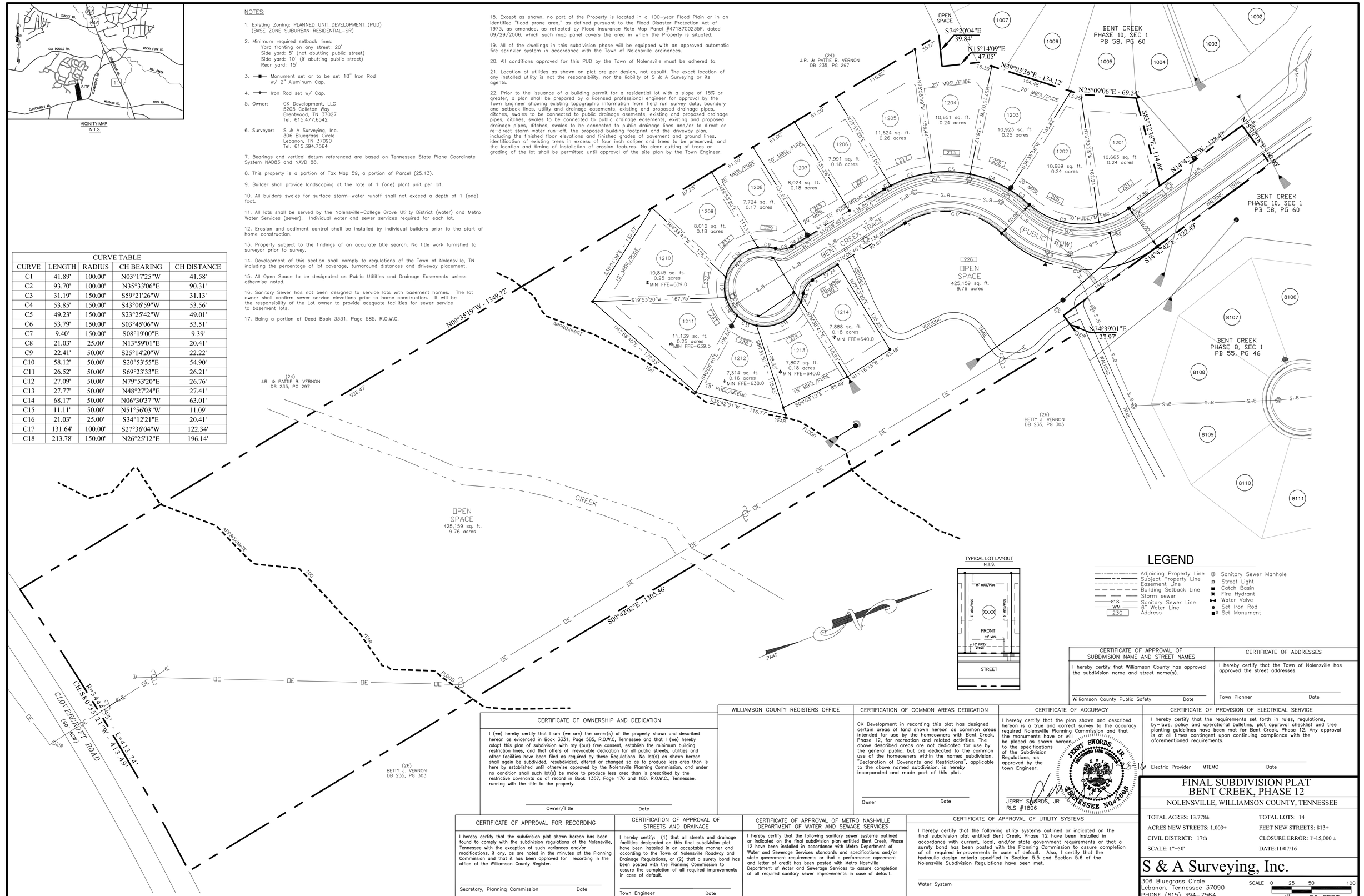
20. All conditions approved for this PUD by the Town of Nolensville must be adhered to.

21. Location of utilities as shown on plat are per design, not asbuilt. The exact location of any installed utility is not the responsibility, nor the liability of S & A Surveying or its agents.

22. Prior to the issuance of a building permit for a residential lot with a slope of 15% or greater, a plan shall be prepared by a licensed professional engineer for approval by the Town Engineer showing existing topographic information from field run survey data, boundary and setback lines, utility and drainage easements, existing and proposed drainage pipes, ditches, swales to be connected to public drainage easements, existing and proposed drainage pipes, ditches, swales to be connected to public drainage lines and/or to direct or re–direct storm water run–off, the proposed building footprint and the driveway plan, including the finished floor elevations and finished grades of pavement and ground lines, identification of existing trees in excess of four inch caliper and trees to be preserved, and the location and timing of installation of erosion features. No clear cutting of trees or grading of the lot shall be permitted until approval of the site plan by the Town Engineer.

CURVE TABLE

CURVE	LENGTH	RADIUS	CH BEARING	CH DISTANCE
C1	41.89'	100.00'	N03°17'25"W	41.58'
C2	93.70'	100.00'	N35°33'06"E	90.31'
C3	31.19'	150.00'	S59°21'26"W	31.13'
C4	53.85'	150.00'	S43°06'59"W	53.56'
C5	49.23'	150.00'	S23°25'42"W	49.01'
C6	53.79'	150.00'	S03°45'06"W	53.51'
C7	9.40'	150.00'	S08°19'00"E	9.39'
C8	21.03'	25.00'	N13°59'01"E	20.41'
C9	22.41'	50.00'	S25°14'20"W	22.22'
C10	58.12'	50.00'	S20°53'55"E	54.90'
C11	26.52'	50.00'	S69°23'33"E	26.21'
C12	27.09'	50.00'	N79°53'20"E	26.76'
C13	27.77'	50.00'	N48°27'24"E	27.41'
C14	68.17'	50.00'	N06°30'37"W	63.01'
C15	11.11'	50.00'	N51°56'03"W	11.09'
C16	21.03'	25.00'	S34°12'21"E	20.41'
C17	131.64'	100.00'	S27°36'04"W	122.34'
C18	213.78'	150.00'	N26°25'12"E	196.14'



LEGEND

- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Storm sewer
- 8" S — Sanitary Sewer Line
- WM — 6" Water Line
- 230 — Address
- Sanitary Sewer Manhole
- Street Light
- Catch Basin
- Fire Hydrant
- Water Valve
- Set Iron Rod
- S Set Monument

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 3331, Page 585, 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 lines, 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 here by 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 1357, Page 176 and 180, R.O.W.C., Tennessee, running with the title to the property.

Owner/Title Date

WILLIAMSON COUNTY REGISTERS OFFICE

CERTIFICATION OF COMMON AREAS DEDICATION

CK Development in recording this plat has designed certain areas of land shown hereon as common areas intended for use by the homeowners with Bent Creek, Phase 12, 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 named subdivision, is hereby incorporated and made part of this plat.

Owner Date

CERTIFICATE OF ACCURACY

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

JERRY SWORDS, JR
RLS #1806

JERRY SWORDS, JR. REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 1806

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

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 Bent Creek, Phase 12. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Electric Provider MTEMC Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

I hereby certify that Williamson County has approved the subdivision name and street name(s).

Williamson County Public Safety Date

CERTIFICATE OF ADDRESSES

I hereby certify that the Town of Nolensville has approved the street addresses.

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 of the Nolensville, Tennessee with the exception of such variances and/or modifications, 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.

Secretary, Planning Commission Date

THIS APPROVAL SHALL BE
INVALID IF NOT RECORDED BY: _____
Date

CERTIFICATION 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 APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWAGE SERVICES

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plan entitled Bent Creek, Phase 12 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 Sewage Services Date

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Bent Creek, Phase 12 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 Approving Agent Date

FINAL SUBDIVISION PLAT
BENT CREEK, PHASE 12

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 13.778±
TOTAL LOTS: 14
ACRES NEW STREETS: 1.003±
FEET NEW STREETS: 813±
CIVIL DISTRICT: 17th
CLOSURE ERROR: 1'-15,000 ±
SCALE: 1"=50'
DATE:11/07/16

S & A Surveying, Inc.
306 Bluegrass Circle
Lebanon, Tennessee 37090
PHONE (615) 394–7564
sasurvey98@gmail.com

SCALE 0 25 50 100
1" = 50 FEET

PROJ.: 12–001 | REVISED: 11/28/2016 | SHEET 1 OF 1