

TOWN OF NOLENSVILLE
Post Office Box 547
Nolensville, Tennessee 37135

RESOLUTION #14-12

**A RESOLUTION TO RELEASE REGENT HOMES MAINTENANCE BOND
FOR ROAD AND PUBLIC IMPROVEMENTS WITHIN BURKITT PLACE
SOUTH SUBDIVISION**

WHEREAS, Regent Homes, the Developer of a portion of Burkitt Place South Subdivision, located on Nolensville Road, has constructed infrastructure within Phase 2H, on the Final Plat; and,

WHEREAS, the Developer has dedicated ownership of various roads and has requested to be released from the Maintenance Bond and for acceptance by the Town for maintenance for the public improvements on Middlewick Lane; and;

WHEREAS, the Town of Nolensville Planning Commission met on April 8th, 2014, and is in agreement to release the Maintenance Bond; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that Regent Homes is released from the Maintenance Bond, for the roads as outlined above and the Town accepts public improvements for maintenance.

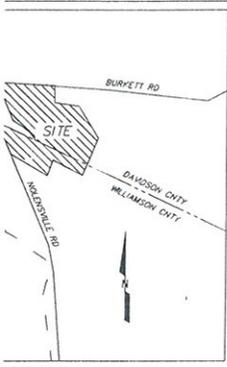
Section 1. A map is attached to this resolution for clarity.

RESOLVED this 1st day of May 2014.

Jimmy Alexander, Mayor

Cindy Lancaster, Town Recorder

Passed: _____



| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|-------------|---------|------------|---------------|--------------|---------|
| C1 | 09°39'26" | 275.00' | 46.35' | S47°51'50"W | 46.30' | 23.23' |
| C2 | 100°03'00" | 25.00' | 43.63' | N77°18'23"W | 38.30' | 29.79' |
| C3 | 06°44'07" | 615.00' | 72.30' | S30°40'33"E | 72.25' | 36.19' |
| C4 | 07°36'38" | 615.00' | 81.69' | S37°59'55"E | 81.63' | 40.91' |
| C5 | 07°34'06" | 615.00' | 81.24' | S45°26'18"E | 81.18' | 40.88' |
| C6 | 07°40'31" | 615.00' | 82.39' | S53°03'37"E | 82.32' | 41.25' |
| C7 | 05°42'34" | 615.00' | 61.28' | S59°45'09"E | 61.26' | 30.67' |
| C8 | 03°30'24" | 665.00' | 40.70' | S29°03'41"E | 40.69' | 20.36' |
| C9 | 05°48'18" | 665.00' | 67.38' | S33°43'02"E | 67.35' | 33.72' |
| C10 | 05°51'55" | 665.00' | 68.07' | S39°33'09"E | 68.05' | 34.07' |
| C11 | 06°01'04" | 665.00' | 69.85' | S45°29'39"E | 69.81' | 34.95' |
| C12 | 06°05'42" | 665.00' | 70.74' | S51°33'02"E | 70.71' | 35.40' |
| C13 | 06°59'12" | 665.00' | 81.09' | S58°05'29"E | 81.04' | 40.60' |
| C14 | 06°41'02" | 275.00' | 32.08' | N49°21'02"E | 32.06' | 16.06' |

| LOT | SQ. FT. | ACRES |
|-------|----------|-------|
| 134 | 119779 | 0.27 |
| 135 | 93600 | 0.21 |
| 136 | 93600 | 0.21 |
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| TOTAL | 165315.8 | 3.80 |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N62°41'31"E | 50.00' |
| L2 | N27°18'29"W | 46.61' |
| L3 | S53°41'42"W | 18.67' |
| L4 | S62°41'31"W | 13.56' |

SITE DATA TABLE
 TOTAL LOTS (18) 185,315.8 S.F. OR 3.80 ACRES
 OPEN SPACE (3) 88,051.4 S.F. OR 2.02 ACRES
 R.O.W. 35,528.1 S.F. OR 0.81 ACRE
 TOTAL AREA 288,898.0 S.F. OR 6.63 ACRES

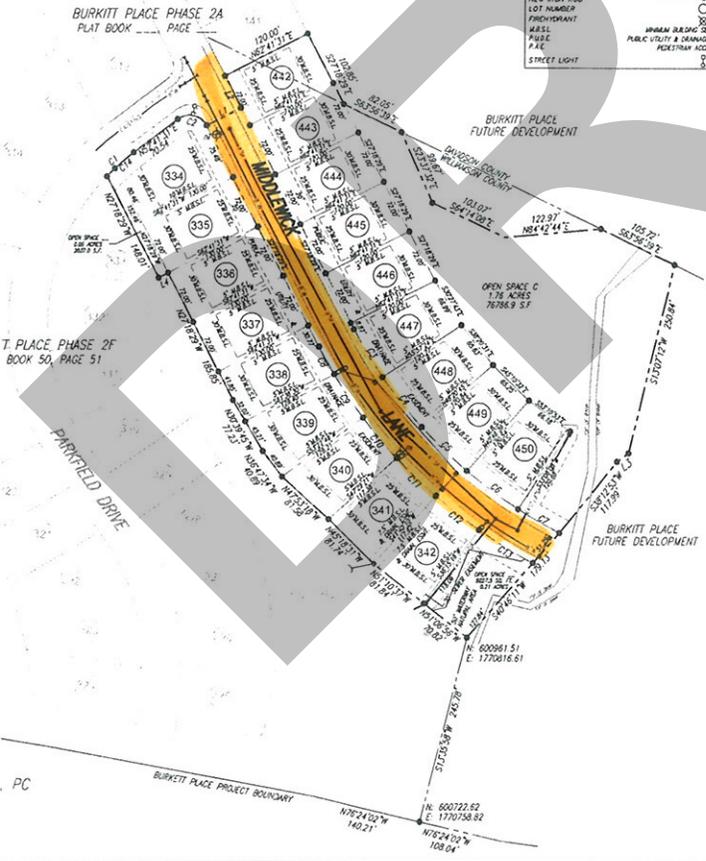
OWNER/DEVELOPER
REGENT HOMES, LLC
 6901 LENNOX VILLAGE DRIVE, SUITE 107
 NASHVILLE, TN 37211

SURVEYOR
CRAWFORD & CUMMINGS, PC
 1929 21ST AVENUE SOUTH
 NASHVILLE, TN 37212
 (615) 292-2661

ENGINEER
CIVIL SITE DESIGN GROUP, PLLC
 SUITE A
 630 SOUTHGATE AVENUE
 NASHVILLE, TN 37203
 (615) 248-9999



UNITY MAP
 N.T.S.



LEGEND

- PROPERTY OWNERSHIP BOUNDARY
- LOT LINE
- BASEMENT SET-BACK LINE
- BASEMENT
- SEWER MAIN LINE
- WATER LINE
- NEW IRON ROD
- LOT NUMBER
- FIREHYDRANT
- WELL
- PUBLIC
- P.A.E.
- STREET LIGHT
- UNBANKED 50' SIDEWALK
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PEDESTRIAN ACCESS EASEMENT

CERTIFICATE OF ADDRESSES

I HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE TOWN OF NOLENSVILLE

TOWN PLANNER _____ DATE _____

NOTES

- THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 1200 OF THE OFFICIAL RULES ADOPTED BY THE TENNESSEE BOARD OF SURVEYORS FOR LAND SURVEYS.
- IF ANYTHING IS FOUND TO BE IN VIOLATION OF THE SUBDIVISION REGULATIONS, THE SURVEYOR SHALL BE RESPONSIBLE FOR CORRECTING THE VIOLATION.
- ALL PUBLIC UTILITIES SHOWN ON THE PLANS ARE SUBJECT TO THE APPROVAL OF THESE UTILITIES.
- PROPERTY IS ZONED RESOURCE CONSERVATION DEVELOPMENT (WILLIAMSON COUNTY).
- BOUNDARIES BASED ON GRID NORTH, IN SFC AND 83.
- ALL OPEN SPACE AND COMMON AREA IS DESIGNATED AS PUBLIC UTILITY & DRAINAGE EASEMENT.
- BUILDING SETBACKS ARE AS FOLLOWS: 15' FRONT, 5' SIDE, 30' REAR.
- THE LOTS SHOWN HEREON REPRESENT PROPOSED SUBDIVISION PLACES-HOUSES IN CONFORMANCE WITH THE STANDARDS OF PRACTICE CHAPTER 1200 OF THE OFFICIAL RULES ADOPTED BY THE TENNESSEE BOARD OF SURVEYORS FOR LAND SURVEYS.
- ALL LOTS SHALL MAINTAIN A 5' PUBLIC DRAINAGE EASEMENT ON SIDE LOT LINES AND 7.5' PUBLIC DRAINAGE EASEMENT ON REAR LOT LINES UNLESS OTHERWISE NOTED.
- ALL HOUSES WILL BE PROVIDED WITH AUTOMATIC FIRE SUPPRESSION SYSTEMS IN ACCORDANCE WITH TOWN OF NOLENSVILLE FIRE SUPPRESSION ORDINANCE.
- THE APPROVAL BY THE PLANNING COMMISSION OF A SUBDIVISION PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR IMPLY THE ACCEPTANCE BY THE TOWN OF NOLENSVILLE OF ANY PUBLIC WORKS LACES OR IMPROVEMENTS SHOWN ON THE PLAT FOR MAINTENANCE BY THE TOWN.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION OR ANY OTHER NATURAL AREA EXCEPT AS PERMITTED BY THE TOWN OF NOLENSVILLE ENGINEERING DEPARTMENT.
- ANY WITHIN NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

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 DEED BOOK 5290, PAGE 480, 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 HEREBY ESTABLISHED UNLESS OTHERWISE APPROVED BY THE NOLENSVILLE PLANNING COMMISSION, AND UNDER NO CIRCUMSTANCES SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN DEED BOOK 3845, PAGE 754, AS AMENDED IN DEED BOOK 4165, PAGE 667, AND DEED BOOK 4179, PAGE 811, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

OWNER NAME _____
 REGENT HOMES, LLC
 DATE _____

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 TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER.

BY: _____ DATE 4/25/2011

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREETS NAMES
 I HEREBY CERTIFY THAT THE TOWN OF NOLENSVILLE APPROVED THE SUBDIVISION NAME AND STREET NAME(S).

TOWN PLANNER _____ DATE _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED PHASE 2H BURKITT PLACE 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 _____ 2011 NAME, TITLE
 NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT

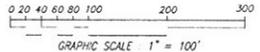
SEWER SYSTEM _____ 2011 NAME, TITLE
 METRO WATER SERVICES

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.

BY: _____ DATE _____
 SECRETARY, PLANNING COMMISSION

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____ DATE _____



| FINAL PLAT | |
|---|-------------------------------|
| PHASE 2H | |
| BURKITT PLACE | |
| NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE | |
| TOTAL ACRES: 6.63 | TOTAL LOTS: 18 |
| AREA OF NEW STREET: 0.81 ACRE | CL FEET NEW STREET: 710.62 |
| AREA OF OPEN SPACE: 2.02 ACRES | CLOSURE PRECISION: ± 1:10,000 |
| CIVIL DISTRICT: 16TH | DATE: APRIL 25, 2011 |
| SCALE: 1" = 100' | JOB NUMBER: |
| DRAWN BY: JMC | SHEET 1 OF 1 |