TOWN OF NOLENSVILLE
Post Office Box 547
Nolensville, Tennessee 37135

RESOLUTION #14-31

A RESOLUTION TO RELEASE TURNBERRY HOMES MAINTENANCE BOND FOR ROAD AND PUBLIC IMPROVEMENTS WITHIN CATALINA SUBDIVISION

WHEREAS, Turnberry Homes, the Developer of a portion of Catalina Subdivision, located off Brittain Lane, has constructed infrastructure within Phase 2 and 3, 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 a portion of Eucalyptus Way and a portion of Maricopa Court within Phase 2 and within Phase 3 a portion of Maricopa Court, a portion of Eucalyptus Way, and a portion of Alameda Avenue; and;

WHEREAS, the Town of Nolensville Planning Commission met on September 9th, 2014, and is in agreement to release the Maintenance Bond; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that Turnberry Homes is released from the Maintenance Bond in Phase 2 and 3, 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 2nd day of October 2014.

_____
Jimmy Alexander, Mayor

_____ Passed: _____
Cindy Lancaster, Town Recorder

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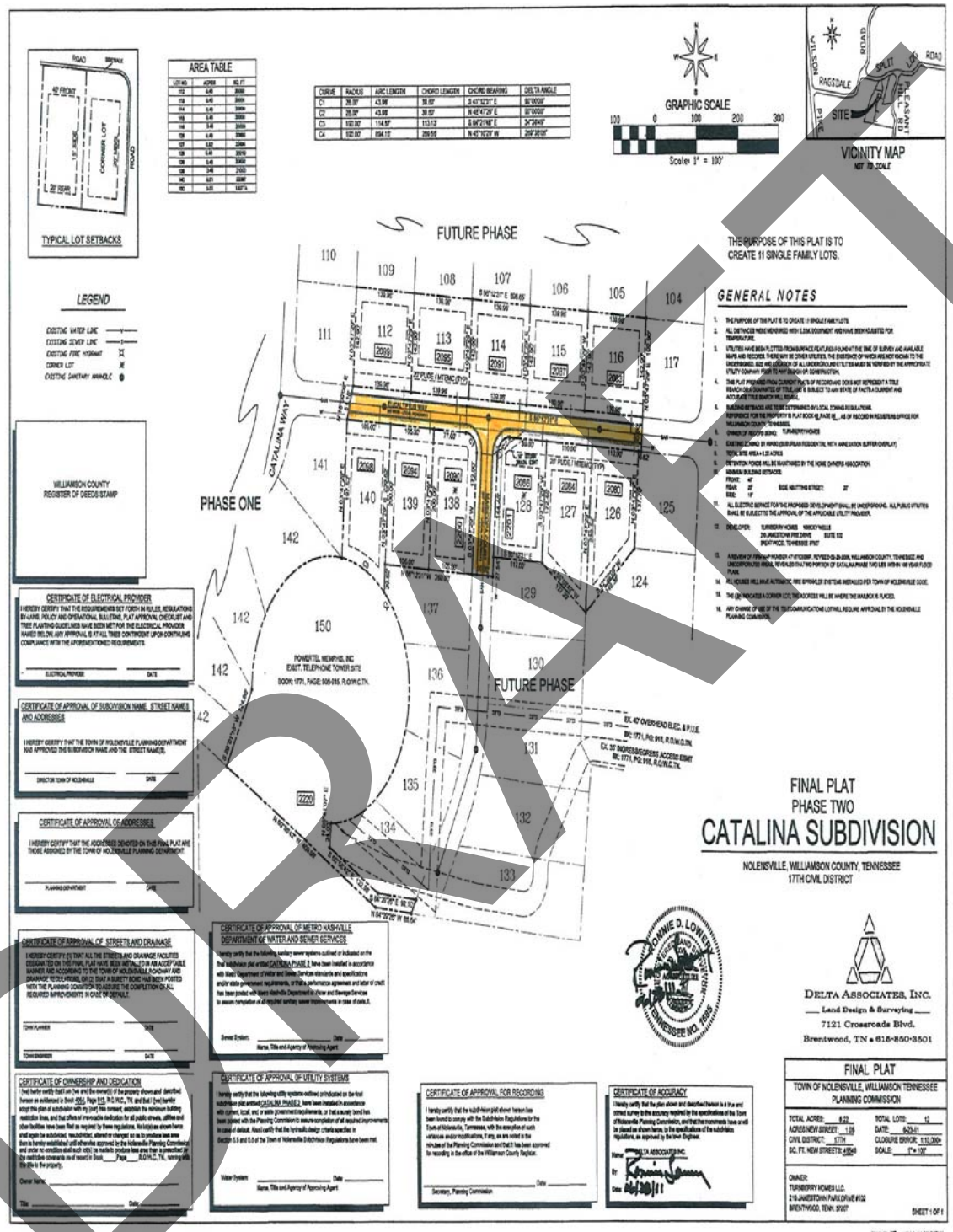
TYPICAL LOT SETBACKS
AREA TABLE
GRAPHIC SCALE
Scale: 1" = 100'
VICINITY MAP
NOT TO SCALE
FUTURE PHASE
THE PURPOSE OF THIS PLAT IS TO CREATE 11 SINGLE FAMILY LOTS.
GENERAL NOTES
LEGEND
PHASE ONE
CATALINA WAY
WILLIAMSON COUNTY REGISTER OF DEEDS STAMP
CERTIFICATE OF ELECTRICAL PROVIDER
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSES
CERTIFICATE OF APPROVAL OF ADDRESSES
CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE
CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWER SERVICES
CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
CERTIFICATE OF APPROVAL FOR RECORDING
CERTIFICATE OF ACCURACY
FINAL PLAT
PHASE TWO
CATALINA SUBDIVISION
NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE
17TH CIVIL DISTRICT
DELTA ASSOCIATES, INC.
Land Design & Surveying
7121 Crossroads Blvd.
Brentwood, TN • 615-850-3601
FINAL PLAT
TOWN OF NOLENSVILLE, WILLIAMSON TENNESSEE PLANNING COMMISSION
OWNER:
TURNBERRY HOMES LLC
210 JAMESTOWN PARK DRIVE #102
BRENTWOOD, TENN. 37027
SHEET 1 OF 1

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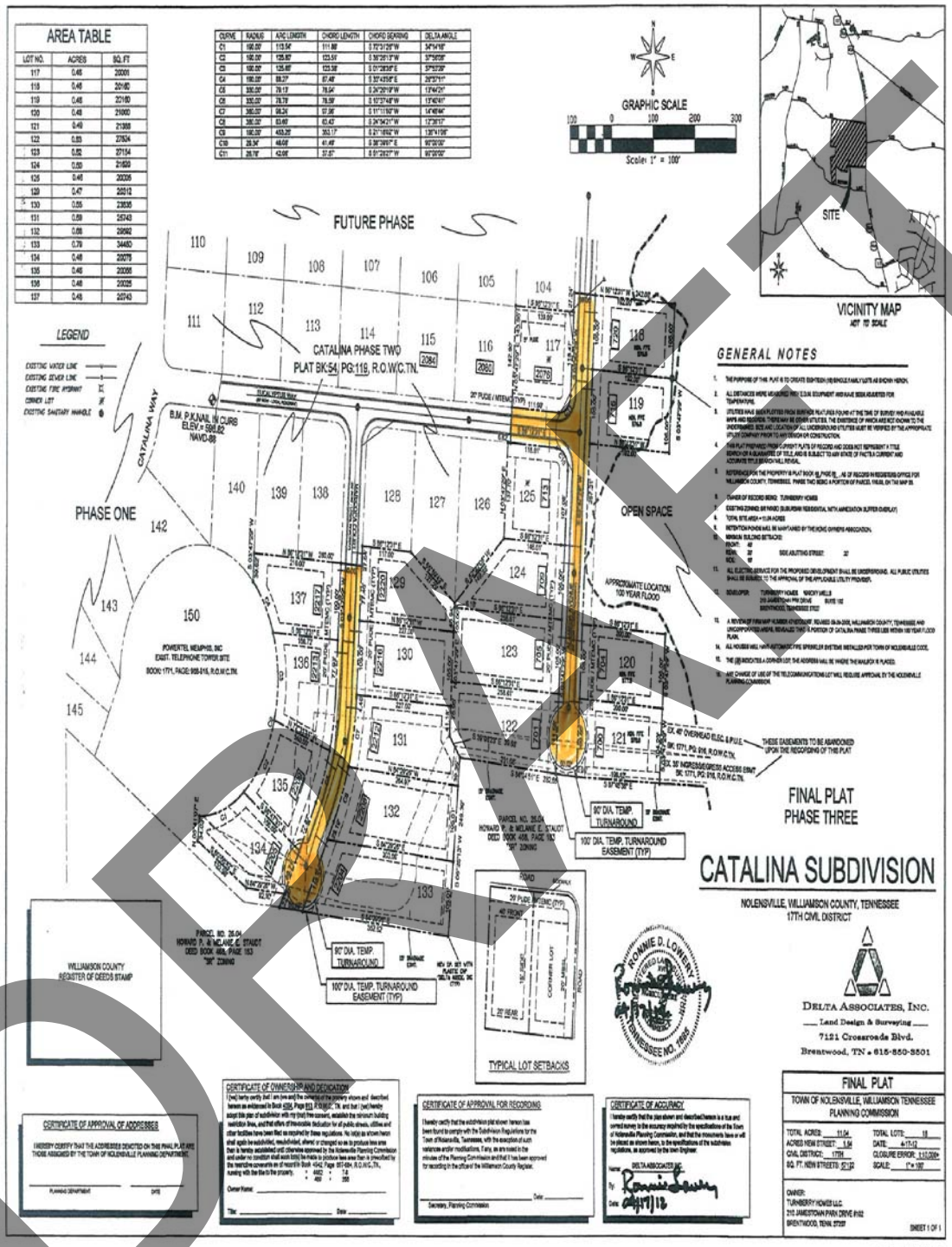
AREA TABLE
LOT NO. ACRES SQ. FT
117 0.46 20001
118 0.46 20160
119 0.46 20160
120 0.46 21000
121 0.49 21388
122 0.63 27534
123 0.62 27154
124 0.50 21820
125 0.46 20036
126 0.47 20512
130 0.55 23936
131 0.59 25743
132 0.68 29592
133 0.79 34450
134 0.46 20079
135 0.46 20036
136 0.46 20025
137 0.46 20743
CURVE RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING DELTA ANGLE
C1 190.00' 113.54' 111.88' S 72°31'28"W 34°14'18"
C2 190.00' 125.87' 123.59' S 36°28'13"W 37°56'08"
C3 190.00' 125.87' 123.59' S 01°31'55"E 37°56'08"
C4 190.00' 88.27' 87.48' S 37°43'56"E 26°37'11"
C5 330.00' 78.13' 78.04' S 24°26'19"W 13°34'21"
C6 330.00' 78.79' 78.59' S 10°37'14"W 13°40'47"
C7 365.00' 88.24' 87.96' S 11°11'56"W 14°06'46"
C8 365.00' 83.49' 83.42' S 24°34'21"W 13°06'13"
C9 190.00' 453.20' 353.17' S 21°16'52"W 136°14'08"
C10 28.34' 46.09' 41.48' S 38°38'00" E 93°20'00"
C11 28.78' 42.06' 37.87' S 51°28'27" W 93°20'00"
N
W
E
S
GRAPHIC SCALE
120 0 100 200 300
Scale: 1" = 100'
SITE
VICINITY MAP
NOT TO SCALE
FUTURE PHASE
CATALINA PHASE TWO
PLAT BK.54, PG.119, R.O.W.C.TN.
CATALINA WAY
B.M. P.K.NAIL IN CURB
ELEV = 596.82
NAVD-88
PHASE ONE
OPEN SPACE
APPROXIMATE LOCATION
100 YEAR FLOOD
POWERTEL MEMPHIS, INC
EXIST. TELEPHONE TOWER SITE
BOOK: 1771, PAGE: 908-918, R.O.W.C.TN.
THESE EASEMENTS TO BE ABANDONED
UPON THE RECORDING OF THIS PLAT
PARCEL NO. 25.04
HOWARD P. & MELANIE E. STAUDT
DEED BOOK 468, PAGE 183
"RR" ZONING
90' DIA. TEMP. TURNAROUND
100' DIA. TEMP. TURNAROUND EASEMENT (TYP)
TYPICAL LOT SETBACKS
WILLIAMSON COUNTY
REGISTER OF DEED'S STAMP
GENERAL NOTES
LEGEND
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING FIRE HYDRANT
CORNER LOT
EXISTING SANITARY MANHOLE
FINAL PLAT
PHASE THREE
CATALINA SUBDIVISION
NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE
17TH CIVIL DISTRICT
DELTA ASSOCIATES, INC.
Land Design & Surveying
7121 Crossroads Blvd.
Brentwood, TN • 615-550-3501
RONNIE D. LOWERY
TENNESSEE NO. 16805
CERTIFICATE OF APPROVAL OF ADDRESSES
CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF APPROVAL FOR RECORDING
CERTIFICATE OF ACCURACY
FINAL PLAT
TOWN OF NOLENSVILLE, WILLIAMSON TENNESSEE
PLANNING COMMISSION
TOTAL ACRES: 11.04
TOTAL LOTS: 18
ACRES NEW STREET: 1.84
DATE: 4/17/12
CIVIL DISTRICT: 17TH
CLOSURE ERROR: 1:10,000+
SQ. FT. NEW STREETS: 80,138
SCALE: 1" = 100'
OWNER:
TURNBERRY HOMES LLC
310 JAMESTOWN PARK DRIVE #102
BRENTWOOD, TENN. 37027
SHEET 1 OF 1

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