

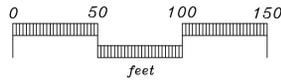
**GENERAL NOTES:**

- PROPERTY MAP 56, P/O PARCEL 2614  
17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- OWNER/DEVELOPER: SAF PROPERTIES, G.P.  
7177 NOLENSVILLE ROAD B3  
NOLENSVILLE, TENNESSEE 37135  
(615) 776-7375
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC.  
616 GRASSMERE PARK DRIVE, SUITE 4  
NASHVILLE, TN 37211  
(615) 331-0809
- TOTAL NUMBER OF LOTS PROPOSED: 5
- ACREAGE TABULATION: TOTAL ACREAGE OPEN SPACE PROVIDED  
PHASE FOUR, SEC. ONE: 3.162± ACRES. 1.346± ACRES.  
  
TOTAL SITE CONTAINS 82.896± AC.
- THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 47187CO 235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACKS: FRONT = 20'  
30' FOR GARAGES FACING R-O-W  
SIDE = 7.5' (ADJ. TO LOT)  
15' (ADJ. TO R-O-W)  
REAR = 20'

- STREET TREES SHALL BE PROVIDED AT THE AVERAGE RATE OF 1 PER 50 FEET. EXISTING TREES WITHIN 5 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT IF SO APPROVED BY THE PLANNING COMMISSION.
- ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THIS IS A CATEGORY "T" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
- (S) DENOTES THAT LOT SHALL HAVE SIDE OR REAR LOADED GARAGE. (10X REQUIRED) REQUIRED THIS SECTION: 2 (30 x 5+15) PROVIDED THIS SECTION: 2
- DEVELOPER MUST CONSTRUCT MAIN ENTRY ROADS OFF SUNSET ROAD AND BRITAIN LANE TO A PAVEMENT WIDTH OF 26 FEET. AN ADDITIONAL ACCESS EASEMENT IS HEREBY ESTABLISHED TO COVER THE REQUIRED SIDEWALK PLACEMENT. ALL OTHER STREET CROSS-SECTIONS SHALL HAVE A PAVEMENT WIDTH OF 24 FEET.
- GARAGE FACINGS MUST BE SET BACK 30 FEET FROM RIGHT-OF-WAY.
- GARAGE FACINGS ON FRONT LOADED GARAGES MUST BE RECESSED 3 FEET FROM THE FRONT FACADE.
- SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE ROADWAY ON ALL CUL-DE-SACS.
- ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES.

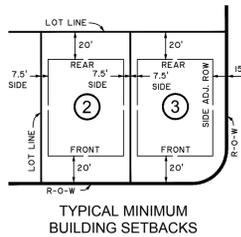
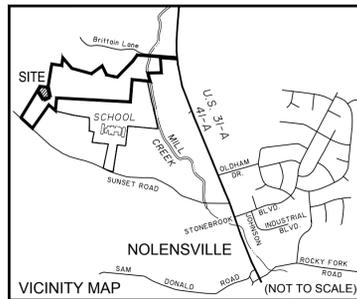


TENNESSEE COORDINATE SYSTEM OF 1983



**Legend**

- 8" S SANITARY SEWER W/ MANHOLE
- 6" W WATER LINE
- 6" W FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 STREET ADDRESS
- STREET TREE
- ★ STREET LIGHT
- (S) DENOTES THAT LOT SHALL HAVE SIDE-LOADED GARAGE.



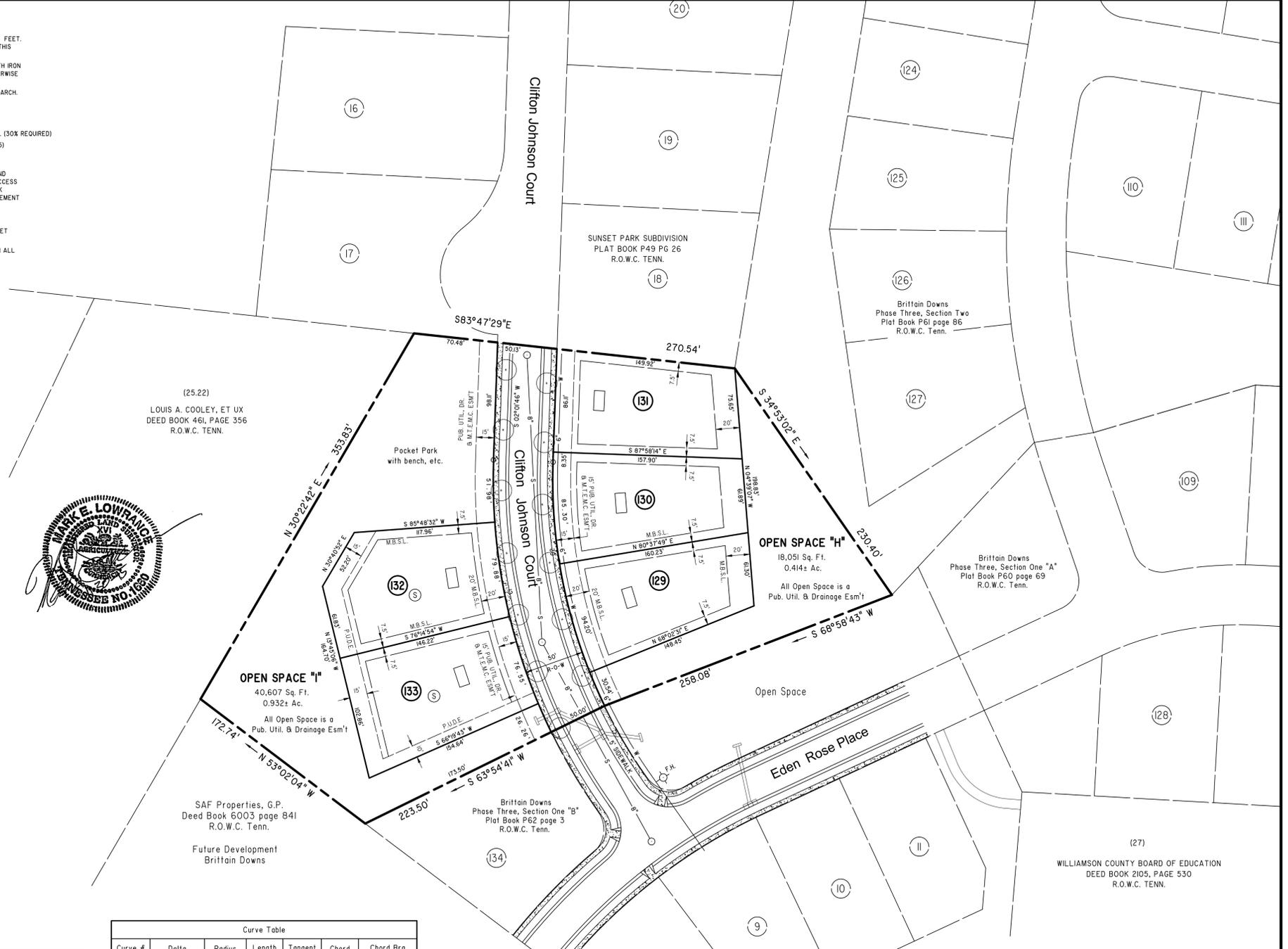
TYPICAL MINIMUM BUILDING SETBACKS

N.T.S. (SEE NOTE #7)

**Lot Data**

LOT NO.	LOT SQ. FT.	ACRES
129	12368	0.284
130	12462	0.286
131	12390	0.284
132	12976	0.298
133	13335	0.306

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord	Chord Brg
C2	028°04'06"	428.747	210.04	107.17	207.94	S 12°00'17" E
C1	028°04'06"	478.747	234.53	119.67	232.19	S 12°00'17" E



<b>CERTIFICATE OF COMMON AREAS DEDICATION</b> SAF Properties, G.P. In recording this Plat, has designated certain areas of land shown hereon as Common Area intended for use by the homeowners within this Subdivision entitled:  PHASE FOUR, SECTION ONE, BRITTAIN DOWNS 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 above named subdivision. "Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.	<b>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</b> Subdivision Name and Street Names Approved by Williamson County Emergency Communications.	<b>CERTIFICATE FOR ADDRESSES</b> I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville.  Date _____ Authorized Approving Agent _____ Title _____
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<b>CERTIFICATION OF THE APPROVAL OF ELECTRIC PROVIDER</b> 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 Brittain Downs, Phase Three, Section Two. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.  Date _____ Electric Provider _____
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<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 6003, Page 841, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that others 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 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 property.  Date _____ Owner(s) _____	<b>CERTIFICATE OF ACCURACY</b> 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 the monuments have been or will be placed as shown hereon, to the specifications of the subdivision regulations, approved by the Town Engineer.  Date _____ Registered Land Surveyor No. _____	<b>CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES</b> I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled "Phase Four, Section One", have been installed in accordance with Metro Department of Water & 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 & Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.  Date: _____, 2014 Metro Nashville Department of Water and Sewerage Services	<b>CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE</b> 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 & Drainage Regulations or (2) that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.  Town Engineer _____ Town Planner _____	<b>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</b> I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled PHASE FOUR, SECTION ONE, BRITTAIN DOWNS 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 _____	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> 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.  Date _____ Secretary, Planning Commission _____ This approval shall be invalid if Plat is not recorded by _____
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Phase Four, Section One  
**Brittain Downs**  
Planned Unit Development  
Base Zoning: SR

FINAL SUBDIVISION PLAT			
TOWN OF NOLENSVILLE PLANNING COMMISSION			
TOTAL ACRES 3.162±	TOTAL LOTS 5		
ACRES NEW ROADS 0.366±	FEET NEW ROADS 318±		
OWNER SAF PROPERTIES, G.P.	CIVIL DISTRICT 17TH		
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000±		
SCALE: 1" = 50'			
DATE NOVEMBER 30, 2015			
REVISIONS			