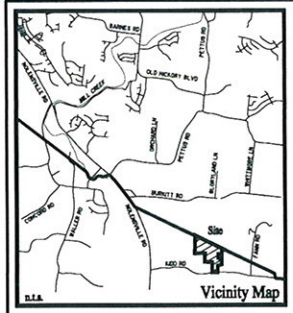


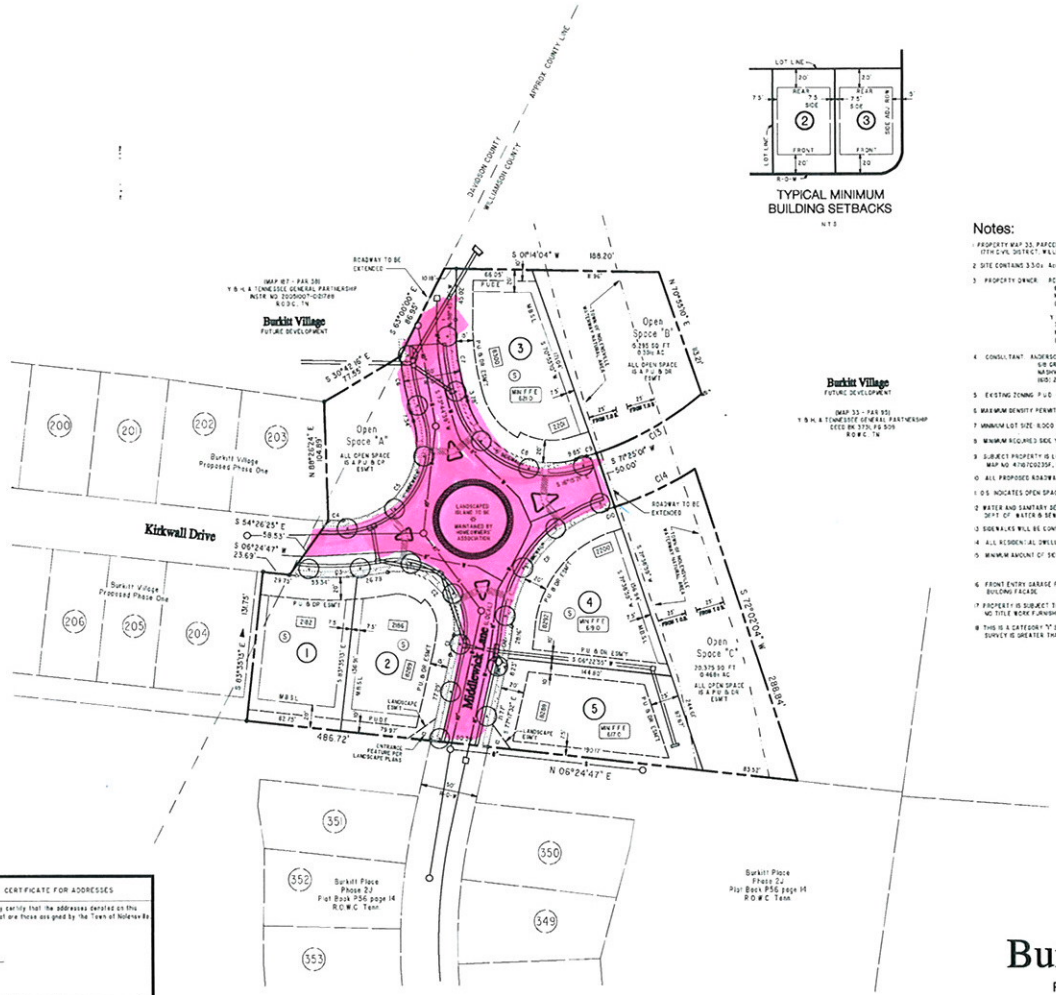
Vicinity Map

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord	Chord Brg
C1	004°28'45"	325.000	17.59	8.80	17.58	S 79°33'53" E
C2	008°30'37"	49.500	93.75	68.77	80.35	N 43°58'27" E
C3	016°47'38"	275.000	80.12	40.35	79.84	S 08°56'03" E
C4	003°16'03"	225.000	12.85	6.42	12.83	S 00°56'54" E
C5	103°40'25"	68.500	123.95	87.6	107.72	S 54°25'08" E
C6	010°32'20"	275.000	50.59	25.36	50.51	S 79°00'49" W
C7	017°29'25"	225.000	68.69	34.61	68.42	S 82°29'22" W
C8	090°00'00"	76.500	120.17	76.50	108.19	S 28°44'39" W
C9	001°52'35"	275.000	9.01	4.50	9.01	S 17°41'39" E
C10	005°17'32"	325.000	7.33	3.67	7.33	S 17°33'20" E
C11	067°57'46"	118.500	140.56	79.87	132.47	N 50°53'28" W
C12	007°34'50"	275.000	36.38	18.22	36.36	S 81°04'37" E
C13	022°22'21"	275.000	107.38	54.38	106.70	S 23°19'07" E
C14	013°50'31"	325.000	78.52	39.45	78.33	S 25°07'21" E

Lot Data		
Lot Number	Square Feet	Acres
1	10000	0.253
2	11931	0.274
3	14462	0.332
4	13455	0.309
5	13323	0.306
Open Space "A"	8668	0.199
Open Space "B"	15295	0.351
Open Space "C"	20,375	0.468

Legend

- SANITARY SEWER W/ MANHOLE
- WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR W/ 2-1/4" METAL CAP)
- IRON PIN AT POP CORNER (1/2" DIA. REBAR W/ CAP)
- P.U.D.E. PUBLIC U'RITY AND DRAINAGE EASEMENT
- 8231 STREET ADDRESS
- STREET TREE
- STREET LIGHT



TYPICAL MINIMUM BUILDING SETBACKS

N.T.S.

north

TENNESSEE COORDINATE SYSTEM OF 1983

0 50 100 150

feet

Notes:

1. PROPERTY MAP 33, PARCEL 95
   17TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
2. SITE CONTAINS 3.30± Acres
3. PROPERTY OWNER: REGENT HOMES, LLC
   6500 LENOX VILLAGE DRIVE
   NASHVILLE, TENNESSEE 37211
   (615) 833-5066
   Y B H, A TENN GENERAL PARTNERSHIP
   707 NOLENSVILLE ROAD 83
   NOLENSVILLE, TENNESSEE 37013
   (615) 833-5066
4. CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES, INC
   618 GRASSMERE PARK DRIVE, SUITE 4
   NASHVILLE, TENNESSEE 37211
   (615) 259-1223
5. EXISTING ZONING: P.U.D. - BASE ZONING - SR
6. MAXIMUM DENSITY PERMITTED: 15 du/ac
7. MINIMUM LOT SIZE: 10,000 SQUARE FEET
8. MINIMUM REQUIRED SIDE YARD: 7.5 FEET (SEE TYPICAL MINIMUM BUILDING SETBACK DETAIL)
9. SUBJECT PROPERTY IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NO. 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006
10. ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL"
11. O.S. INDICATES OPEN SPACE
12. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE DEPT. OF WATER & SEWERAGE SERVICES
13. SIDEWALKS WILL BE CONSTRUCTED AS SHOWN ON THIS PLAN
14. ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES
15. MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES SHALL BE FOR LOTS HAVING SIDE ENTRY GARAGES DENOTED THUS (S)
16. FRONT ENTRY GARAGE FACINGS S-ALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE
17. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY
18. THIS IS A CATEGORY "D" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1/ 10,000

Phase One

Burkitt Village

Planned Unit Development

Base Zoning: SR

CERTIFICATE OF COMMON AREAS DEDICATION

REGENT HOMES, LLC and Y B H Tenn GP,
or 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 ONE, BURKITT VILLAGE

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.

Owner Date Owner Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision Name and Street Names Approved by the Town of Nolensville

Authorized Approving Agent Date

CERTIFICATE FOR ADDRESSES

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

Date

Town of Nolensville Title

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 Deed No. 3731, Page 532 and Book No. 373 page 509, 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 all streets of reasonable 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 condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants on all record in Book _____ Page _____ R.O.W.C. Tennessee, running with the property.

Date

Owner(s) Owner(s)

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 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.

CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES

I hereby certify that the following sanitary sewer and water systems outlined or indicated on the final subdivision plat entitled "Phase One, Burkitt Village, 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 and water improvements in case of default

Date _____, 20

Metro Nashville Department of Water and Sewerage Services

CERTIFICATION OF THE 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 & 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

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled PHASE ONE, BURKITT VILLAGE 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

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 exceptions 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 void if Plat is not recorded by _____

FINAL SUBDIVISION PLAT

TOWN OF NOLENSVILLE PLANNING COMMISSION

TOTAL ACRES 3.30±	TOTAL LOTS 5
ACRES NEW ROADS 0.82±	FEET NEW ROADS 598±
OWNER Regent Homes, LLC	CIVIL DISTRICT 17TH
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000+
SCALE 1" = 50'	
DATE JANUARY 16, 2013	

0 25 50 100 150

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