

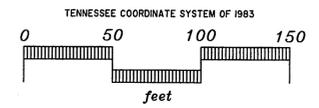
Legend

- SANITARY SEWER W/ MANHOLE
- WATER LINE
- 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
- STREET ADDRESS
- STREET TREE
- STREET LIGHT
- DENOTES THAT LOT SHALL HAVE SIDE-LOADED GARAGE.
- CATCH BASIN
- DRAINAGE PIPE
- HEADWALL

PROPERTY MAP 56, PARCEL 26.03
MCGOWAN FAMILY LIMITED PARTNERSHIP
DEED BOOK 6328 PAGE 216
R.O.W.C. TENN.
FUTURE DEVELOPMENT
EULAS GROVE

PROPERTY MAP 56, PARCEL 26.03
MCGOWAN FAMILY LIMITED PARTNERSHIP
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FUTURE DEVELOPMENT
EULAS GROVE

Lot #	Square Feet	Acres
1	21737	0.499
2	20087	0.461
3	20087	0.461
4	20267	0.465
5	23760	0.545
6	20109	0.462
7	27681	0.635
8	20646	0.474
9	20666	0.474
10	20200	0.464
26	20007	0.459
27	20022	0.460
28	20067	0.461
29	20001	0.459
30	20030	0.460
O.S. "A"	10873	0.250
O.S. "B"	29955	0.688



Notes:

- PROPERTY MAP 56, PARCEL 26.17
17TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- PROPERTY OWNER: REGENT HOMES, LLC
6901 LENOX VILLAGE DRIVE, SUITE 107
NASHVILLE, TENNESSEE 37211
(615) 333-9000
- CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES, INC.
510 GRASSMERE PARK DRIVE, SUITE 4
NASHVILLE, TENNESSEE 37211
(615) 259-2031
- EXISTING ZONING: SUBURBAN RESIDENTIAL (SR)
- TOTAL NUMBER OF LOTS PROPOSED: 30
NUMBER OF LOTS PROPOSED IN PHASE ONE: 15
- TOTAL SITE CONTAINS 215,793 ACRES.
PHASE ONE CONTAINS 9,780 ACRES.
- MINIMUM BUILDING SETBACKS: FRONT = 40'
SIDE = 20' (EXTERIOR)
REAR = 20'
15' (INTERIOR)
- MAXIMUM DENSITY PERMITTED: 1.44/AC
- MINIMUM PERMITTED LOT SIZE: 20,000 SQ. FT.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" PER F.E.M.A.
MAP NO. 4787C0230F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL"
- O.S. INDICATES OPEN SPACE.
- ALL LOTS TO BE SERVED BY PUBLIC SANITARY. SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE DEPT. OF WATER & SEWERAGE SERVICES. WATER SERVICE TO BE PROVIDED BY NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT.
- SIDEWALKS WILL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
- ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
- MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES SHALL BE 70%. LOTS DENOTED THUS: (S) SHALL HAVE SIDE OR REAR ENTRY GARAGES.
- FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
- STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT AN AVERAGE SPACING OF 50 FT. EXISTING TREES WITHIN 15 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT. TREES TO BE PLACED IN GRASS STRIP BETWEEN THE CURB AND SIDEWALK.
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE REPORT. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THIS IS A CATEGORY "1" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
- ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES.
- STREET ADDRESSES ARE SHOWN THUS: [1234]

Sunset Park Drive

Eulas Way

Newnam Bridge Drive

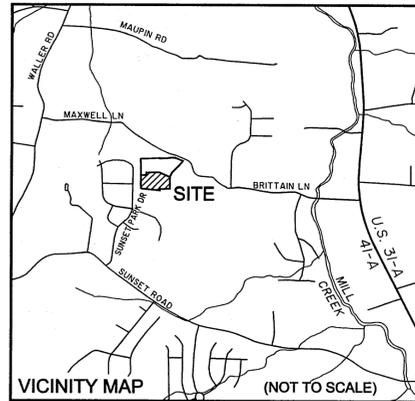
Eulas Way (LOCAL)

Eulas Way

OPEN SPACE "B"
ALL OPEN SPACE IS A PUBLIC UTILITY & DRAINAGE EASEMENT

OPEN SPACE "A"
ALL OPEN SPACE IS A PUBLIC UTILITY & DRAINAGE EASEMENT

Curve #	Delta	Radius	Length	Tangent	Chord	Chord Brg
C5	054°57'50"	208.696	200.20	108.56	192.61	N 18°2'44" W
C6	035°45'46"	335.000	209.10	108.08	205.72	N 63°43'33" W
C7	090°00'00"	25.000	39.27	25.00	35.36	S 53°23'34" W
C8	041°24'35"	50.000	36.14	18.90	35.36	S 12°18'43" E
C9	262°49'09"	50.000	229.35	56.69	75.00	S 8°36'26" E
C10	041°24'35"	50.000	36.14	18.90	35.36	N 29°05'52" E
C11	090°00'00"	25.000	39.27	25.00	35.36	N 36°36'26" W
C12	090°00'00"	25.000	39.27	25.00	35.36	N 53°23'34" E
C21	090°00'00"	25.000	39.27	25.00	35.36	S 36°36'26" E
C22	035°45'46"	385.000	240.31	124.21	236.43	N 63°43'33" W
C23	054°57'50"	258.696	248.17	134.57	238.76	N 18°2'44" W



Phase One
Eulas Grove
SR Subdivision

CERTIFICATE OF COMMON AREAS DEDICATION REGENT HOMES, LLC 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 ONE, EULAS GROVE 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.	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES Subdivision Name and Street Names Approved by Williamson County Emergency Communications.	CERTIFICATE FOR ADDRESSES I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville. Date: _____ Authorized Approving Agent: _____ Title: _____
Owner: _____ Date: _____	Authorized Approving Agent: _____ Date: _____	Authorized Approving Agent: _____ Title: _____ Date: _____

CERTIFICATION OF THE APPROVAL OF ELECTRIC PROVIDER
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 Eulas Grove, Phase One. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Date: _____ Electric Provider: _____

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 No. 6371, Page 447, 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 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 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): _____	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: 7-27-15 Registered Land Surveyor No. 1660	CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled "Phase One, Eulas Grove", 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: _____, 2015 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, EULAS GROVE" 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 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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FINAL SUBDIVISION PLAT
TOWN OF NOLENSVILLE PLANNING COMMISSION

TOTAL ACRES 9.780± TOTAL LOTS 13
ACRES NEW ROADS 1.603± FEET NEW ROADS 1324±
OWNER REGENT HOMES, LLC CIVIL DISTRICT 17TH
SURVEYOR ANDERSON, DELK, EPPS & ASSOCIATES, INC. CLOSURE ERROR 1:10,000±

SCALE: 1" = 50'
DATE JUNE 16, 2015