

**REFERENCE INFORMATION:**

SITE PLANS FOR GILCHRIST SOUTH  
BY T-SQUARE ENGINEERING  
SURVEY BY "ARROWHEAD SURVEY"

**SPECIAL UTILITY NOTE**

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

**NOTES:**

- BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH ON TENNESSEE STATE PLANE COORDINATES (NAD 83).
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- SUBJECT PROPERTY INCLUDES TAX MAP 056 PARCEL 74.02 AS SHOWN ON THE WILLIAMSON COUNTY PROPERTY MAP.
- SUBJECT PROPERTY IS CURRENTLY ZONED SR.
- A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
- THIS PROPERTY LIES IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER FEMA FLOOD PANEL 47187C0230F, EFFECTIVE ON 09/29/2006.
- ANY UNDERGROUND UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES, MARKINGS, OR INFORMATION SHOWN ON SURVEY PROVIDED BY THE CLIENT.
- THE UNDERSIGNED SURVEYOR CERTIFIES THAT THIS IS A CATEGORY I SURVEY AND THE LINEAR ERROR OF CLOSURE OF THE UNADJUSTED SURVEY IS LESS THAN 1:10,000 AS SHOWN HEREON.
- THE DETENTION POND AT LOT 3 AS WELL AS THE PRIVATE ROAD SHOWN HEREON SHALL BE MAINTAINED BY AN HOA, AND ALL PROPERTY OWNERS WILL SHARE IN THE COSTS OF MAINTENANCE.

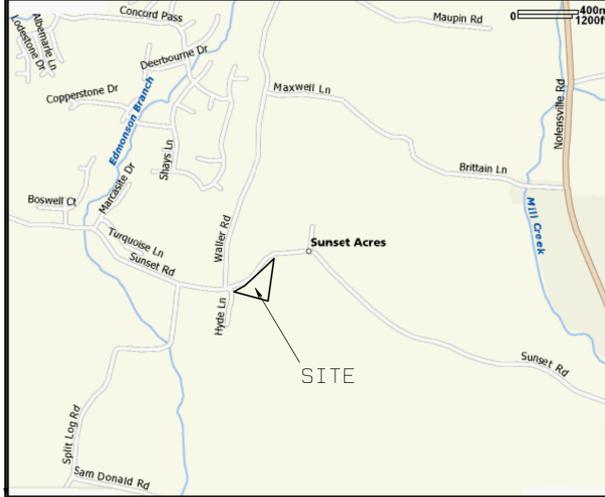
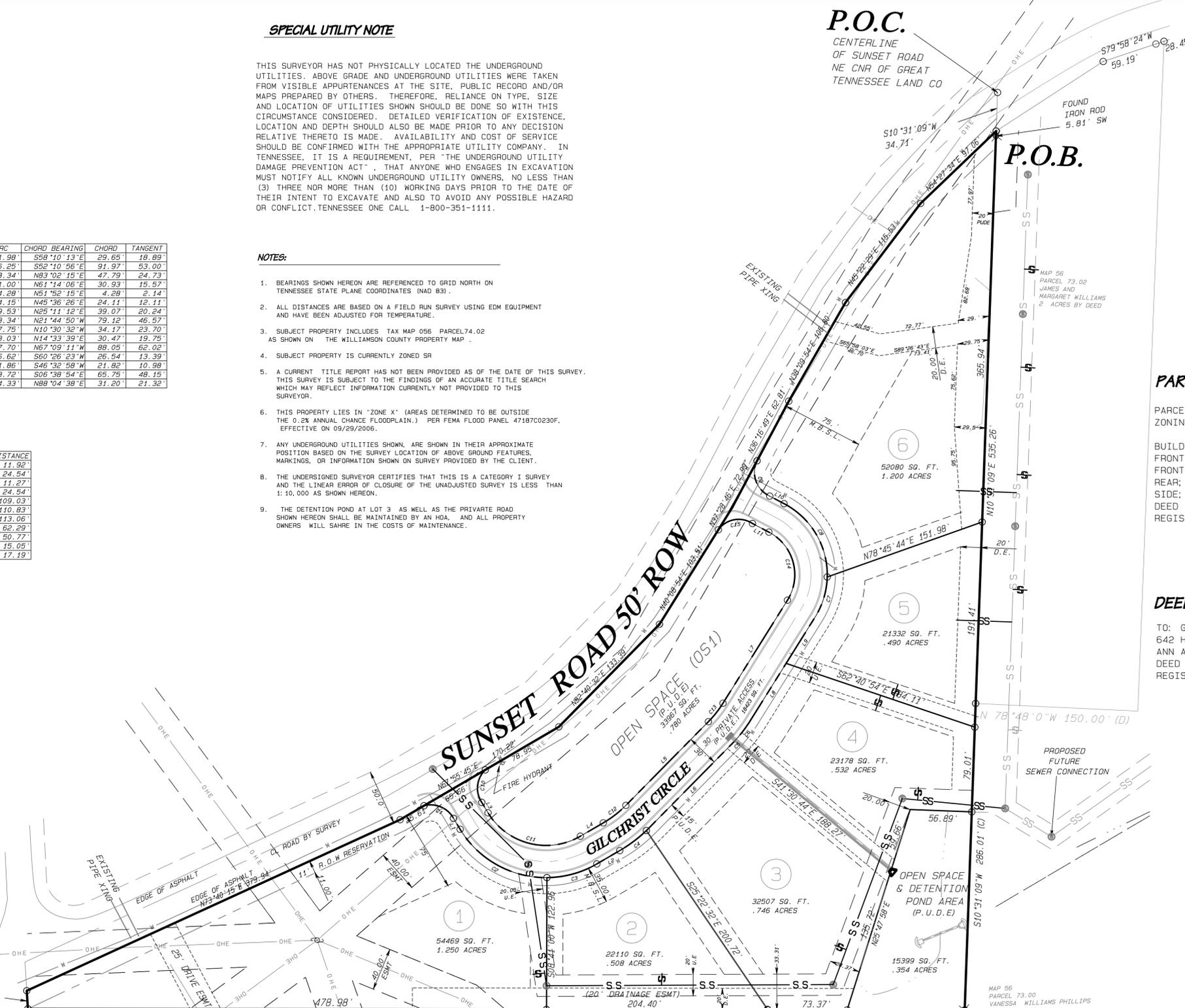
LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	76°35'18"	23.93	31.98	S58°10'13"E	29.65	18.89
C2	59°37'07"	92.50	96.25	S52°10'56"E	91.97	53.00
C3	29°56'30"	92.50	48.34	N83°02'15"E	47.79	24.73
C4	13°39'48"	130.00	31.00	N61°14'06"E	30.93	15.57
C5	1°53'04"	130.00	4.28	N51°52'15"E	4.28	2.14
C6	10°38'34"	130.00	24.15	N45°36'26"E	24.11	12.11
C7	30°11'53"	75.00	39.53	N25°11'12"E	39.07	20.24
C8	63°40'12"	75.00	83.34	N21°44'50"W	79.12	46.57
C9	87°42'59"	24.66	37.75	N10°30'32"W	34.17	23.70
C10	79°00'37"	23.95	33.03	N14°33'39"E	30.47	19.75
C11	89°33'38"	62.50	97.70	N67°09'11"W	88.05	62.02
C12	15°15'13"	100.00	26.62	S60°26'23"W	26.54	13.39
C13	12°31'38"	100.00	21.86	S45°32'58"W	21.82	10.98
C14	93°52'05"	45.00	73.72	S06°38'54"E	65.78	48.15
C15	85°57'16"	22.89	34.33	N88°04'38"E	31.20	21.32

LINE	BEARING	DISTANCE
L1	S22°22'22"E	11.92'
L2	N68°04'00"E	24.54'
L3	N22°22'22"W	11.27'
L4	S68°04'00"W	24.54'
L5	S52°48'47"W	109.03'
L6	N52°48'47"E	110.83'
L7	S40°17'09"W	113.06'
L8	N40°17'09"E	62.29'
L9	N40°17'09"E	50.77'
L10	N53°34'56"W	15.05'
L11	S53°34'56"E	17.19'

**P.O.C.**

CENTERLINE  
OF SUNSET ROAD  
NE CNR OF GREAT  
TENNESSEE LAND CO

**P.O.B.**



VICINITY MAP  
NOT TO SCALE

**PARCEL INFORMATION:**

PARCEL ID: 056 07402 17056  
ZONING: SR NOLENSVILLE

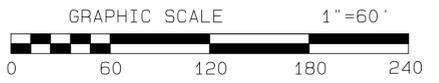
BUILDING SETBACKS:  
FRONT: ARTERIAL: 75'  
FRONT: LOCAL: 40'  
REAR: 20'  
SIDE: 15'  
DEED BOOK 6194, PAGE 203  
REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.

**DEED / OWNER REFERENCES:**

TO: GREAT TENNESSEE LAND COMPANY  
642 HAMPSTEAD LANE  
ANN ARBOUR, MICHIGAN  
DEED BOOK 6194, PAGE 203  
REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.

**LEGEND**

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (FDMT)
- SET CONCRETE MONUMENT
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ POWER POLE
- ⊖ GUY ANCHOR
- ⊞ WATER METER
- ⊗ WATER VALVE
- ST — STORM SEWER
- W — WATER LINE
- OHE — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- ⊗ BOLLARDS
- ⊕ LIGHT POLE
- ⊕ FIRE HYDRANT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C. TN. REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. RIGHT-OF-WAY



ROGER HARRAH LS 2039

PLAT AREA  
= 273465 SQ FT  
= 6.279 ACRES

**CERTIFICATE OF COMMON AREA DEDICATION**

GREAT TENNESSEE LAND COMPANY, LLC  
IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN THIS SUBDIVISION ENTITLED "FINAL PLAT OF GILCHRIST SOUTH SUBDIVISION" 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 COVENANT AND RESTRICTIONS" APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

Certificate of Addresses  
I do hereby certify that the addresses denoted on this final plat are those assigned by town of Nolensville.

Certificate of Approval of Subdivision Name and Street Names  
I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency.

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 Book \_\_\_\_\_ Page \_\_\_\_\_ and \_\_\_\_\_ 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 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 than is prescribed by the restrictive covenants as of record in book \_\_\_\_\_ page \_\_\_\_\_ R.O.W.C. TN, running with the property.

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 \_\_\_\_\_ have been installed in accordance with Metro Department of Water & Sewerage Services standards and specifications and/or state government requirements or state government requirements or that a performance agreement and letter of credit has been provided with Metro Nashville Department of Water & Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.

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.

Certificate of Survey Accuracy  
I hereby certify that the plan shown and described hereon is true & correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments shown hereon have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the Town Engineer.

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 free planting guidelines have been met for Gilchrist South. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS:  
I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL PLAT OF "GILCHRIST SOUTH SUBDIVISION" 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 5.6 OF NOLENSVILLE SUBDIVISION REGULATIONS HAVE BEEN MET.

Certificate of Approval of Utility Systems  
I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and free planting guidelines have been met for Gilchrist South. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY: \_\_\_\_\_ Date \_\_\_\_\_

Roger H. Harrah Tn. Reg. No. 2039 Date \_\_\_\_\_

Date \_\_\_\_\_ Electric Provider \_\_\_\_\_

REVISIONS:  
REV-2  
REV-1 082515 SEWER ROUTING AND EASEMENTS.

**FINAL PLAT OF GILCHRIST SOUTH SUBDIVISION**  
CONTAINING 6.279 ACRES OF LAND MORE OR LESS  
BEING ALL OF PARCEL MAP 056 PARCEL 74.02  
DEED BOOK 6194, PAGE 203

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

FOR  
**GREAT TENNESSEE LAND COMPANY LLC**

**Harrah ASSOCIATES**  
SURVEYORS • PLANNERS  
504 AUTUMN SPRINGS COURT  
SUITE B-15  
FRANKLIN, TENNESSEE 37067  
PHONE: (615) 778-0863  
FAX: (615) 778-0865  
E-MAIL: roger@harrahgroup.com

DATE OF DWG: 06 AUG. 2015  
LAST FIELD WORK: 02 AUG 2015  
MANAGER: RHH CADD: ITH  
CREW CHIEF(S) CH  
FILE: T331010FP\_PRO  
PROJECT NUMBER: T331-14-010  
FIELD BOOK NUMBER: #  
DRAWING SCALE: 1" = 60'  
SHEET 1 OF 1