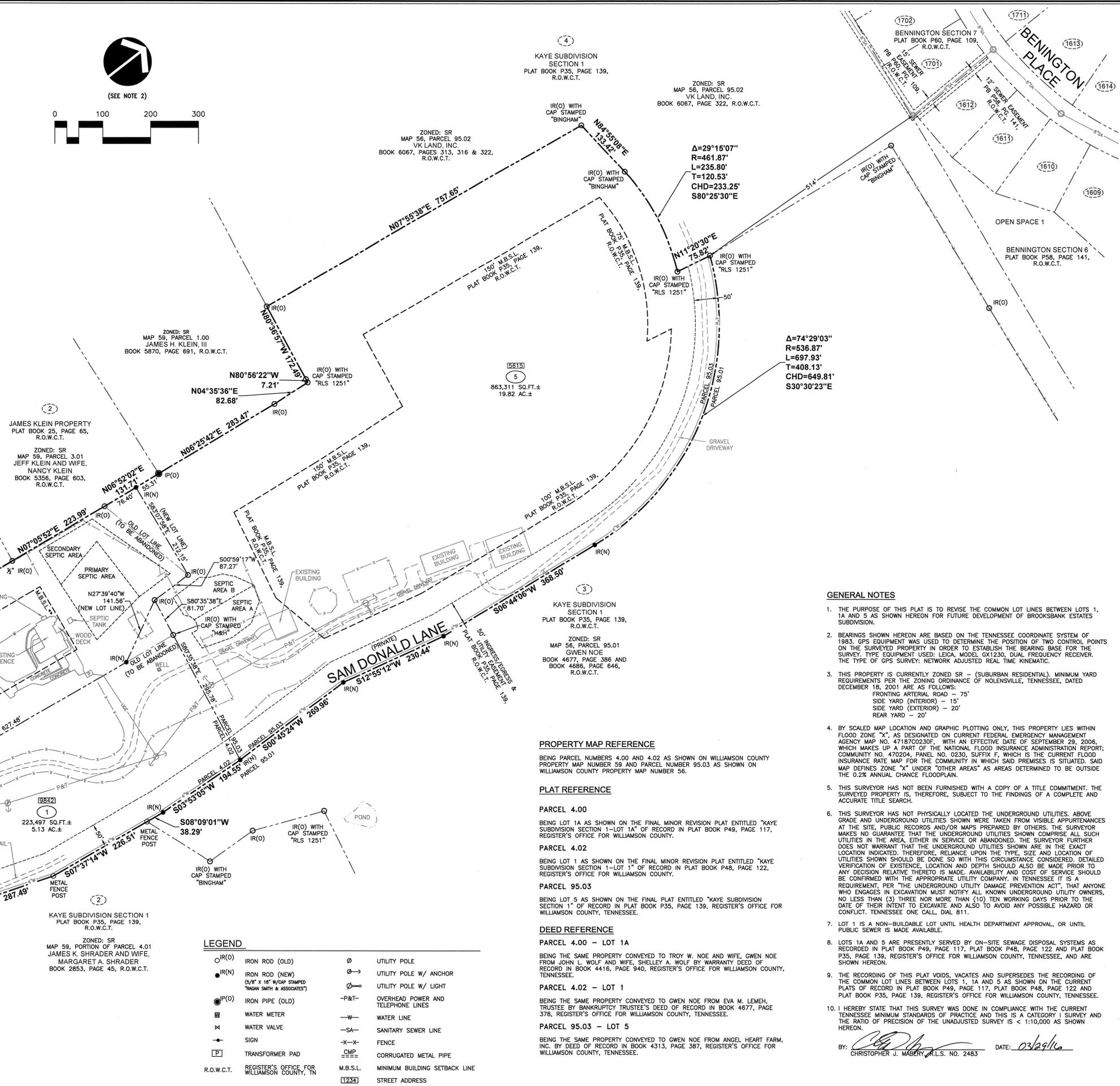


**SITE DATA TABLE**

TOTAL LOT AREA - 30.34 AC.±  
 TOTAL R.O.W. AREA - 0.00 AC.  
 OPEN SPACE AREA - 0.00 AC.  
 TOTAL SITE AREA - 30.34 AC.±  
 TOTAL LINEAR FEET OF ROAD - 0.00 FT.



**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO REVISE THE COMMON LOT LINES BETWEEN LOTS 1, 1A AND 5 AS SHOWN HEREON FOR FUTURE DEVELOPMENT OF BROOKSBANK ESTATES SUBDIVISION.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
- THIS PROPERTY IS CURRENTLY ZONED SR - (SUBURBAN RESIDENTIAL). MINIMUM YARD REQUIREMENTS PER THE ZONING ORDINANCE OF NOLENSVILLE, TENNESSEE, DATED DECEMBER 18, 2001 ARE AS FOLLOWS:  
 FRONTING ARTERIAL ROAD - 75'  
 SIDE YARD (INTERIOR) - 15'  
 SIDE YARD (EXTERIOR) - 20'  
 REAR YARD - 20'
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470204, PANEL NO. 0230, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT. THE SURVEYED PROPERTY IS, THEREFORE, SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE TITLE SEARCH.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO 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) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
- LOT 1 IS A NON-BUILDABLE LOT UNTIL HEALTH DEPARTMENT APPROVAL, OR UNTIL PUBLIC SEWER IS MADE AVAILABLE.
- LOTS 1A AND 5 ARE PRESENTLY SERVED BY ON-SITE SEWAGE DISPOSAL SYSTEMS AS RECORDED IN PLAT BOOK P49, PAGE 117, PLAT BOOK P48, PAGE 122 AND PLAT BOOK P35, PAGE 139, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND ARE SHOWN HEREON.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF THE COMMON LOT LINES BETWEEN LOTS 1, 1A AND 5 AS SHOWN ON THE CURRENT PLATS OF RECORD IN PLAT BOOK P49, PAGE 117, PLAT BOOK P48, PAGE 122 AND PLAT BOOK P35, PAGE 139, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS < 1:10,000 AS SHOWN HEREON.

**PROPERTY MAP REFERENCE**

BEING PARCEL NUMBERS 4.00 AND 4.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 59 AND PARCEL NUMBER 95.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 56.

**PLAT REFERENCE**

- PARCEL 4.00**  
 BEING LOT 1A AS SHOWN ON THE FINAL MINOR REVISION PLAT ENTITLED "KAYE SUBDIVISION SECTION 1 - LOT 1A" OF RECORD IN PLAT BOOK P49, PAGE 117, REGISTER'S OFFICE FOR WILLIAMSON COUNTY.
- PARCEL 4.02**  
 BEING LOT 1 AS SHOWN ON THE FINAL MINOR REVISION PLAT ENTITLED "KAYE SUBDIVISION SECTION 1 - LOT 1" OF RECORD IN PLAT BOOK P48, PAGE 122, REGISTER'S OFFICE FOR WILLIAMSON COUNTY.
- PARCEL 95.03**  
 BEING LOT 5 AS SHOWN ON THE FINAL PLAT ENTITLED "KAYE SUBDIVISION SECTION 1" OF RECORD IN PLAT BOOK P35, PAGE 139, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**DEED REFERENCE**

- PARCEL 4.00 - LOT 1A**  
 BEING THE SAME PROPERTY CONVEYED TO TROY W. NOE AND WIFE, GWEN NOE FROM JOHN L. WOLF AND WIFE, SHELLEY A. WOLF BY WARRANTY DEED OF RECORD IN BOOK 4416, PAGE 940, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- PARCEL 4.02 - LOT 1**  
 BEING THE SAME PROPERTY CONVEYED TO GWEN NOE FROM EVA M. LEMEH, TRUSTEE BY BANKRUPTCY TRUSTEE'S DEED OF RECORD IN BOOK 4677, PAGE 378, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- PARCEL 95.03 - LOT 5**  
 BEING THE SAME PROPERTY CONVEYED TO GWEN NOE FROM ANGEL HEART FARM, INC. BY DEED OF RECORD IN BOOK 4313, PAGE 387, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**CERTIFICATE OF OWNERSHIP & DEDICATION**

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 4416, PAGE 940, BOOK 4677, PAGE 378 & BOOK 4313, PAGE 387, R.O.W.C.T. TENNESSEE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT I (WE) OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS. NO LOTS) 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 LOTS) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK PAGE, R.O.W.C.T. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

DATE: TROY NOE  
 DATE: GWEN NOE

**CERTIFICATE OF ACCURACY**

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 MEASUREMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON. THE SPECIFIC POINTS OF SUBDIVISION REGULATIONS, AS APPLICABLE TO THE PROPERTY, ENGINEER'S NAME, ADDRESS AND PHONE NUMBER.

DATE: 03/29/16  
 DATE: CHRISTOPHER J. MABERY, R.L.S. NO. 2483

**CERTIFICATE OF APPROVAL OF UTILITIES SYSTEMS**

HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR NOTED ON THE FINAL SUBDIVISION PLAT ENTITLED "KAYE SUBDIVISION - SECTION TWO" 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 5.9 OF THE NOLENSVILLE SUBDIVISION REGULATIONS HAVE BEEN MET.

DATE: NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT  
 DATE: NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

**CERTIFICATE OF 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 AND DRAINAGE REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: TOWN ENGINEER  
 DATE: TOWN PLANNER

**CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS**

GENERAL APPROVAL IS HEREBY GRANTED FOR LOTS PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS.

DATE: LOCAL HEALTH AUTHORITY  
 DATE:

**CERTIFICATE OF 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 SUMMERLYN, SECTION TWO. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

DATE: ELECTRIC PROVIDER  
 DATE:

**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, EXCEPT FOR 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 OF DEEDS.

DATE: SECRETARY, PLANNING COMMISSION  
 DATE:

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

I HEREBY CERTIFY THAT WILLIAMSON COUNTY HAS APPROVED THE SUBDIVISION NAME AND STREET NAMES.

DATE: WILLIAMSON COUNTY PUBLIC SAFETY  
 DATE:

**CERTIFICATE OF APPROVAL OF ADDRESSES**

I HEREBY CERTIFY THAT THE TOWN OF NOLENSVILLE HAS APPROVED THE STREET ADDRESSES.

DATE: TOWN PLANNER  
 DATE:

**FINAL PLAT**

**KAYE SUBDIVISION**

**SECTION 1**

**RESUBDIVISION**

**OF LOTS 1, 1A & 5**

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF NOLENSVILLE, TENNESSEE  
 REVISED: MARCH 29, 2016  
 DATE: MARCH 11, 2016 SCALE: 1"=100'  
 JOB NO. 15-041 W.C. 0414

OWNER/DEVELOPER  
 CPS LAND, LLC c/o ROB PEASE  
 213 OVERLOOK CIRCLE, SUITE B-2  
 BRENTWOOD, TENNESSEE 37027  
 (615) 376-5177

**RAGAN SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206  
 (615) 244-8891 FAX (615) 244-8739 cmabery@ragansmith.com  
 CONTACT: CHRIS MABERY, R.L.S.  
 SHEET 1 OF 1



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