



Map 56, parcel 36.00
Castle Properties, Inc.
Deed Book 5240 page 598
R.O.W.C. Tenn.

Map 56, p/o parcel 35.00
Kenneth M. Premo
Deed Book 5285 page 716
R.O.W.C. Tenn.

General Notes:

- PROPERTY MAP 56, P/O PARCEL 35, 17TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- PROPERTY OWNER: KENNETH M. PREMO, 4909 TYNE VALLEY BLVD, NASHVILLE, TENNESSEE 37220
DEVELOPER: FRESH CAPITAL, LLC, P.O. BOX 120897, NASHVILLE, TENNESSEE 37212-0897, (615) 504-3612
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC., 618 GRASSMERE PARK DRIVE, SUITE 4, NASHVILLE, TN 37211, (615) 331-0809
- TOTAL NUMBER OF LOTS PROPOSED: 1
- THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- 100-YEAR FLOODPLAIN IS SHOWN BY GRAPHIC PLOTTING ONLY FROM F.E.M.A. MAP No. 47107C0 235F, EFFECTIVE DATE SEPTEMBER 29, 2006. FLOODWAY IS PLOTTED PER FLOODWAY DATA PUBLISHED IN CONJUNCTION WITH A LETTER OF MAP REVISION EFFECTIVE NOVEMBER 22, 2006.
- EXISTING ZONING: CS
- THIS IS A CATEGORY "T" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
- MINIMUM BUILDING SETBACK LINES AND ANY EASEMENTS REQUIRED FOR INFRASTRUCTURE SHALL BE ESTABLISHED AT SUCH TIME THAT A SITE DEVELOPMENT PLAN IS SUBMITTED.
- ALL UTILITIES SHOWN ON THIS PLAT ARE EXISTING.
- ALL ROADWAYS SHOWN ON THIS PLAT ARE EXISTING.
- THERE ARE NO NEW UTILITY SERVICES PROPOSED WITH THIS PLAT.
- THERE ARE NO NEW STREETS PROPOSED WITH THIS PLAT.
- ALL DEVELOPMENT REQUIREMENTS WILL BE SET AND APPROVED BY THE TOWN OF NOLENVILLE PLANNING COMMISSION WITH THE APPROVAL OF A FINAL SITE DEVELOPMENT PLAN.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE FOR ADDRESSES
Subdivision Name and Street Names Approved by Williamson County Emergency Communications.	I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville.
Authorized Approving Agent _____ Date _____	Date _____ Authorized Approving Agent _____ Title _____

CERTIFICATION OF THE APPROVAL OF ELECTRIC PROVIDER
I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plot approval checklist and free planning guidelines have been met for any approval is at all times contingent upon 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 herein as evidenced in Book No. 5285 Page 716, 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 herein 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 herein 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 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 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

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 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 _____ 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 5.4 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 _____

FINAL SUBDIVISION PLAT	
TOWN OF NOLENVILLE PLANNING COMMISSION	
TOTAL ACRES 4.500±	TOTAL LOTS 1
ACRES NEW ROADS 0	FEET NEW ROADS 0
OWNER Kenneth M. Premo	CIVIL DISTRICT 17TH
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000±
SCALE: 1" = 50'	
DATE NOVEMBER 3, 2015	
REVISIONS _____	

7223 Nolensville Pike Premo Tract