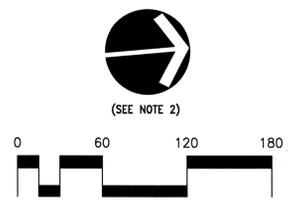


**PROPERTY MAP REFERENCE**  
 BEING PARCEL NUMBER 96 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 56.

**DEED REFERENCE**  
 BEING THE SAME PROPERTY CONVEYED TO SCOTT C. WALTER FROM DEBORAH L. WALTER BY QUITCLAIM DEED OF RECORD IN BOOK 5313, PAGE 327, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

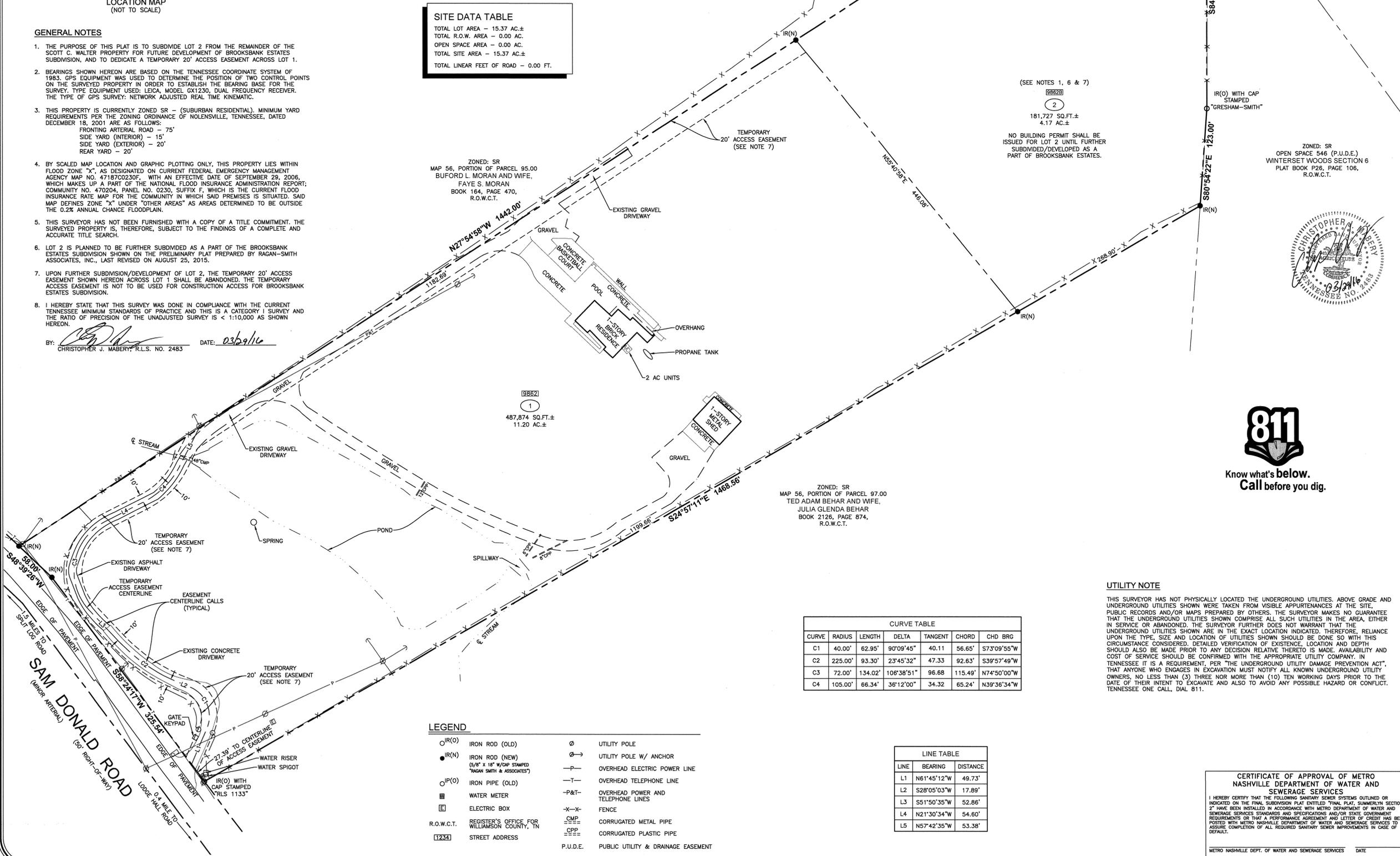


**SITE DATA TABLE**

TOTAL LOT AREA	- 15.37 AC.±
TOTAL R.O.W. AREA	- 0.00 AC.
OPEN SPACE AREA	- 0.00 AC.
TOTAL SITE AREA	- 15.37 AC.±
TOTAL LINEAR FEET OF ROAD	- 0.00 FT.

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 FROM THE REMAINDER OF THE SCOTT C. WALTER PROPERTY FOR FUTURE DEVELOPMENT OF BROOKSBANK ESTATES SUBDIVISION, AND TO DEDICATE A TEMPORARY 20' ACCESS EASEMENT ACROSS LOT 1.
  - 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 GX1250, 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. 471870230F, 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.
  - LOT 2 IS PLANNED TO BE FURTHER SUBDIVIDED AS A PART OF THE BROOKSBANK ESTATES SUBDIVISION SHOWN ON THE PRELIMINARY PLAT PREPARED BY RAGAN-SMITH ASSOCIATES, INC., LAST REVISED ON AUGUST 25, 2015.
  - UPON FURTHER SUBDIVISION/DEVELOPMENT OF LOT 2, THE TEMPORARY 20' ACCESS EASEMENT SHOWN HEREON ACROSS LOT 1 SHALL BE ABANDONED. THE TEMPORARY ACCESS EASEMENT IS NOT TO BE USED FOR CONSTRUCTION ACCESS FOR BROOKSBANK ESTATES SUBDIVISION.
  - 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.

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



(SEE NOTES 1, 6 & 7)

8862  
 2  
 181,727 SQ.FT.±  
 4.17 AC.±

NO BUILDING PERMIT SHALL BE ISSUED FOR LOT 2 UNTIL FURTHER SUBDIVIDED/DEVELOPED AS A PART OF BROOKSBANK ESTATES.

8862  
 1  
 487,874 SQ.FT.±  
 11.20 AC.±

ZONED: SR  
 MAP 56, PORTION OF PARCEL 97.00  
 TED ADAM BEHAR AND WIFE,  
 JULIA GLENDA BEHAR  
 BOOK 2126, PAGE 874,  
 R.O.W.C.T.



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	40.00'	62.95'	90°09'45"	40.11	56.65'	S73°09'55"W
C2	225.00'	93.30'	23°45'32"	47.33	92.63'	S39°57'49"W
C3	72.00'	134.02'	106°38'51"	96.68	115.49'	N74°50'00"W
C4	105.00'	66.34'	36°12'00"	34.32	65.24'	N39°36'34"W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N61°45'12"W	49.73'
L2	S28°05'03"W	17.89'
L3	S51°50'35"W	52.86'
L4	N21°30'34"W	54.60'
L5	N57°42'35"W	53.38'

**LEGEND**

○ IR(O)	IRON ROD (OLD)	⊙	UTILITY POLE
● IR(N)	IRON ROD (NEW)	⊙	UTILITY POLE W/ ANCHOR
○ IP(O)	IRON PIPE (OLD)	—	OVERHEAD ELECTRIC POWER LINE
⊙	WATER METER	—	OVERHEAD TELEPHONE LINE
⊙	ELECTRIC BOX	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	-X-X-	FENCE
1234	STREET ADDRESS	-CMP-	CORRUGATED METAL PIPE
		-CPP-	CORRUGATED PLASTIC PIPE
		P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT

**UTILITY NOTE**

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 COMPRISE 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.

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

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT, SUMMERLYN SECTION 2" HAVE BEEN INSTALLED IN ACCORDANCE WITH METRO DEPARTMENT OF WATER AND 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 AND SEWERAGE SERVICES TO ASSURE COMPLETION OF ALL REQUIRED SANITARY SEWER IMPROVEMENTS IN CASE OF DEFAULT.

METRO NASHVILLE DEPT. OF WATER AND SEWERAGE SERVICES DATE: \_\_\_\_\_

**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 5313, PAGE 327, 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 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, UTILITIES 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: \_\_\_\_\_ SCOTT C. WALTER

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION): \_\_\_\_\_

**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 MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATION OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER.

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

**CERTIFICATE OF APPROVAL OF UTILITIES SYSTEMS**

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "SUMMERLYN - 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 5.8 OF THE NOLENSVILLE SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM: \_\_\_\_\_  
 SEWER SYSTEM (IF APPLICABLE): \_\_\_\_\_

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.

TOWN ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF COMMON AREAS DEDICATION**

THE JONES COMPANY OF TENNESSEE LLC, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN SUMMERLYN, SECTION TWO, 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 NAMED SUBDIVISION.

"DECLARATION OF COVENANTS AND RESTRICTIONS" APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND NAME A PART OF THIS PLAT.

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_

**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 AFORESAID REQUIREMENTS.

DATE: \_\_\_\_\_ ELECTRIC PROVIDER: \_\_\_\_\_

**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 THE 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: \_\_\_\_\_

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

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

WILLIAMSON COUNTY PUBLIC SAFETY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF ADDRESSES**

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

TOWN PLANNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**FINAL PLAT**

**THE SCOTT C. WALTER PROPERTY**

17TH CIVIL DISTRICT OF WILLIAMSON COUNTY,  
 TOWN OF NOLENSVILLE, TENNESSEE

REVISED: MARCH 29, 2016  
 DATE: MARCH 8, 2016  
 JOB NO. 15-0411

SCALE: 1"=60'  
 W.O. 0414

**OWNER/DEVELOPER**  
 SCOTT C. WALTER  
 9862 SAM DONALD ROAD  
 NOLENSVILLE, TENNESSEE 37135  
 (615) 838-0015

**RAGAN-SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS

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 (615) 244-6591 FAX (615) 244-6739 cmabery@ragansmith.com  
 CONTACT: CHRIS MABERY, RLS

SHEET 1 OF 1