

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Book 5907, Page 146, 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 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 5907, Page 174, R.O.W.C., Tennessee, running with the title to the property.

Name _____ Date _____
 GOODALL INC. BUILDERS
 BOOK 5907, PAGE 146

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 herein, to the specifications of the Subdivision Regulations, as approved by the town engineer.

Name _____ Date _____
 Registered Land Surveyor

CERTIFICATE OF COMMON AREAS DEDICATION
 The Owner in recording this plat has designed certain areas of land shown herein as common areas intended for use by the homeowners within BENT CREEK PHASE 10, 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 made part of this plat.
 Date _____ 20____ Owner _____

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.

Name _____ Date _____
 Town Engineer
 Name _____ Date _____
 Town Planner

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSES
 I hereby certify that the Town of Nolensville has approved the subdivision name, street names, and addresses.

Name _____ Date _____
 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 BENT CREEK PHASE 10 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 _____ 20____ Name, Title, and Agency of Authorized Approving Agent _____
 Sewer System _____ 20____ Name, Title, and Agency of Authorized Approving Agent _____

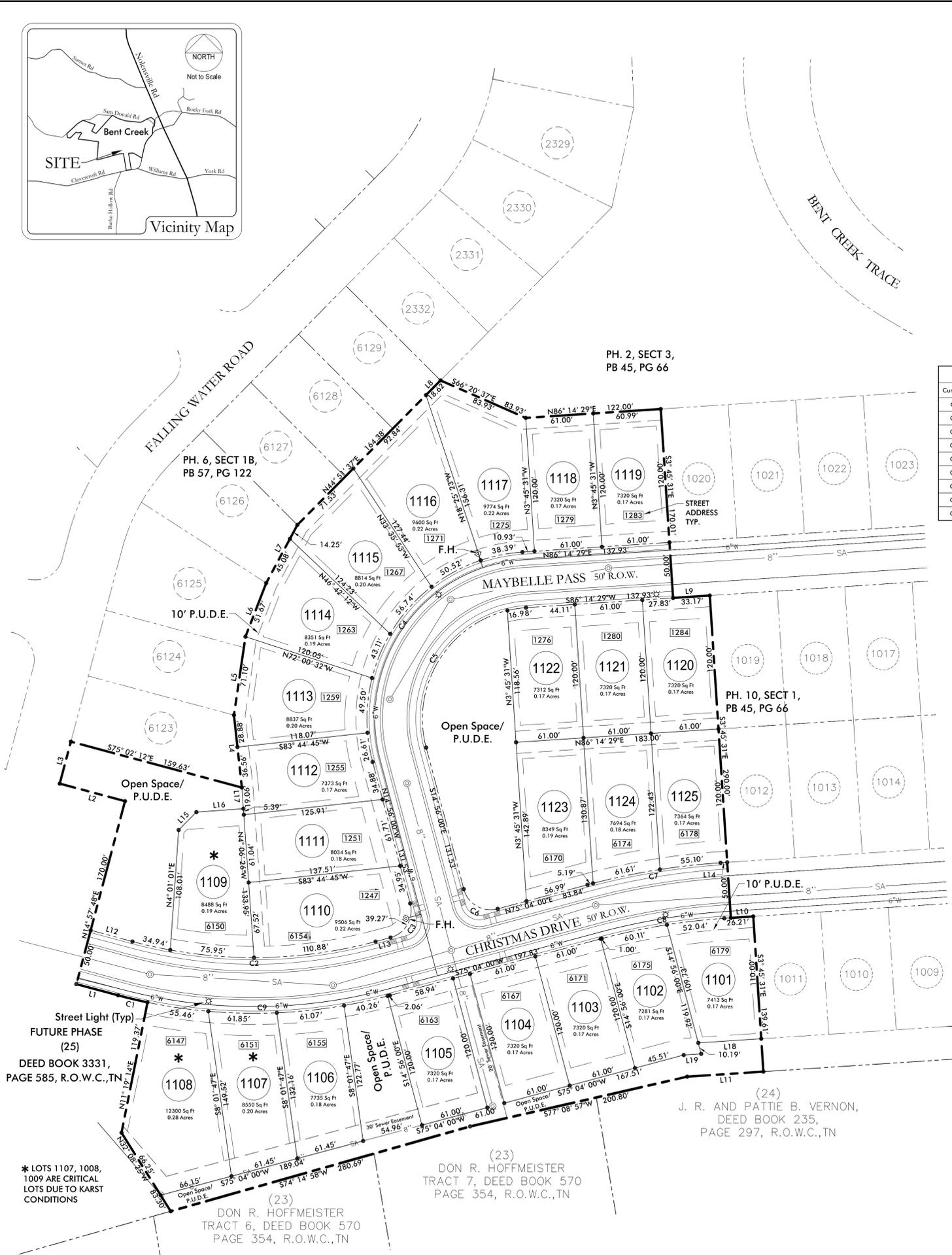
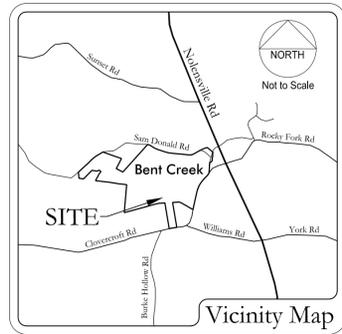
CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER
 I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for BENT CREEK PHASE 10. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Date _____ 20____ Electric Provider _____

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown herein 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 of Deeds.

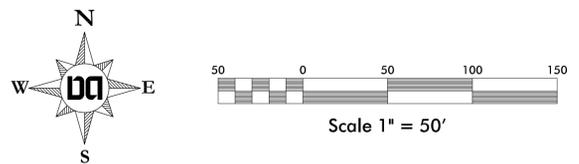
Date _____ 20____ Secretary, Planning Commission _____

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____ Date _____



BOUNDARY LINE TABLE			
Line #	Length	Direction	
L1	39.00	N75° 02' 11.54"W	
L2	61.00	N75° 02' 11.54"W	
L3	39.00	N14° 57' 48.46"E	
L4	65.43	N6° 14' 43.32"W	
L5	71.11	N8° 21' 55.32"E	
L6	51.67	N21° 13' 41.43"E	
L7	59.33	N28° 20' 57.28"E	
L8	18.62	N44° 51' 55.70"E	
L9	33.17	N86° 14' 28.97"E	
L10	20.24	N86° 14' 28.97"E	
L11	68.87	S86° 15' 00.01"W	
L12	39.00	S75° 02' 11.54"E	
L13	13.99	N75° 03' 59.96"E	
L14	5.97	N86° 14' 28.97"E	
L15	22.66	N44° 57' 17.64"E	
L16	42.48	N85° 53' 34.11"E	
L17	18.81	N4° 06' 25.89"W	
L18	56.91	S86° 14' 28.97"W	
L19	15.79	S86° 14' 28.97"W	

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	27.20	475.00	3.28	N76° 40' 37"W	27.20
C2	221.76	425.00	29.90	S89° 59' 06"E	219.26
C3	39.27	25.00	90.00	N30° 04' 00"E	35.36
C4	264.87	150.00	101.17	S35° 39' 14"W	231.78
C5	176.58	100.00	101.17	S35° 39' 14"W	154.52
C6	39.27	25.00	90.00	S59° 56' 00"E	35.36
C7	121.90	625.00	11.17	S80° 39' 14"W	121.71
C8	112.15	575.00	11.17	N80° 39' 14"E	111.97
C9	220.65	475.00	26.60	N88° 22' 20"E	218.68



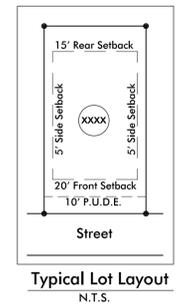
Phase 10, Sect. 2 Area = 7.05 Acres
 = 307282 Sq Ft

- Notes:
- The property shown herein is currently zoned PUD (Planned Unit Development), with a base zoning of Suburban Residential - SR.
 - The purpose of this plat is to create twenty-five (25) lots.
 - This survey meets the requirements of an "Urban Land Survey" as per Chapter 08220-3 of Standards of Practice as adopted by the Board of Examiners for Land Surveyors for the State of Tennessee, dated March 17, 2011.
 - Minimum required setback lines:
 Front Yard: 20 Ft
 Side Yard: 5 Ft (If not abutting public street)
 Side Yard: 10 Ft (If abutting public street)
 Rear Yard: 15 Ft
 - Property Owner:
 Goodall Inc. Builders
 Attn: Robert H. Goodall Jr.
 393 Maple Street, Suite 100
 Gallatin, TN 37066
 - Bearings shown on the survey are to Tennessee State Plan Coordinates NAD83.
 - Parcel Numbers shown thus (x) pertain to property Tax Map 59.
 - Property corners shown thus —●— are marked by iron rods set or to be set.
 - Builder shall provide landscaping at the rate of one (1) plant unit per lot.
 - All builders swales for surface storm runoff shall not exceed a depth of one (1) foot.
 - All lots shall be served by the Nolensville College Grove Utility District (water) and Metro Water Services (sewer). Individual water and sewer services required for each lot.
 - Erosion and sediment control shall be installed by individual builders prior to the start of home construction.
 - Property subject to the findings of an accurate title search. No title work furnished to surveyor prior to survey.
 - Development of this section shall comply to regulations of the Town of Nolensville, TN including the percentage of lot coverage, turnaround distances, and driveway placement.
 - All Open Space to be designated as Public Utilities and Drainage Easements unless otherwise noted.
 - Sanitary Sewer has not been designed to service lots with basement homes. The lot owner shall confirm sewer service elevations prior to home construction. It will be the responsibility of the lot owner to provide adequate facilities for sewer service to the basement lots.
 - The property shown herein is not included in areas designated as "Special Flood Hazard" on the latest Flood Insurance Rate Map No. 47187C0235F dated September 29, 2006.
 - All of the dwellings in this subdivision phase will be equipped with an approved automatic fire sprinkler system in accordance with the Town of Nolensville ordinances.
 - All conditions approved for this PUD by the Town of Nolensville must be adhered to.
 - Location of utilities as shown on plat are per design, not as-built. The exact location of any installed utility is not the responsibility, nor the liability of Dale & Associates or its agents.
 - Prior to the issuance of a building permit for a residential lot with a slope of 15% or greater, a plan shall be prepared by a licensed professional engineer for approval by the Town Engineer showing existing topographic information from field run survey data, boundary and setback lines, utility and drainage easements, existing and proposed drainage pipes, ditches, swales to be connected to public drainage lines and/or to direct or re-direct storm water runoff, the proposed building footprint and the driveway plan, including the finished floor elevations and finished grades of pavement and ground lines, identification of existing trees to be preserved, and the location and timing of installation of erosion features. No clear cutting of trees or grading of the lot shall be permitted until approval of the site plan by the Town Engineer.
 - XXXXX - Denotes property address.
 - * * * Denotes a critical lot subject to the requirements of the Town of Nolensville Zoning Ordinance Appendix D.

Final Plat

Bent Creek, Phase 10, Section 2

17th CIVIL DISTRICT
 NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE
 DATE: March 31, 2014
 SCALE: 1" = 50'
 D&A JOB NO. 13025



Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying
 510 Health Plaza
 Nashville, Tennessee 37244
 (615) 251-5166

DA PROJECT NO. 13025
P1
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