

VICINITY MAP NOT TO SCALE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	20.16	475.00	2°25'53"	10.08'	N53°40'58"E	20.16'
C2	86.29	475.00	10°24'32"	43.27'	N59°42'25"E	86.17'
C3	39.27	25.00	90°00'00"	25.00'	N69°45'25"W	35.36'
C4	85.57	225.46	21°44'40"	43.30'	N34°57'59"W	85.05'
C5	89.30	225.00	22°44'26"	45.25'	N57°13'13"W	88.72'
C6	33.43	45.00	42°34'07"	17.53'	N47°18'22"W	32.67'
C7	74.92	55.00	78°02'32"	44.57'	N65°02'35"W	69.26'
C8	54.15	55.00	56°24'54"	29.50'	S47°43'42"W	51.99'
C9	85.74	55.00	89°19'03"	54.35'	S25°08'17"E	77.32'
C10	45.19	55.00	47°04'47"	23.96'	N86°39'49"E	43.93'
C11	40.35	45.00	51°22'19"	21.64'	N88°48'36"E	39.01'
C12	124.45	175.00	40°44'49"	64.99'	S45°07'50"E	121.85'
C13	42.04	25.23	95°28'37"	27.76'	S17°16'33"W	37.34'
C14	86.25	675.00	7°19'17"	43.19'	S68°54'13"W	86.19'
C15	189.95	675.00	16°07'23"	95.61'	S80°37'34"W	189.32'
C16	2.04	475.00	0°14'44"	1.02'	N88°46'21"E	2.04'
C17	91.81	725.00	7°15'20"	45.97'	N85°13'57"E	91.75'
C18	92.14	725.00	7°16'55"	46.13'	N77°57'50"E	92.08'
C19	100.14	724.99	7°54'51"	50.15'	N70°21'57"E	100.06'
C20	39.27	25.00	90°00'00"	25.00'	S69°45'25"E	35.36'
C21	113.87	274.85	23°44'18"	57.76'	S36°39'58"E	113.06'
C22	95.30	275.00	19°51'22"	48.13'	N58°27'23"W	94.83'
C23	105.94	275.00	22°04'18"	53.63'	N79°25'12"W	105.28'
C24	155.22	225.00	39°31'38"	80.84'	N72°31'15"W	152.16'
C25	109.96	225.00	28°00'00"	56.10'	S38°45'25"E	108.87'
C26	39.28	24.99	90°03'29"	25.01'	S20°14'35"W	35.36'
C27	20.28	475.00	2°26'48"	10.14'	N65°14'35"E	20.28'
C28	97.02	525.00	10°35'16"	48.65'	N57°38'38"E	96.88'

Lot Number	Square Footage	Acreage
1601	21,651	0.50
1602	21,143	0.49
1603	20,590	0.47
1604	20,159	0.46
1605	20,881	0.48
1606	20,510	0.47
1607	20,175	0.46
1608	20,067	0.46
1609	20,086	0.46
1610	20,008	0.46
1611	20,363	0.47
1612	20,059	0.46
1613	23,858	0.55
1614	24,165	0.55
1615	21,808	0.50
1616	24,723	0.57
1617	23,523	0.54
1618	23,625	0.54
1619	23,787	0.55
OS - 1	52,136	1.20
OS - 2	60,439	1.39

LEGEND	
	Benchmark
	Cemetery
	5/8" Diameter Iron Rod New with GS&P Cap
	Existing Property Corner
	GSP Control Monument
	Deciduous Tree
	Evergreen Tree
	Property Line
	Adjacent Property Line
	Easement Line
	Water Line
	Sewer Line
	Gas Line
	Lot Number
	Gas Meter
	Gas Valve
	Water Meter
	Water Valve
	Fire Hydrant
	Telephone Manhole
	Sewer Manhole
	Storm Drain Manhole
	Catch Basin
	Power Pole
	Guy Wire
	Light Pole
	Telephone Pedestal / Electric Box

GRESHAM SMITH AND PARTNERS
 1400 NASHVILLE CITY CENTER
 511 UNION STREET
 NASHVILLE, TENNESSEE 37219
 615-770-8100
 WWW.GSPNET.COM

PROJECT NUMBER: 23717.00
 DATE: 9/14/2012

PROPERTY INFORMATION

OWNER(S):
 BILL KOTTAS
 GROVE PARK PARTNERS, LLC
 5205 COLLETON WAY
 BRENTWOOD, TN 37027

RECORDED DOCUMENTS FOR PROPERTY:
 DEED BOOK 5260 PAGE 135

- SURVEYOR'S NOTES:**
- This Plat is being recorded to create 19 single family lots.
 - In accordance with single family zoning regulations, detailed restrictive covenants are recorded in Book 5488, Page 499, R.O.W.C.
 - All utilities shall be located underground.
 - All Open Space area Right-of-Ways shall be Public Utility and Drainage Easements.
 - All lots to be served by sanitary sewer.
 - All grading, fill storage, and ground disturbance shall be strictly confined to the building envelope and the Public Utility/Drainage Easement.
 - Subject property is part of Parcel 68.01 on Property Map 56.
 - Bearings shown hereon are Tennessee Grid.
 - This property is not located within a flood hazard area as indicated on Federal Emergency Management Agency Map Community Panel No. 4702040090 E, dated January 16, 003. (Zone X)
 - Home Owner's Association will maintain all Open Space, landscape and drainage facilities. All internal roadways shall be public street constructed to the Town of Nolensville specifications in public right-of-ways.
 - New monuments will be iron rod with aluminum caps. All iron rods existing with Gresham, Smith and Partners cap are 3/8" diameter rebar.
 - This Plat subdivided the property found in Deed Book 5260, Page 135.
 - Homes will be equipped with individual sprinkler systems.
 - There will be no clearing, grading, construction or disturbance of vegetation except as permitted by the approved plans or the Nolensville Town Engineer.
 - Before construction commences on any lot, call Tennessee One-Call at 1-800-351-1111. Location of underground utilities shown on map as proposed, not as installed.
 - Utilities shown are proposed and should not be considered as-built.
 - Street addresses shown in box [1601]
 - Zoning SR
 - 14.06 Total Acres

Certificate of Approval of Electric Power

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 MTEMC. Any approval is at all times contingent upon continuing compliance with the

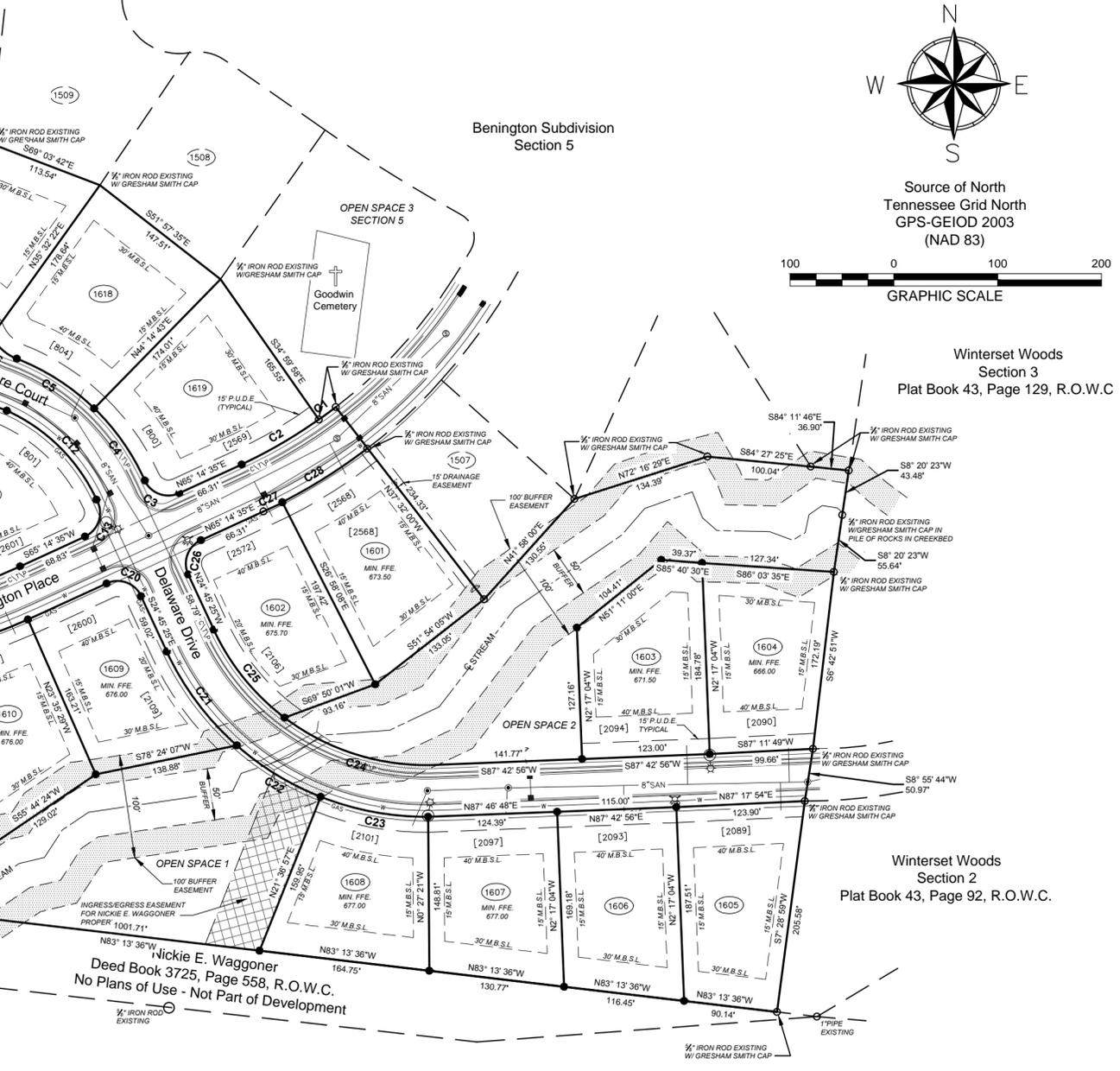
Electric Provider _____ Date _____

Certificate of Accuracy

I hereby certify that the plan shown and described hereon is an accurate 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, as approved by the town engineer. I also certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1:24,652 as shown hereon.

Registered Land Surveyor _____ Date _____

Kenneth D. Church, TN RLS #1004
 Gresham, Smith and Partners
 1400 Nashville City Center
 511 Union Street
 Nashville, Tennessee 37219
 615-770-8136



Source of North
 Tennessee Grid North
 GPS-GEIOD 2003
 (NAD 83)

GRAPHIC SCALE
 0 100 200

Certificate for Addresses

I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville Planning Department.

Town of Nolensville Planning Department _____ Date _____, 2013

Certification of Common Areas Dedication

Grove Park Partners, LLC, in recording this plat has designed certain areas of land shown hereon as common areas intended for use by the homeowners within BENINGTON, SECTION 6, 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.

Owner _____ Date _____, 2013

Certification of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in DB 5260 PG 135 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 less area than is prescribed by the restrictive covenants as of record in DB PG R.O.W.C., Tennessee, running with the title to the property.

Grove Park Partners, LLC
 5205 Colleton Way
 Brentwood, TN 37027

_____, 2013

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.

_____, 2013

Town Engineer _____ Date _____

Town Planner _____ Date _____

Certificate of Approval of Subdivision Name and Street Name

I hereby certify that the Town of Nolensville Planning Department has approved the subdivision name and street names.

Town of Nolensville Planning Department _____ Date _____, 2013

Certificate of Approval of Utility Systems

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled BENINGTON, SECTION 6 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: _____, 2013

Name, Title, and Agency of Authorized Approving Agent _____ Date _____

Sewer System: _____, 2013

Name, Title, and Agency of Authorized Approving Agent _____ 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, 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.

_____, 2013

Secretary, Planning Commission _____ Date _____

THIS APPROVAL SAHLL BE VALID IF NOT RECORDED BY _____

NO	DATE	REVISION	BY	CHK
1	11/01/12	Comments from Town of Nolensville	pmk	kdc
2	03/07/13	ADDED SEWER EASEMENT LOT 1612	kdc	kdc
3	10/28/13	Staff Comment Revisions- Town of Nolensville	pmk	kdc

FINAL PLAT OF
BENINGTON SUBDIVISION
 SECTION 6
 17 TH CIVIL DISTRICT
 TOWN OF NOLENSVILLE
 WILLIAMSON COUNTY, TENNESSEE

PREPARED FOR:
 BILL KOTTAS
 GROVE PARK PARTNERS, LLC
 5205 COLLETON WAY
 BRENTWOOD, TN 37027