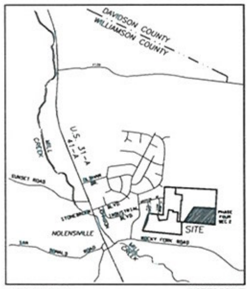


VICINITY MAP (NOT TO SCALE)

Legend

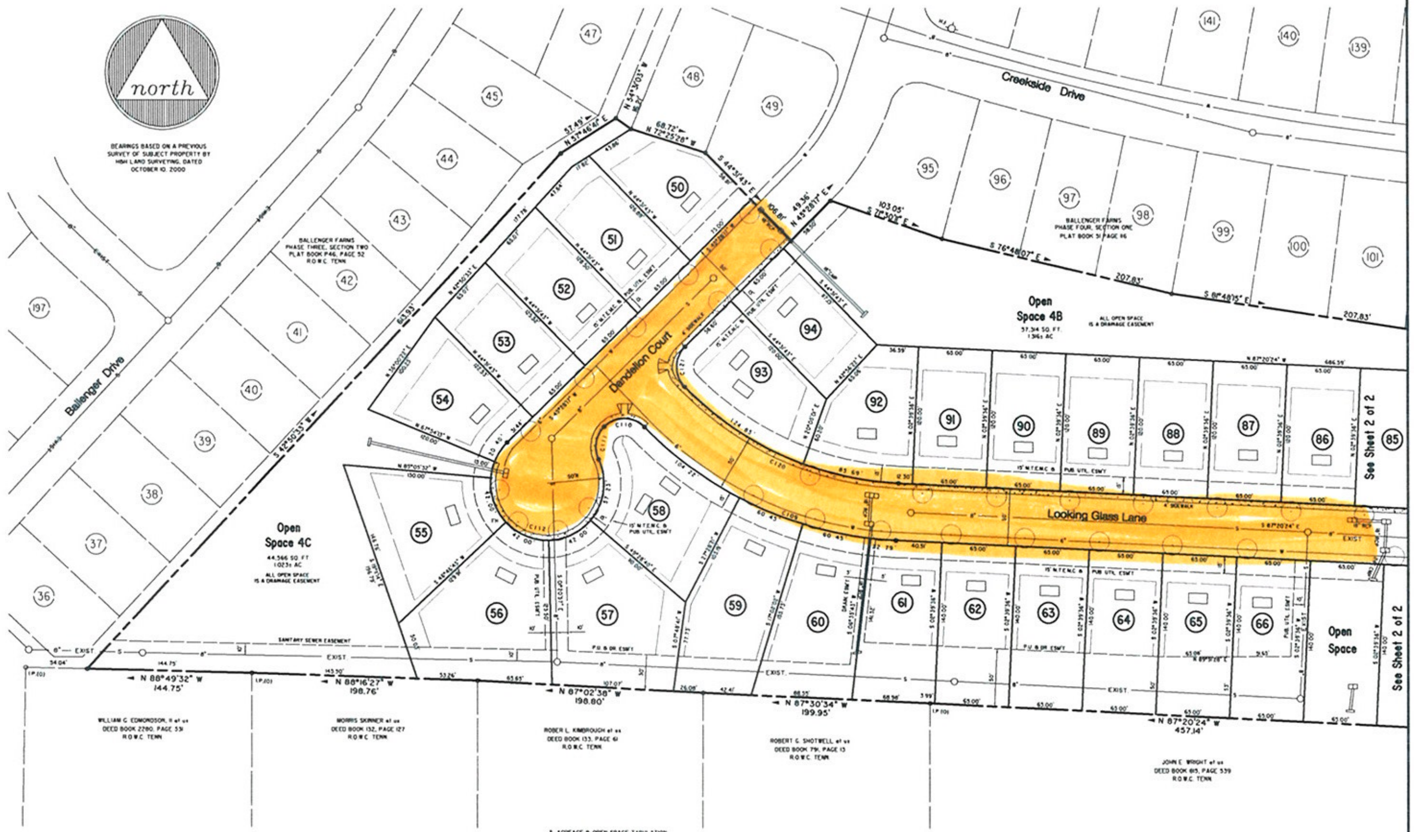
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 STREET ADDRESS
- STREET TREE
- STREET LIGHT

Lot Data

LOT NO.	LOT SQ. FT.	ACRES
50	8040	0.185
51	8410	0.193
52	8256	0.190
53	8062	0.185
54	8902	0.204
55	11007	0.253
56	13434	0.308
57	13551	0.311
58	11595	0.266
59	11838	0.272
60	10866	0.249
61	9554	0.219
62	9100	0.209
63	9100	0.209
64	9100	0.209
65	9100	0.209
66	9100	0.209
86	7800	0.179
87	7800	0.179
88	7800	0.179
89	7800	0.179
90	7800	0.179
91	7800	0.179
92	8784	0.202
93	9988	0.229
94	7707	0.177

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C103	8°09'14"	25.00	35.41	21.41	32.52	S 05°46'43" E
C104	48°11'23"	25.00	21.03	11.18	20.41	S 70°27'04" E
C105	276°22'46"	50.00	241.19	-44.72	66.67	S 43°38'38" W
C106	48°11'23"	25.00	21.03	11.18	20.41	N 22°15'41" W
C107	8°09'14"	25.00	35.41	21.41	32.52	N 86°55'59" W
C108	40°10'13"	300.14	210.43	109.75	206.15	S 72°34'30" W
C109	42°48'40"	331.77	247.90	130.06	242.17	N 65°56'04" W
C110	90°00'00"	25.00	39.27	25.00	35.36	N 89°31'43" W
C111	70°31'44"	25.00	30.77	17.68	28.87	S 10°12'25" W
C112	250°31'44"	50.00	218.63	-70.71	81.65	N 79°47'35" W
C119	67°27'06"	250.14	294.48	166.99	277.77	S 58°56'32" W
C120	42°48'40"	281.77	210.54	110.46	205.68	N 65°56'04" W
C121	90°00'00"	25.00	39.27	25.00	35.36	N 00°28'17" E
C128	09°35'24"	300.14	50.24	25.18	50.18	N 50°00'10" E



GENERAL NOTES:

1. PROPERTY MAP 57, P/O PARCEL 36.03 17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
2. OWNER/DEVELOPER: BEAZER HOMES CORP 1018 ELM HILL PIKE NASHVILLE, TENNESSEE 37210 (615) 244-9600
3. ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
4. TOTAL NUMBER OF LOTS PROPOSED: 44

5. ACREAGE & OPEN SPACE TABULATION

	TOTAL ACREAGE	OPEN SPACE PROVIDED
PHASE ONE:	19.231 ACRES	6.794 ACRES
PHASE TWO:	16.413 ACRES	7.689 ACRES
PHASE THREE, SECTION ONE	21.785 ACRES	7.176 ACRES
PHASE THREE, SECTION TWO	19.918 ACRES	10.684 ACRES
PHASE FOUR, SECTION ONE	29.467 ACRES	13.986 ACRES
PHASE FOUR, SECTION TWO	14.867 ACRES	2.548 ACRES
	121.681 ACRES	50.877 AC OR 41.8%

TOTAL SITE CONTAINS 121.68± AC

6. THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. COMMUNITY-PANEL No. 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006
7. MINIMUM BUILDING SETBACKS: FRONT = 25' SIDE = 5' (ADJ. TO LOT) 15' (ADJ. TO R-O-W) REAR = 20'
8. STREET TREES SHALL BE PROVIDED AT THE AVERAGE RATE OF 1 PER 50 FEET. EXISTING TREES WITHIN 15 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT IF SO APPROVED BY THE PLANNING COMMISSION.
9. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED
10. THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY
11. THIS IS A CATEGORY "I" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 : 10,000
12. ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES
13. THE APPROVAL BY THE PLANNING COMMISSION OF A SUBDIVISION PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR IMPLY THE ACCEPTANCE BY THE TOWN OF NOLENSVILLE OF ANY PUBLIC WAYS, PLACES OR IMPROVEMENTS SHOWN ON THE PLAT FOR MAINTENANCE BY THE TOWN.

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 NTEMC. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Date ____ Electric Provider ____

CERTIFICATE OF COMMON AREAS DEDICATION

BEAZER HOMES CORP
in recording this Plat, has designated certain areas of land shown hereon as Common Area intended for use by the homeowners within this Subdivision entitled
PHASE FOUR, SECTION TWO, BALLENGER FARMS
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 above named subdivision. "Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.

Owner ____ Date ____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision Name and Street Names Approved by the Town of Nolensville.

Authorized Approving Agent ____

CERTIFICATE FOR ADDRESSES

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

____ Title

CERTIFICATE 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 Book No. 4043, Page 390, 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 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 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 hereon 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 "Phase Four, Section Two, Ballenger Farms", 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 ____

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 an 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 PHASE FOUR, SECTION TWO, BALLENGER FARMS 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 ____ ____ ____
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 ____

Sheet 1 of 2

Phase Four, Section Two

Ballenger Farms

An Open Space Development Overlay

Base Zoning: SR

FINAL SUBDIVISION PLAT	
TOWN OF NOLENSVILLE PLANNING COMMISSION	
TOTAL ACRES 14.87±	TOTAL LOTS 44
ACRES NEW ROADS 2.154±	FEET NEW ROADS 1668±
OWNER BEAZER HOMES CORP	CIVIL DISTRICT 17TH
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000+
SCALE: 1" = 50'	0 25 50 100 150
DATE FEBRUARY 10, 2010	

02-117