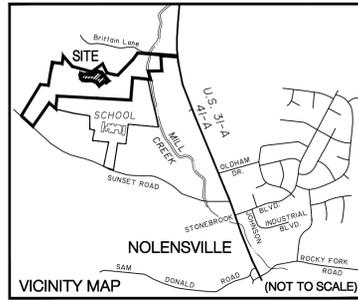


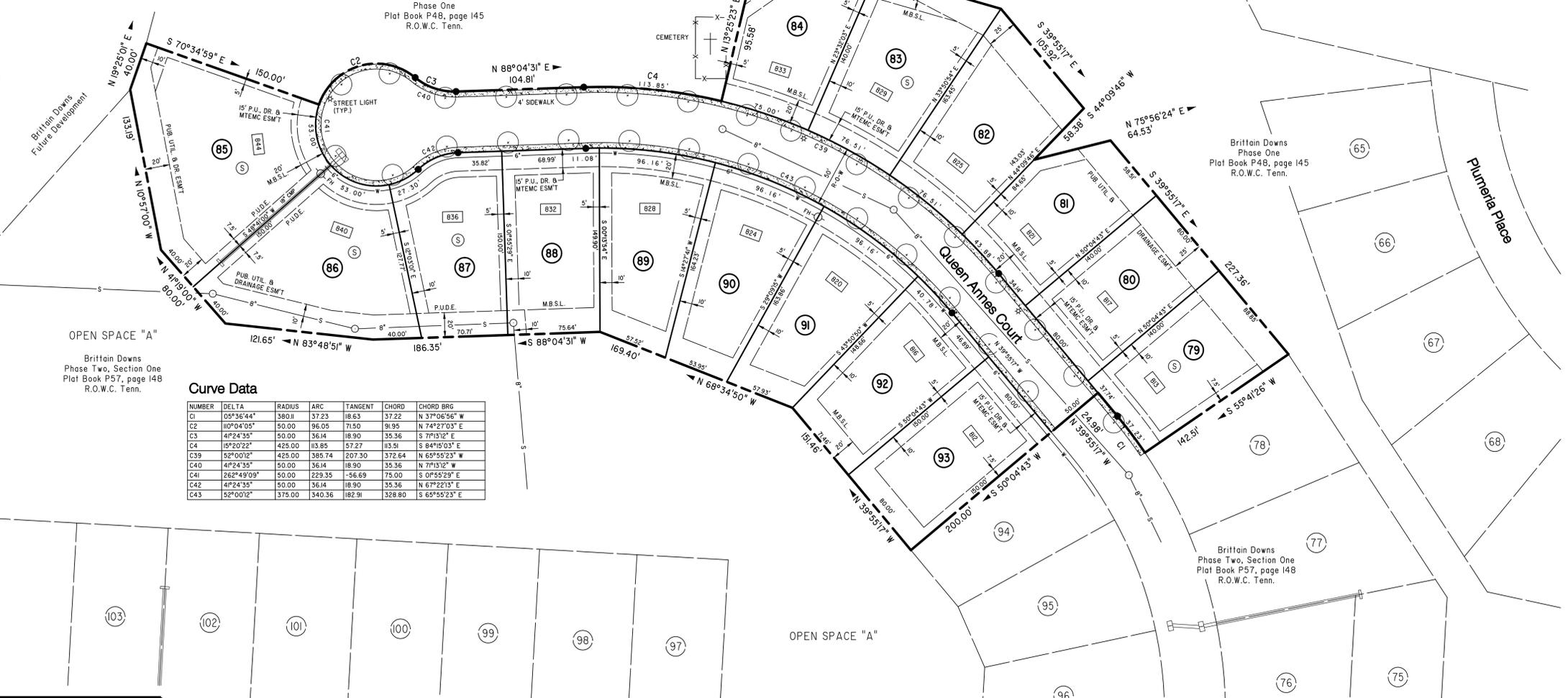
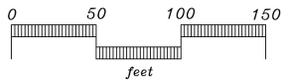
GENERAL NOTES:

- PROPERTY MAP 56, PARCEL 2614
17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- OWNER/DEVELOPER: REGENT HOMES LLC
6901 LENOX VILLAGE DRIVE, SUITE 107
NASHVILLE, TENNESSEE 37211
(615) 333-9000
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC.
618 GRASSMERE PARK DRIVE, SUITE 4
NASHVILLE, TN 37211
(615) 331-0809
- TOTAL NUMBER OF LOTS PROPOSED: 15
- ACREAGE TABULATION: TOTAL ACREAGE
PHASE TWO, SEC. TWO: 5.300 ACRES.
TOTAL SITE CONTAINS 82.896± AC.
- THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 47187C0 235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACKS: FRONT = 20'
30' FOR GARAGES FACING R-0-W
SIDE = 5' (ADJ. TO LOT - MIN 15' BETWEEN BUILDINGS)
15' (ADJ. TO R-0-W)
REAR = 20'
- STREET TREES SHALL BE PROVIDED AT THE AVERAGE RATE OF 1 PER 50 FEET. EXISTING TREES WITHIN 15 FEET OF THE R-0-W MAY BE USED TO MEET THIS REQUIREMENT IF SO APPROVED BY THE PLANNING COMMISSION.
- ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THIS IS A CATEGORY "T" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
- (S) DENOTES THAT LOT SHALL HAVE SIDE OR REAR LOADED GARAGE. (30% REQUIRED) REQUIRED THIS PHASE: 5 (30 x 15 = 5) PROVIDED THIS PHASE: 5
- DEVELOPER MUST CONSTRUCT MAIN ENTRY ROADS OFF SUNSET ROAD AND BRITTAIN LANE TO A PAVEMENT WIDTH OF 26 FEET. AN ADDITIONAL ACCESS EASEMENT IS HEREBY ESTABLISHED TO COVER THE REQUIRED SIDEWALK PLACEMENT. ALL OTHER STREET CROSS-SECTIONS SHALL HAVE A PAVEMENT WIDTH OF 24 FEET.
- GARAGE FACINGS MUST BE SET BACK 30 FEET FROM RIGHT-OF-WAY.
- GARAGE FACINGS ON FRONT LOADED GARAGES MUST BE RECESSED 3 FEET FROM THE FRONT FACADE.
- SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE ROADWAY ON ALL CUL-DE-SACS.
- DEVELOPER WILL PROVIDE A NEW TRAFFIC IMPACT STUDY TO THE TOWN OF NOLENSVILLE PRIOR TO APPROVAL OF PHASE THREE.
- ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES.



Lot Data

LOT NO.	LOT SQ. FT.	ACRES
79	1499	0.264
80	1200	0.237
81	11,001	0.253
82	13,666	0.314
83	13,507	0.310
84	11,176	0.257
85	19,513	0.448
86	16,769	0.385
87	19,554	0.274
88	16,778	0.268
89	12,014	0.276
90	12,387	0.284
91	19,970	0.275
92	19,917	0.274
93	12,000	0.275



Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	05°56'44"	380.11	37.23	18.63	37.22	N 37°06'56" W
C2	10°04'05"	50.00	96.05	17.50	91.85	N 74°27'03" E
C3	47°24'35"	50.00	36.14	18.90	35.36	S 77°15'12" E
C4	15°20'22"	425.00	113.85	57.27	113.51	S 84°16'03" E
C39	52°00'12"	425.00	385.74	207.30	372.64	N 64°55'23" W
C40	47°24'35"	50.00	36.14	18.90	35.36	N 77°15'12" W
C41	262°49'09"	50.00	229.35	-56.69	75.00	S 09°55'29" E
C42	47°24'35"	50.00	36.14	18.90	35.36	N 67°22'13" E
C43	52°00'12"	375.00	340.36	182.91	328.80	S 65°55'23" E

Legend

- 8" S - SANITARY SEWER W/ MANHOLE
- 8" W - WATER LINE
- Fire Hydrant symbol
- Right-of-way marker symbol
- Iron pin at prop. corner symbol
- P.U.D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 - STREET ADDRESS
- Street Tree symbol
- Street Light symbol
- (S) - DENOTES THAT LOT SHALL HAVE SIDE-LOADED GARAGE.

CERTIFICATE OF COMMON AREAS DEDICATION

Regent Homes, LLC
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 TWO, SECTION TWO, BRITTAIN DOWNS
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, STREET NAMES, AND ADDRESSES

I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville Subdivision Name and Street Names Approved by the Town of Nolensville.

Authorized Approving Agent _____ Date _____

CERTIFICATION OF THE 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 Brittain Downs, Phase Two, Section One. Any approval is at all times contingent upon continuing 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 hereon as evidenced in Book No. 6127, Page 768, 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 Two, Section Two", 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: _____, 2005

Metro Nashville Department of Water and Sewerage Services

Phase Two, Section Two
Brittain Downs
Planned Unit Development
Base Zoning: SR

FINAL SUBDIVISION PLAT

TOWN OF NOLENSVILLE PLANNING COMMISSION	
TOTAL ACRES 5.300±	TOTAL LOTS 15
ACRES NEW ROADS 0.887±	FEET NEW ROADS 661±
OWNER Regent Homes, LLC	CIVIL DISTRICT 17TH
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000±
SCALE: 1" = 50'	
DATE FEBRUARY 25, 2014	