

- Legend**
- S ○ SANITARY SEWER W/ MANHOLE
 - W ○ WATER LINE
 - FIRE HYDRANT
 - R ○ IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/ CAP)
 - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - 1234 STREET ADDRESS
 - UTILITY POLE
 - ★ STREET LIGHT
 - TRANSFORMER
 - CATCH BASIN W/ PIPE
 - GT GREASE TRAP
 - CONCRETE

Property Map 59, parcel 117.04
 Nolensville First United Methodist Church
 Deed Book 7282, Page 822
 R.O.W.C., Tennessee

Map 56M "A", parcel 35
 Nolensville First United Methodist Church
 Book 4568, Page 775
 R.O.W.C., Tennessee

Map 56M "A", parcel 34
 Debbie Everts
 Book 5995, Page 29
 R.O.W.C., Tennessee

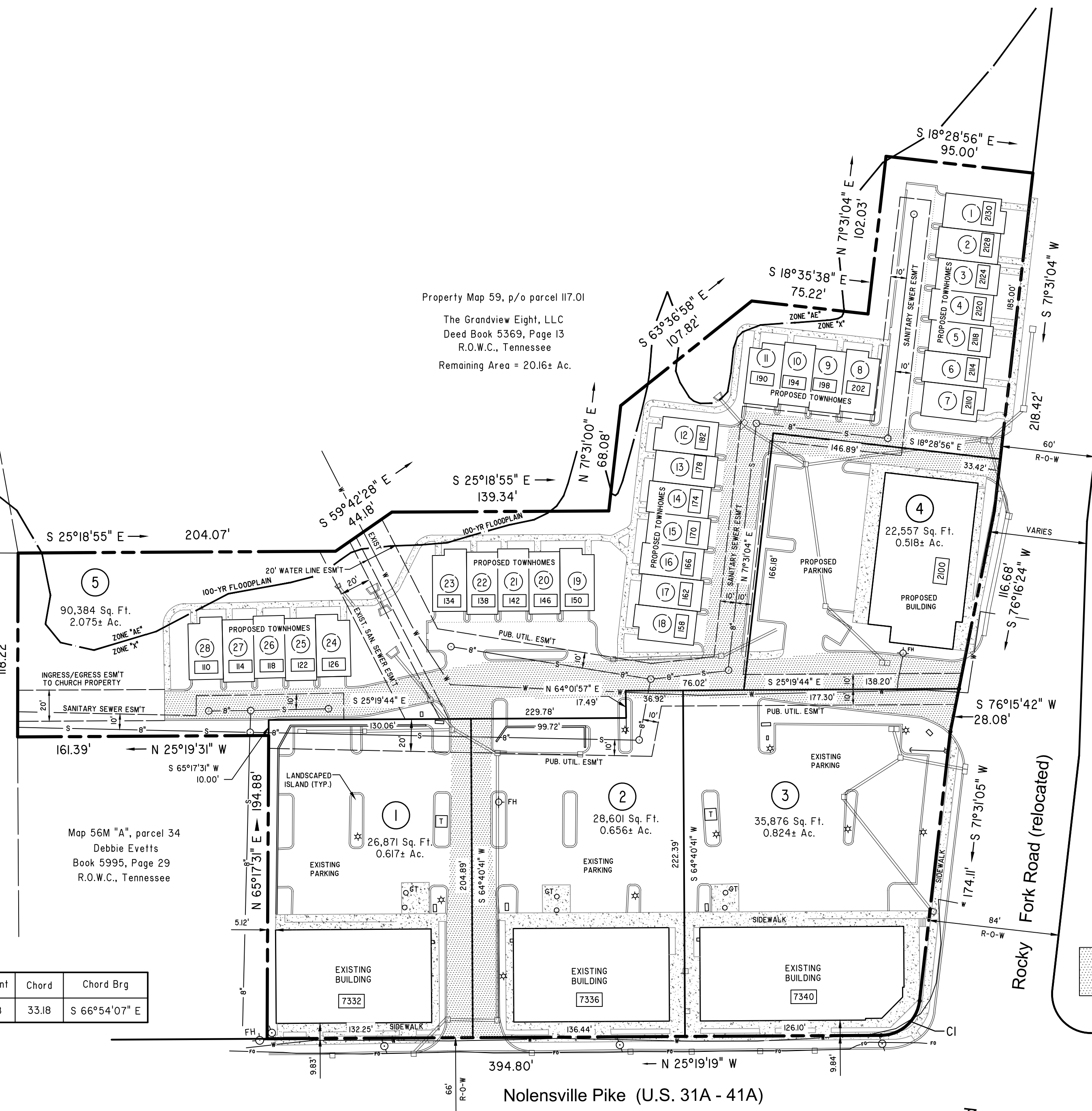
Lot Data

LOT No.	SQ. FT.	ACRES
1	26,871	0.617
2	28,601	0.656
3	35,876	0.824
4	22,557	0.518
5	90,384	2.075

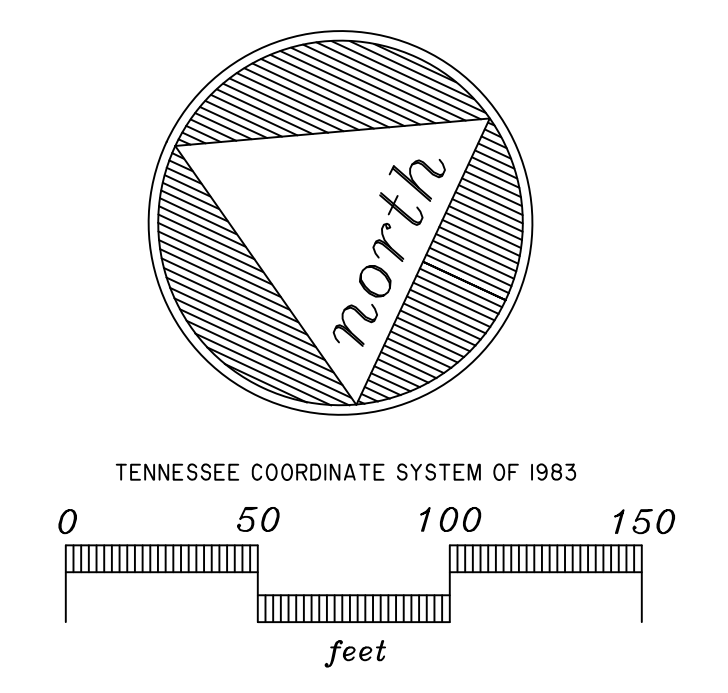
Curve Data

Curve #	Delta	Radius	Length	Tangent	Chord	Chord Brg
CI	083°09'36"	25.00	36.29	22.18	33.18	S 66°54'07" E

* Deed References:
 Deed Book 5369, page 13 (Map 56 par. 117.01 (portion))
 Deed Book 6510, page 745 (Map 59 par. 43.00)
 Deed Book 7424, page 525 (Map 56M "A" par. 32.00)
 Deed Book 7424, page 565 (Map 56M "A" par. 33.00)
 R.O.W.C., Tenn.



- Notes:**
- PROPERTY MAP 56M, GROUP "A", PARCELS 32.00 & 33.00
 PROPERTY MAP 59, PARCEL 43.00
 PROPERTY MAP 56, PARCEL 117.01 (portion)
 17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
 - PROPERTY OWNER: T & SY, LLC
 7175 NOLENSVILLE ROAD - SUITE 207
 NOLENSVILLE, TN 37135
 THE GRANDVIEW EIGHT
 7175 NOLENSVILLE ROAD - SUITE 207
 NOLENSVILLE, TN 37135
 - DEVELOPER: YAZDIAN CONSTRUCTION INC.
 7175 NOLENSVILLE RD - SUITE 207
 NOLENSVILLE, TN 37135
 - SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC.
 618 GRASSMERE PARK DRIVE, SUITE 4
 NASHVILLE, TENNESSEE 37211
 (615) 259-2031
 - EXISTING ZONING: V (VILLAGE) - HDO (HISTORIC DISTRICT OVERLAY)
 - TOTAL NUMBER OF LOTS PROPOSED: 5
 - SITE CONTAINS 4.690± ACRES.
 - BUILDING SETBACKS: FRONT = 5' MIN (ARTERIAL)
 15' MAX (ARTERIAL)
 SIDE = 3' MIN (INTERIOR)
 5' MIN (EXTERIOR)
 REAR = 10' MIN
 - THIS PROPERTY IS LOCATED IN ZONES "AE" AND "X" AS SHOWN ON F.E.M.A. MAP No. 47187C0 235F, EFFECTIVE DATE SEPTEMBER 29, 2006. FLOODPLAIN LINE SHOWN PLOTTED GRAPHICALLY AND BY ELEVATION AS SHOWN ON FEMA MAP NO. 47187C0 235F.
 - ALL LOTS TO BE SERVED BY PUBLIC SANITARY SEWER. SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE DEPT. OF WATER & SEWERAGE SERVICES. WATER TO BE PROVIDED BY NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT.
 - INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
 - LOT 5 IS SUBJECT TO THE RESTRICTIONS AND CONDITIONS OF THE MASTER DEED FOR THE TOWNHOMES AT GREENBROOK NORTH, OF RECORD IN DEED BOOK 7559, PAGE 612, R.O.W.C. TENN.
- Shaded areas indicate common ingress and egress easements to be maintained by the Greenbrook North Service Association, as outlined in document of record in Deed Book 7559 page 417, R.O.W.C. Tenn.



CERTIFICATE OF COMMON AREAS DEDICATION

T & SY, LLC AND THE GRANDVIEW EIGHT, 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:
GREENBROOK NORTH
 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 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. _____, Page _____, 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, re-subdivided, offered 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.

T & SY, LLC _____ Date _____
 The Grandview Eight, LLC _____ Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

I do hereby certify that the subdivision name and street names denoted on this Final Plat have been approved by the Williamson County Emergency Communications Agency.

Williamson County Public Safety _____ Date _____

CERTIFICATE FOR ADDRESSES

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

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

Date _____

IS Department _____ Title _____ Date _____ Electric Provider _____

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.

2-28-19
 Date _____
 Registered Land Surveyor No. 1660

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

I hereby certify that the following sanitary sewer and/or water systems outlined or indicated on the final subdivision plat entitled "Greenbrook North", 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 and water improvements in case of default.

Date: _____ . 20

Metro Nashville Department of Water and Sewerage Services

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 "GREENBROOK NORTH" 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 _____

FINAL SUBDIVISION PLAT
TOWN OF NOLENSVILLE PLANNING COMMISSION

TOTAL ACRES 4.690	TOTAL LOTS 5
ACRES NEW ROADS 0	FEET NEW ROADS 0
OWNER T & SY, LLC & THE GRANDVIEW EIGHT, LLC	CIVIL DISTRICT 17TH
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000±
SCALE: 1" = 50'	
DATE FEBRUARY 27, 2019	