

GENERAL NOTES:

- PROPERTY MAP 56, 7/0 PARCEL 66A, 80.76 ACRES, WILLIAMS, TENNESSEE
- OWNER/DEVELOPER: SAF PROPERTIES, GP, 7177 NOLENSVILLE ROAD B3, NOLENSVILLE, TENNESSEE 37035
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPE & ASSOCIATES, INC., 618 GRASSMERE PARK DRIVE, SUITE 4, NASHVILLE, TN 37211
- TOTAL NUMBER OF LOTS PROPOSED: 40
- ACREAGE TABULATION: TOTAL ACREAGE: 80.76 ACRES, 4.1731 ACRES, OPEN SPACE PROVIDED: PHASE 4, SEC. 2: 80.76 ACRES, 4.1731 ACRES.
- TOTAL SITE CONTAINS 82,896.1 AC.
- THIS PROPERTY IS LOCATED IN TNS 74 S 43 E 30 W 100 FT. AS SHOWN ON E.J.A.A. MAP No. 47820-0335, EFFECTIVE DATE SEPTEMBER 25, 2006.
- MINIMUM BUILDING SETBACKS: FRONT = 30' 30' FOR GARAGES FACING R-O-W, SIDE = 7.5' (ADJ. TO LOT), REAR = 20'
- 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.
- PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PIPES. 1/2" DIAMETER REAR 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 "1" 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. (BOX REQUIRED) REQUIRED THIS SECTION: 3 (3.30 x 10 x 3) PROVIDED THIS SECTION: 3
- DEVELOPER MUST CONSTRUCT MAIN ENTRY ROADS OFF SUNSET ROAD AND BRITAIN LANE TO A PAVEMENT WIDTH OF 26 FEET. AN ADDITIONAL ACCESS EASEMENT IS HEREBY ESTABLISHED TO COVER THE REQUIRED SIDEWALK 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 LOTS.
- ALL LOTS SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES.

Curve Data

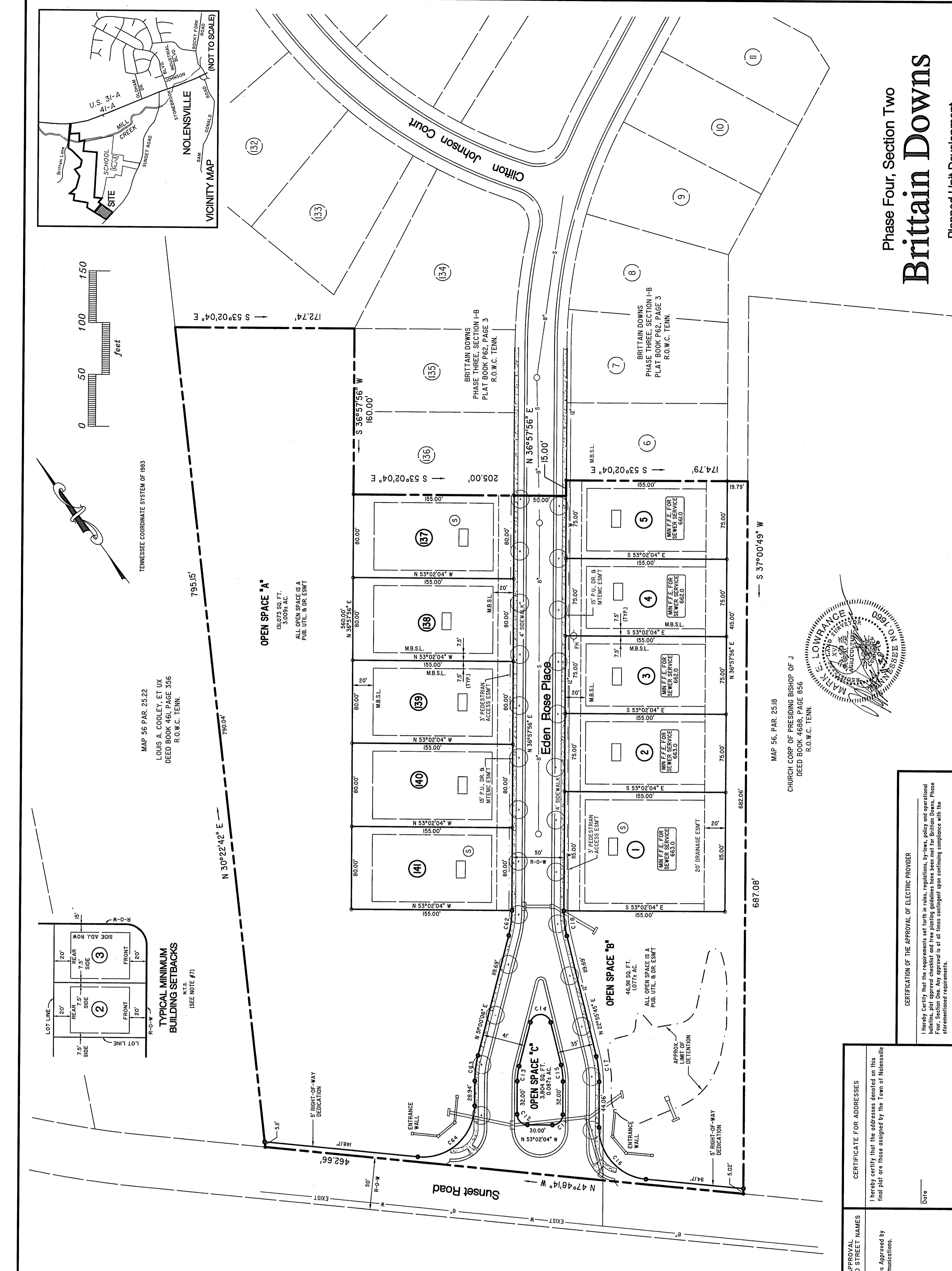
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG	CHORD END
C11	90°00'00"	10.00	15.71	10.00	14.14	N 82°57'56" E	
C12	90°00'00"	10.00	15.71	10.00	14.14	N 08°02'04" W	
C13	14°02'00"	65.00	15.92	10.00	15.89	N 43°59'07" E	
C14	14°02'00"	65.00	15.92	10.00	15.89	S 52°59'07" W	
C15	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C16	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C17	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C18	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C19	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C20	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C21	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C22	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C23	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C24	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C25	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C26	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C27	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C28	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C29	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C30	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C31	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C32	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C33	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C34	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C35	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C36	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C37	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C38	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C39	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	
C40	14°02'00"	65.00	15.92	10.00	15.89	S 29°52'04" E	

Lot Data

LOT NO.	LOT SQ. FT.	ACRES
1	17825	0.409
2	16225	0.287
3	16225	0.287
4	16225	0.287
5	16225	0.287
6	16225	0.287
7	16225	0.287
8	16225	0.287
9	16225	0.287
10	16225	0.287
11	16225	0.287
12	16225	0.287
13	16225	0.287
14	16225	0.287
15	16225	0.287
16	16225	0.287
17	16225	0.287
18	16225	0.287
19	16225	0.287
20	16225	0.287
21	16225	0.287
22	16225	0.287
23	16225	0.287
24	16225	0.287
25	16225	0.287
26	16225	0.287
27	16225	0.287
28	16225	0.287
29	16225	0.287
30	16225	0.287
31	16225	0.287
32	16225	0.287
33	16225	0.287
34	16225	0.287
35	16225	0.287
36	16225	0.287
37	16225	0.287
38	16225	0.287
39	16225	0.287
40	16225	0.287

Legend

- SANITARY SEWER W/ MANHOLE
- WATER LINE
- FIRE HYDRANT
- IRON PIN w/ FLOOR ASSEMBLY (1/2" DIA. IRON PIN w/ CAP)
- PU. DR. PUBLIC UTILITY AND DRAINAGE EASEMENT
- STREET ADDRESS
- STREET LIGHT
- STREET TREE
- STREET LIGHT
- STREET TREE
- ⊙ DENOTES THAT LOT SHALL HAVE SIDE-LOADED GARAGE.



Phase Four, Section Two Britain Downs

Planned Unit Development
Base Zoning: SR

FINAL SUBDIVISION PLAT

TOWN OF NOLENSVILLE PLANNING COMMISSION

TOTAL ACRES: 8.076
TOTAL LOTS: 40
ACRES NEW ROADS: 1.003
FEET NEW ROADS: 684'

OWNER: SAF PROPERTIES, GP.
SURVEYOR: ANDERSON, DELK, EPPE & ASSOC.
CIVIL DISTRICT: 177H
CLOSURE ERROR: 1:10,000

SCALE: 1" = 50'
DATE: NOVEMBER 29, 2006

REVISIONS:

CERTIFICATE OF APPROVAL OF RECORDING

I hereby certify that the subdivision plat shown hereon has been filed to comply with the Subdivision Regulations of the Town of 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:

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, BRITAIN DOWNS have been installed in accordance with current local and/or state government requirements and that a surety bond has been posted with the Planning Commission to assure completion of the installation. I also certify that the hydraulic design criteria specified in Section 5.5 and Section 3.6 of the Nolensville Subdivision Regulations have been met.

Name, Title, and Agency of authorized approving Agent: _____
Water System: _____
Town Engineer: _____
Town Planner: _____

Date: _____

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

I hereby certify that the requirements set forth in rules, regulations, bylaws, policy and operational guidelines, plat approval checklist and tree planting guidelines have been met for Britain Downs. These guidelines are approved in all final plat applications upon compliance with the aforementioned requirements.

Date: _____ Electric Provider

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" 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.

Authorized Approving Agent: _____ Title: _____
Metro Nashville Department of Water and Sewerage Services
Date: _____

CERTIFICATE OF COMMON AREAS DEDICATION

SAF Properties, GP.

In recording this Plat, the designated common areas of land shown hereon as Common Area are intended for use by the homeowners within this Subdivision entitled:

PHASE FOUR, SECTION TWO, BRITAIN DOWNS

The above named subdivision, is hereby incorporated and made a part of this Plat.

CERTIFICATE OF APPROVAL

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 on this subdivision. I also certify that the subdivision regulations, approved by the Town Engineer, are being followed in the construction of the subdivision. This subdivision is being recorded under no condition shall such lot(s) be made to produce less area than that shown on this plan.

Authorized Approving Agent: _____ Date: _____
Registered Land Surveyor

11-30-16
Date: _____
No. 1600

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. 6035, Page 841, R.O.W.C., and that (We) hereby adopt the 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 be subject to subdivision, resubdivided, altered or changed so as to produce less area than that shown on this plan. This subdivision is being recorded under no condition shall such lot(s) be made to produce less area than that shown on this plan.

Restrictive covenants as of record in Book _____ Page _____ R.O.W.C., Tennessee, running with the property.

Date: _____
Owner(s): _____