

Legend

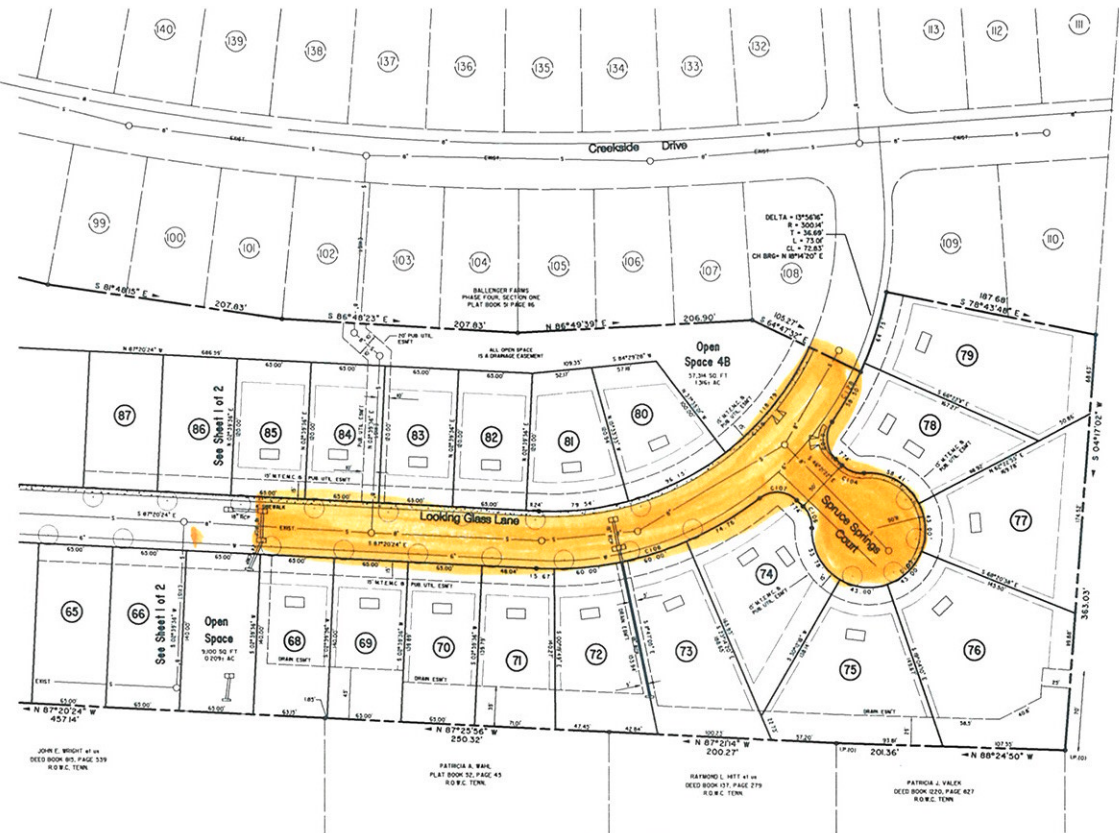
- SANITARY SEWER BY MANHOLE
- WATER MAIN
- RIGHT-OF-WAY BOUNDARY
- 2" UTILITY METAL CAP
- HIGH PUMP AND PUMP CONCRETE
- PUBLIC UTILITY AND
- STREET ADDRESS
- STREET TREE
- STREET LIGHT

Lot Data

LOT NO.	LOT SQ. FT.	ACRES
65	8000	0.209
66	8000	0.209
67	8000	0.209
68	8000	0.209
69	8000	0.209
70	8000	0.209
71	8000	0.209
72	8000	0.209
73	8000	0.209
74	8000	0.209
75	8000	0.209
76	8000	0.209
77	8000	0.209
78	8000	0.209
79	8000	0.209
80	8000	0.209
81	8000	0.209
82	8000	0.209
83	8000	0.209
84	8000	0.209
85	8000	0.209
86	8000	0.209
87	8000	0.209

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG.	CHORD END.
CO1	48°22'27"	23.00	21.03	8.98	32.82	1.0727504' E	1.0727504' E
CO2	17°02'04"	70.00	12.09	14.72	14.82	1.4273000' W	1.4273000' W
CO3	48°22'27"	23.00	21.03	8.98	32.82	1.0727504' W	1.0727504' W
CO4	89°01'01"	23.00	15.86	20.00	32.57	1.8975336' W	1.8975336' W
CO5	89°01'01"	23.00	15.86	20.00	32.57	1.0727504' W	1.0727504' W
CO6	42°48'01"	33.77	24.79	30.06	24.27	1.6375604' W	1.6375604' W
CO7	30°00'00"	23.00	19.72	15.00	19.78	1.8975336' W	1.8975336' W
CO8	10°24'44"	23.00	50.77	17.48	28.87	1.1022222' W	1.1022222' W
CO9	17°02'04"	70.00	12.09	14.72	14.82	1.7727222' W	1.7727222' W
CO10	42°48'01"	33.77	24.79	30.06	24.27	1.1022222' W	1.1022222' W
CO11	30°00'00"	23.00	19.72	15.00	19.78	1.6375604' W	1.6375604' W
CO12	10°24'44"	23.00	50.77	17.48	28.87	1.1022222' W	1.1022222' W



BEARINGS BASED ON A PREVIOUS SURVEY OF SUBJECT PROPERTY BY HIGH LAND SURVEYING DATED OCTOBER 10, 2000

FRANCES O. TAYLOR
DEED BOOK 682, PAGE 432
R.O.B.C. TERM

JOHN E. WRIGHT et al
DEED BOOK 682, PAGE 539
R.O.B.C. TERM

RAYMOND L. HITT et al
DEED BOOK 671, PAGE 279
R.O.B.C. TERM

PATRICK J. VALEK
DEED BOOK 670, PAGE 427
R.O.B.C. TERM

5. ACRES & OPEN SPACE TABULATION

PHASE	TOTAL ACRES	OPEN SPACE PROVIDED
PHASE ONE	10.23 ACRES	0.794 ACRES
PHASE TWO	16.43 ACRES	7.689 ACRES
PHASE THREE SECTION ONE	37.93 ACRES	17.96 ACRES
PHASE THREE SECTION TWO	7.98 ACRES	10.684 ACRES
PHASE FOUR SECTION ONE	28.67 ACRES	15.366 ACRES
PHASE FOUR SECTION TWO	16.87 ACRES	23.48 ACRES
TOTAL	121.68 ACRES	50.877 AC OR 41%

ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH 10" PIPES 1/2" DIAMETER REBAR WITH CAPS. SET THIS SURVEY UNLESS OTHERWISE NOTED.

THIS IS A CATEGORY "Y" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:50,000.

ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLANSVILLE ORDINANCES.

IF THE APPROVAL BY THE PLANNING COMMISSION OF A SUBDIVISION PLAT SHALL NOT BE GIVEN TO CONSTITUTE OF THE ACCEPTANCE BY THE TOWN OF NOLANSVILLE OF ANY PUBLIC UTILITIES PLACES OR IMPROVEMENTS SHOWN ON THE PLAT FOR MAINTENANCE BY THE TOWN.

STREET TREES SHALL BE PROVIDED AT THE AVERAGE RATE OF PER 50 FEET EXISTING TREES WITHIN 0.5 FEET OF THE 0-4' WAY BE USED TO MEET THIS REQUIREMENT IF SO APPROVED BY THE PLANNING COMMISSION.

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

I hereby certify that the requirements set forth in rules, regulations, by-laws, policies and other related documents, plan approval procedures and these planning guidelines have been met for electric. And approval of all these categories are continuing compliance with the aforementioned requirements.

CERTIFICATE OF COMMON AREAS DEDICATION

BEFORE ME, I have inspected certain areas of land shown herein as Common Areas intended for use by the homeowners within the Subdivision entitled _____.

For recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated in the common use of the homeowners within the above named subdivision. "Dedication of Common Areas and Facilities", applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that we (we and the remainder of the property shown and described herein as evidenced on Book No. 4263, Page 390, R.O.B.C. and that (we) hereby certify the area of address with No. 2304, R.O.B.C. and the common facilities, including but not limited to the utility of wastewater treatment for all public utilities, streets and other facilities have been dedicated to these regulations, to which, in which, shown herein and upon the subdivision, "Dedication of Common Areas and Facilities", applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.

CERTIFICATE OF APPROVAL 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 Nolansville Department of Water & Sewerage Services (10/20/04) and that the same have been inspected and approved by the Department of Water & Sewerage Services to ensure completion of all required sanitary sewer improvements in case of default.

- GENERAL NOTES:**
- PROJECT MAP IS 2700 AMBLES, 30.03 17TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE.
 - OWNER/DEVELOPER: BEAZER HOMES COMP 100 E. HILL STREET NOLANSVILLE, TENNESSEE 37208 9005 LEAN BUILDING
 - ENGINEER/SURVEYOR: ANDERSON, DELX, EPS & ASSOCIATES INC 808 SHILOH AVENUE SUITE 4 NOLANSVILLE, TN 37208 3002 330-0005
 - TOTAL NUMBER OF LOTS PROPOSED: 44

CERTIFICATION OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that all streets and drainage facilities designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the Plan of Nolansville regarding Drains and Regulations or that a warranty bond has been placed with the Planning Commission to ensure completion of all required improvements in case of default.

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 city or state government requirements or that a warranty bond has been placed with the Planning Commission to ensure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 3.5 and Section 3.6 of the Nolansville Subdivision Regulations have been met.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Nolansville, Tennessee, with the exception of such portions, 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.

**Sheet 2 of 2
Phase Four, Section Two
Ballenger Farms
An Open Space Development Overlay
Base Zoning: SR**

FINAL SUBDIVISION PLAT

TOWN OF NOLANSVILLE PLANNING COMMISSION	
TOTAL ACRES: 14.871	TOTAL LOTS: 44
ACRES NEW ROADS: 23541	FEET NEW ROADS: 4682
OWNER: BEAZER HOMES COMP	CIVIL DISTRICT: 17TH
SURVEYOR: ANDERSON, DELX, EPS & ASSOC.	CLOSURE ERROR: 1/10,000"
SCALE: 1" = 50'	
DATE: FEBRUARY 10, 2000	