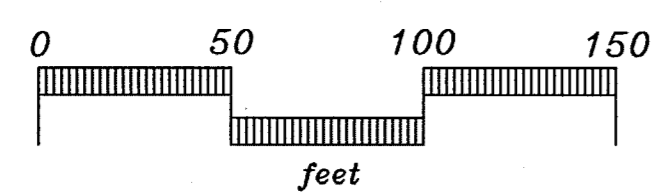
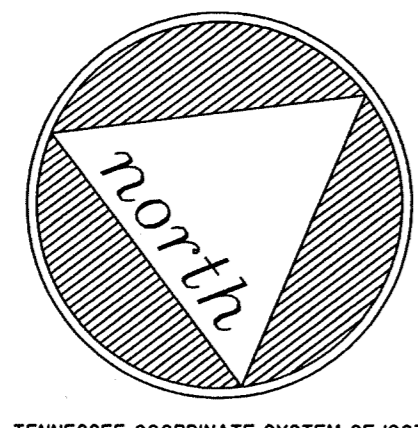


Lot Data

LOT NO.	LOT SQ. FT.	ACRES
6	11,625	0.267
7	12,991	0.298
8	11,827	0.272
9	11,937	0.274
10	11,406	0.262
11	11,745	0.270
134	17,333	0.398
135	12,402	0.285
136	12,400	0.285

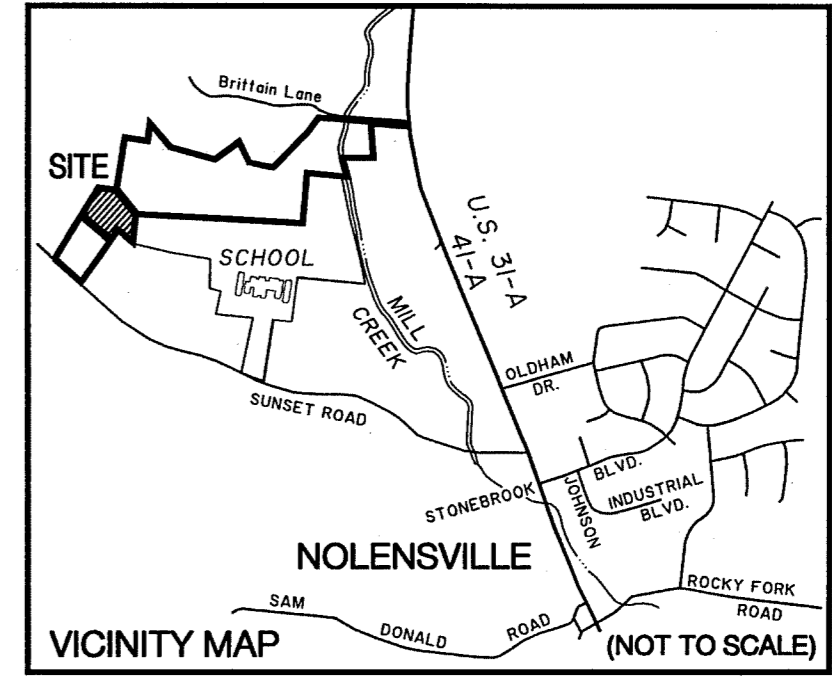
(25.22)
 LOUIS A. COOLEY, ET UX
 DEED BOOK 461, PAGE 356
 R.O.W.C. TENN.



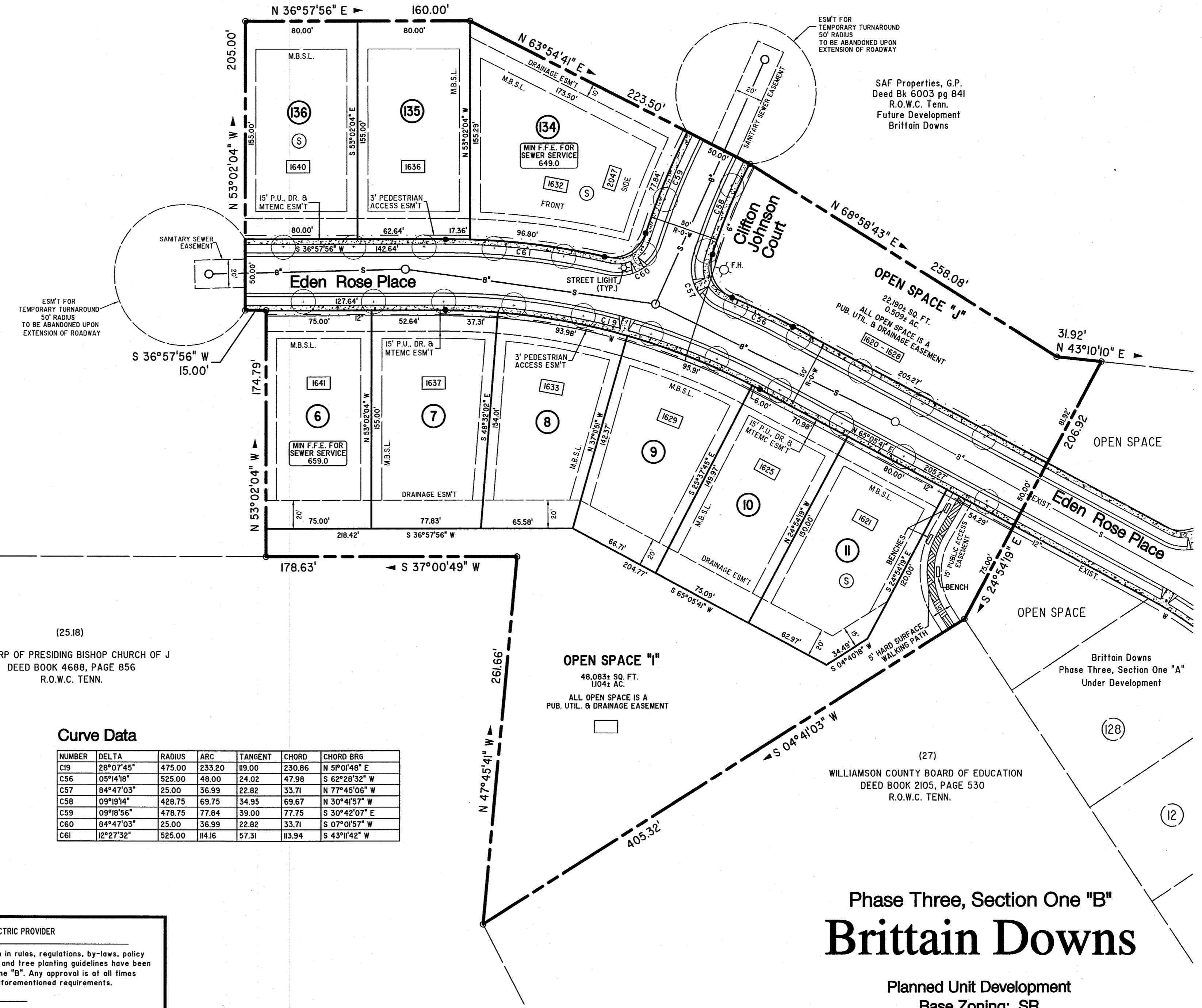
GENERAL NOTES:

- PROPERTY MAP 56, P/O PARCEL 2614 17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- OWNER/DEVELOPER: SAF PROPERTIES G.P. 7177 NOLANSVILLE ROAD B3 NOLANSVILLE, TENNESSEE 37135 (615) 776-7375
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC. 616 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
- TOTAL NUMBER OF LOTS PROPOSED: 9
- ACREAGE TABULATION:

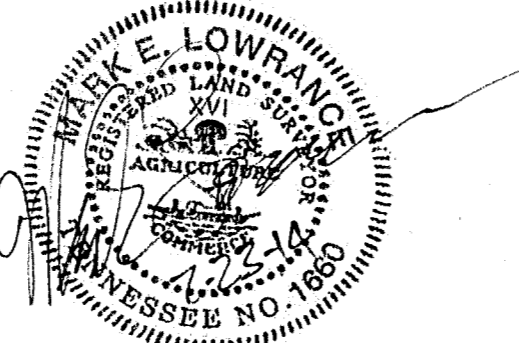
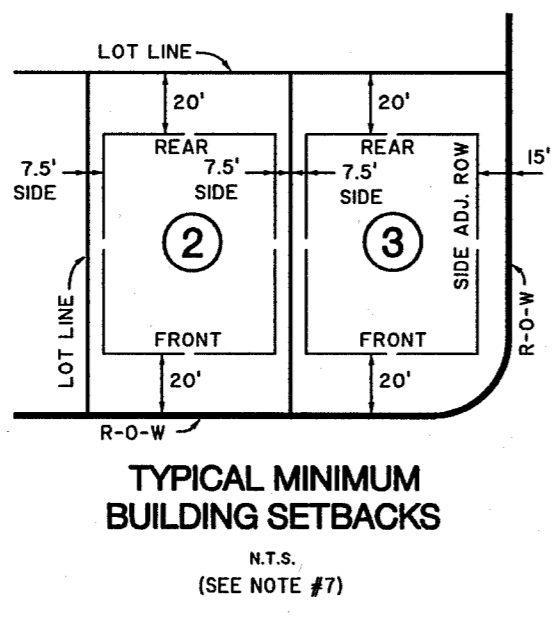
PHASE THREE, SEC. ONE "A":	TOTAL ACREAGE	OPEN SPACE PROVIDED
PHASE THREE, SEC. ONE "B":	4.690± ACRES.	0.479± ACRES.
PHASE THREE, SEC. ONE "B":	5.020± ACRES.	1.613± ACRES.
TOTAL SITE CONTAINS 82.896± AC.		
- THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 47187C0 235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACKS: FRONT = 20' SIDE = 7.5' (ADJ. TO LOT) REAR = 15' (ADJ. TO R-O-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-O-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 CAPS. 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.
- Ⓢ DENOTES THAT LOT SHALL HAVE SIDE OR REAR LOADED GARAGE. (30% REQUIRED) REQUIRED THIS SECTION: 3 (30 ± 9 × 2.7) 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 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.
- ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLANSVILLE ORDINANCES.



SAF Properties, G.P.
 Deed Bk 6003 pg 841
 R.O.W.C. Tenn.
 Future Development
 Brittain Downs



- Legend**
- 8" S - SANITARY SEWER W/ MANHOLE
 - 8" W - WATER LINE
 - 8" - 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
 - Ⓢ - DENOTES THAT LOT SHALL HAVE SIDE-LOADED GARAGE.



(25.18)
 CORP OF PRESIDING BISHOP CHURCH OF J
 DEED BOOK 4688, PAGE 856
 R.O.W.C. TENN.

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C19	28°07'45"	475.00	233.20	199.00	230.86	N 5°02'48" E
C56	05°44'18"	525.00	48.00	24.02	47.98	S 62°28'32" W
C57	84°47'03"	25.00	36.99	22.82	33.71	N 77°45'05" W
C58	09°19'14"	428.75	69.75	34.95	69.67	N 30°41'57" W
C59	09°18'56"	478.75	77.84	39.00	77.75	S 30°42'07" E
C60	84°47'03"	25.00	36.99	22.82	33.71	S 07°01'57" W
C61	12°27'32"	525.00	14.16	57.31	83.94	S 43°11'42" W

CERTIFICATE OF COMMON AREAS DEDICATION

SAF Properties, G.P. 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 THREE, SECTION ONE "B", BRITAIN 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 AND STREET NAMES

Subdivision Name and Street Names Approved by Williamson County Emergency Communications.

Authorized Approving Agent _____ Date _____

CERTIFICATE FOR ADDRESSES

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

Date _____

Authorized Approving Agent _____ Title _____

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 Three, Section One "B". 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. 6003, Page 841, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) tree 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 Nolansville 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 Nolansville 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.

7-23-14
 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 systems outlined or indicated on the final subdivision plat entitled "Phase Three, Section One "B", 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: _____, 2013

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 Nolansville 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 THREE, SECTION ONE "B", BRITAIN DOWNS" 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 Nolansville 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 Nolansville, 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 _____

Phase Three, Section One "B"
Brittain Downs
 Planned Unit Development
 Base Zoning: SR

FINAL SUBDIVISION PLAT

TOWN OF NOLANSVILLE PLANNING COMMISSION

TOTAL ACRES 5.020±	TOTAL LOTS 9
ACRES NEW ROADS 0.797±	FEET NEW ROADS 702±
OWNER SAF Properties, G.P.	CIVIL DISTRICT 17TH
SURVEYOR ANDERSON, DELK, EPPS & ASSO.	CLOSURE ERROR 1:10,000±

SCALE: 1" = 50'
 DATE JUNE 11, 2014
 REVISIONS _____