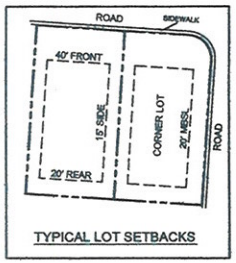
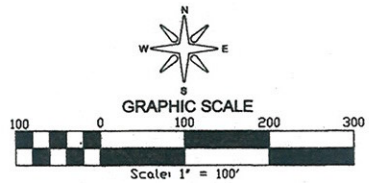
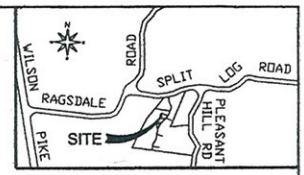


TYPICAL LOT SETBACKS

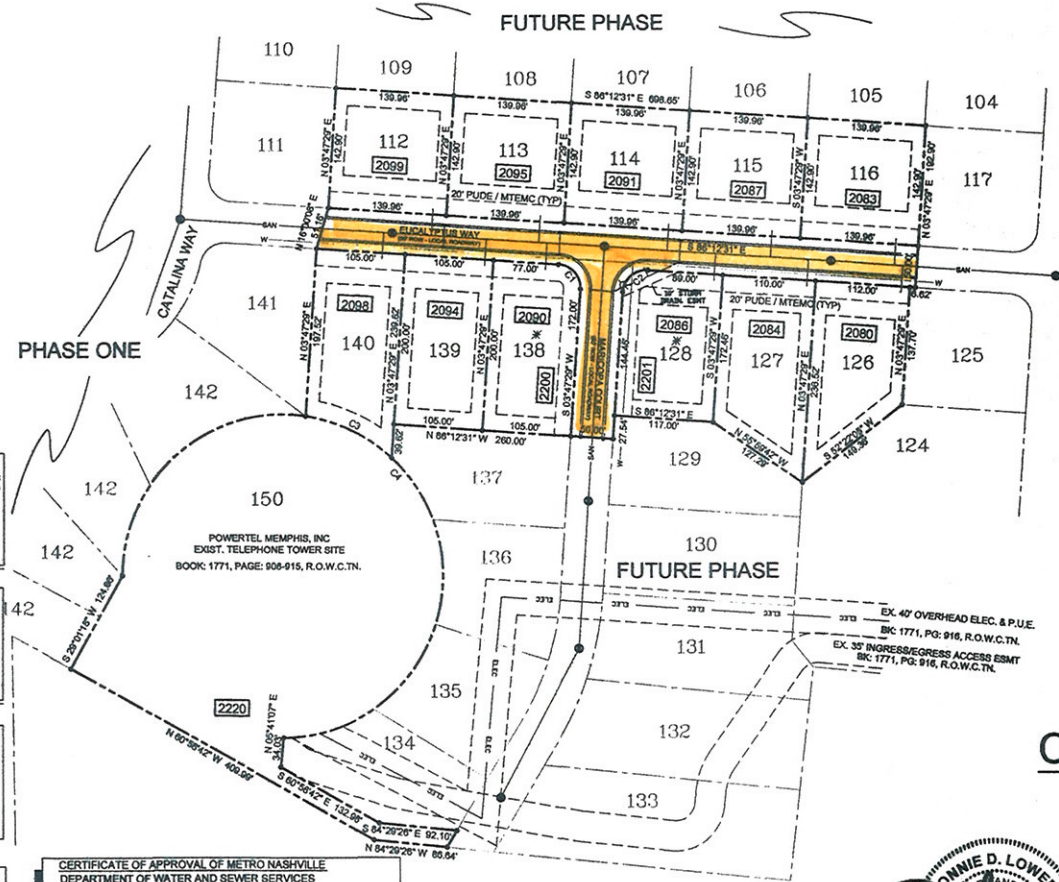
AREA TABLE		
LOT NO.	ACRES	SQ. FT
112	0.46	20000
113	0.46	20000
114	0.46	20000
115	0.46	20000
116	0.46	20000
126	0.46	20866
127	0.62	33484
138	0.46	39210
139	0.46	20832
139	0.46	21000
140	0.51	22387
150	3.00	130774

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	28.00'	43.98'	39.60'	S 41°12'31" E	90°00'00"
C2	28.00'	43.98'	39.60'	N 48°47'29" E	90°00'00"
C3	190.00'	114.87'	113.13'	S 84°21'48" E	34°38'45"
C4	190.00'	894.15'	269.55'	N 45°10'29" W	269°38'08"





VICINITY MAP
NOT TO SCALE



THE PURPOSE OF THIS PLAT IS TO CREATE 11 SINGLE FAMILY LOTS.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 11 SINGLE FAMILY LOTS.
2. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY DESIGN OR CONSTRUCTION.
4. THIS PLAT PREPARED FROM CURRENT PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
5. BUILDING SETBACKS ARE TO BE DETERMINED BY LOCAL ZONING REGULATIONS. REFERENCE FOR THE PROPERTY IS PLAT BOOK 48, PAGE 88 , AS OF RECORD IN REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
6. OWNER OF RECORD BEING: TURNBERRY HOMES
7. EXISTING ZONING: RS WHARD (SUBURBAN RESIDENTIAL WITH ANNEXATION BUFFER OVERLAY)
8. TOTAL SITE AREA = 6.22 ACRES
9. DETENTION PONDS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. MINIMUM BUILDING SETBACKS:
    FRONT: 40'
    REAR: 20' SIDE ABUTTING STREET: 20'
    SIDE: 15'
11. ALL ELECTRIC SERVICE FOR THE PROPOSED DEVELOPMENT SHALL BE UNDERGROUND. ALL PUBLIC UTILITIES SHALL BE SUBJECT TO THE APPROVAL OF THE APPLICABLE UTILITY PROVIDER.
12. DEVELOPER: TURNBERRY HOMES %NICKY WELLS
    210 JAMESTOWN PRK DRIVE SUITE 102
    BRENTWOOD, TENNESSEE 37027
13. A REVIEW OF FIRM MAP NUMBER 47187C0239F, REVISED 09-29-2006, WILLIAMSON COUNTY, TENNESSEE AND UNINCORPORATED AREAS, REVEALED THAT NO PORTION OF CATALINA PHASE TWO LIES WITHIN 100 YEAR FLOOD PLAIN.
14. ALL HOUSES WILL HAVE AUTOMATIC FIRE SPRINKLER SYSTEMS INSTALLED PER TOWN OF NOLENSVILLE CODE.
15. THE (M) INDICATES A CORNER LOT; THE ADDRESS WILL BE WHERE THE MAILBOX IS PLACED.
16. ANY CHANGE OF USE OF THE TELECOMMUNICATIONS LOT WILL REQUIRE APPROVAL BY THE NOLENSVILLE PLANNING COMMISSION.

LEGEND

EXISTING WATER LINE —W—
EXISTING SEWER LINE —S—
EXISTING FIRE HYDRANT
CORNER LOT
EXISTING SANITARY MANHOLE

WILLIAMSON COUNTY
REGISTER OF DEEDS STAMP

CERTIFICATE OF ELECTRICAL 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 THE ELECTRICAL PROVIDER NAMED BELOW. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

ELECTRICAL PROVIDER _____ DATE _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSES

I HEREBY CERTIFY THAT THE TOWN OF NOLENSVILLE PLANNING DEPARTMENT HAS APPROVED THE SUBDIVISION NAME AND THE STREET NAME(S).

DIRECTOR TOWN OF NOLENSVILLE _____ DATE _____

CERTIFICATE OF APPROVAL OF ADDRESSES

I HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE TOWN OF NOLENSVILLE PLANNING DEPARTMENT.

PLANNING DEPARTMENT _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT ALL THE STREETS AND DRAINAGE FACILITIES DESIGNATED ON THIS FINAL PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE TOWN OF NOLENSVILLE ROADWAY AND DRAINAGE REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

TOWN PLANNER _____ DATE _____

TOWN ENGINEER _____ 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 6064, Page 913, R.O.W.C., TN. and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, 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 heron 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.,TN., running with the title to the property.

Owner Name: _____

Title: _____ Date: _____

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

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled CATALINA PHASE 2 have been installed in accordance with Metro Department of Water and Sewer 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 and Sewage Services to assure completion of all required sanitary sewer improvements in case of default.

Sewer System: _____ Date: _____
Name, Title and Agency of Approving Agent

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled CATALINA PHASE 2 have been installed in accordance with current, local, and or state government requirements, or that a surety bond has been posted with the Planning Commision 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 5.6 of the Town of Nolensville Subdivision Regulations have been met.

Water System: _____ Date: _____
Name, Title and Agency of 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 the Town of Nolensville, Tennessee, with the exception of such variances and/or modifications, 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

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 specifications of the Town of Nolensville Planning Commission, and that the monuments have or will be placed as shown heron, to the specifications of the subdivision regulations, as approved by the town Engineer.

Name: DELTA ASSOCIATES INC.
By: _____
Date: 06/28/11

FINAL PLAT
PHASE TWO
CATALINA SUBDIVISION

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE
17TH CIVIL DISTRICT

DELTA ASSOCIATES, INC.
Land Design & Surveying
7121 Crossroads Blvd.
Brentwood, TN • 615-850-3501

FINAL PLAT
TOWN OF NOLENSVILLE, WILLIAMSON TENNESSEE PLANNING COMMISSION

TOTAL ACRES: 9.22	TOTAL LOTS: 12
ACRES NEW STREET: 1.05	DATE: 6-23-11
CIVIL DISTRICT: 17TH	CLOSURE ERROR: 1:10,000+
SQ. FT. NEW STREETS: 45540	SCALE: 1" = 100'

OWNER:
TURNBERRY HOMES LLC.
210 JAMESTOWN PARK DRIVE #102
BRENTWOOD, TENN. 37207

SHEET 1 OF 1

DRAWN BY: JJC JOB NO. 11-505CAT-W