

| LOT TABLE | | | | | |
|-----------|---------|---------------|---------|---------|---------------|
| LOT NO. | SQ. FT. | +/- ACRES +/- | LOT NO. | SQ. FT. | +/- ACRES +/- |
| LOT 01 | 21868 | 0.502 | LOT 48 | 20579 | 0.475 |
| LOT 02 | 22865 | 0.525 | LOT 49 | 20293 | 0.466 |
| LOT 03 | 20653 | 0.474 | LOT 50 | 20205 | 0.464 |
| LOT 04 | 21373 | 0.491 | LOT 51 | 20055 | 0.460 |
| LOT 05 | 21032 | 0.483 | LOT 52 | 20100 | 0.461 |
| LOT 06 | 20628 | 0.474 | LOT 53 | 24310 | 0.558 |
| LOT 07 | 20535 | 0.471 | LOT 54 | 29738 | 0.683 |
| LOT 08 | 21335 | 0.504 | LOT 55 | 20228 | 0.466 |
| LOT 09 | 20535 | 0.471 | LOT 56 | 20300 | 0.466 |
| LOT 10 | 22229 | 0.510 | LOT 57 | 20633 | 0.474 |
| LOT 11 | 20304 | 0.466 | LOT 58 | 20940 | 0.481 |
| LOT 12 | 24591 | 0.565 | LOT 59 | 20394 | 0.468 |
| LOT 13 | 20742 | 0.476 | LOT 60 | 21543 | 0.495 |
| LOT 14 | 21325 | 0.490 | LOT 61 | 20531 | 0.586 |
| LOT 15 | 20687 | 0.475 | LOT 62 | 22361 | 0.513 |
| LOT 16 | 22867 | 0.525 | LOT 63 | 21971 | 0.504 |
| LOT 17 | 21693 | 0.499 | LOT 64 | 21985 | 0.505 |
| LOT 18 | 20003 | 0.458 | LOT 65 | 20040 | 0.460 |
| LOT 19 | 20005 | 0.459 | LOT 66 | 20191 | 0.465 |
| LOT 20 | 20023 | 0.460 | LOT 67 | 20038 | 0.460 |
| LOT 21 | 20510 | 0.471 | LOT 68 | 20042 | 0.460 |
| LOT 22 | 20133 | 0.462 | LOT 69 | 20073 | 0.461 |
| LOT 23 | 20660 | 0.474 | LOT 70 | 25316 | 0.581 |
| LOT 24 | 20078 | 0.461 | LOT 71 | 24145 | 0.554 |
| LOT 25 | 20812 | 0.480 | LOT 72 | 23294 | 0.535 |
| LOT 26 | 21371 | 0.491 | LOT 73 | 24556 | 0.564 |
| LOT 27 | 23175 | 0.532 | LOT 74 | 24567 | 0.564 |
| LOT 28 | 21049 | 0.483 | LOT 75 | 23164 | 0.532 |
| LOT 29 | 20198 | 0.464 | LOT 76 | 21861 | 0.502 |
| LOT 30 | 26589 | 0.610 | LOT 77 | 21350 | 0.490 |
| LOT 31 | 24727 | 0.568 | LOT 78 | 22073 | 0.507 |
| LOT 32 | 20680 | 0.475 | LOT 79 | 21890 | 0.503 |
| LOT 33 | 20429 | 0.469 | LOT 80 | 22964 | 0.527 |
| LOT 34 | 21798 | 0.500 | LOT 81 | 20174 | 0.463 |
| LOT 35 | 31936 | 0.733 | LOT 82 | 20664 | 0.474 |
| LOT 36 | 23561 | 0.541 | LOT 83 | 21411 | 0.492 |
| LOT 37 | 21365 | 0.490 | LOT 84 | 20577 | 0.472 |
| LOT 38 | 20229 | 0.464 | LOT 85 | 20246 | 0.465 |
| LOT 39 | 24389 | 0.560 | LOT 86 | 20205 | 0.464 |
| LOT 40 | 24328 | 0.559 | LOT 87 | 21519 | 0.494 |
| LOT 41 | 24285 | 0.558 | LOT 88 | 20018 | 0.460 |
| LOT 42 | 20048 | 0.460 | LOT 89 | 20324 | 0.467 |
| LOT 43 | 20871 | 0.479 | LOT 90 | 21204 | 0.487 |
| LOT 44 | 24395 | 0.606 | LOT 91 | 20696 | 0.475 |
| LOT 45 | 24981 | 0.554 | LOT 92 | 21316 | 0.489 |
| LOT 46 | 20077 | 0.461 | LOT 93 | 22017 | 0.505 |
| LOT 47 | 24922 | 0.572 | | | |
| TOTALS | | 2035219 | 46.722 | | |

| OPEN SPACE TABLE | | | |
|------------------|---------|---------------|--|
| OS NO. | SQ. FT. | +/- ACRES +/- | |
| OS1 | 51076 | 1.173 | |
| OS2 | 18611 | 0.427 | |
| OS3 | 33154 | 0.761 | |
| OS4 | 16950 | 0.389 | |
| OS5 | 31836 | 0.731 | |
| OS6 | 32399 | 0.744 | |
| OS7 | 5952 | 0.137 | |
| TOTAL | 189978 | 4.362 | |

Certification of common areas dedication

I, _____, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within SUNSET PARK, 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 named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date _____ Owner _____

Certificate of Ownership & Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book _____ Page _____ R.O.W.C., Tennessee, 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, 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., Tennessee, running with the title to the property.

Date _____ Owner _____

Title _____

Certificate of Approval of Subdivision Name and Street Name

I hereby certify that the Williamson County Emergency Communications District has approved the subdivision name and street names.

Director, Williamson County Emergency Communications _____ Date _____

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 93 LOTS.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARINGS SHOWN HEREON ARE BASED ON RECORD NORTH PER DEED BOOK 3682, PAGE 753, R.O.W.C., TN.
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THIS PROPERTY IS ZONED LOW-MEDIUM DENSITY RESIDENTIAL. MINIMUM BUILDING SETBACK DATA:
FRONT YARD - 50'
REAR YARD - 40'
SIDE YARD - 15'
ROAD SIDE - 25'
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 47187C 0230F, DATED SEPTEMBER 29, 2006.
- ALL PROPOSED PUBLIC UTILITIES SHOWN ON THE PLANS ARE SUBJECT TO THE APPROVAL OF UTILITY COMPANIES.
- ALL INTERNAL ROADWAYS SHALL BE PUBLIC STREETS IN PUBLIC RIGHT-OF-WAYS. STREETS SHALL BE CONSTRUCTED TO WILLIAMSON COUNTY SPECIFICATIONS.
- OPEN SPACE AREAS AND ALL IMPROVEMENTS LOCATED THEREON SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- A VARIANCE IS REQUESTED TO REDUCE THE ROAD SPEEDS FROM 30 MPH TO 20 MPH.
- LANDSCAPING PLANS ALONG SUNSET ROAD WILL MEET THE REQUIREMENTS FOR A "B" STREET BUFFER-YARD AS SPECIFIED BY WILLIAMSON COUNTY DEVELOPMENT REGULATIONS.
- LANDSCAPING PLANS ALONG INTERIOR ROADWAYS WILL MEET THE REQUIREMENT FOR A "B" STREET BUFFER-YARD OR EQUIVALENT "STREET TREE TREATMENT" AS SPECIFIED BY WILLIAMSON COUNTY DEVELOPMENT REGULATIONS.
- ALL HOUSES WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEMS AS REQUIRED BY THE TOWN OF NOLENSVILLE.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L-1 | S10°25'14"W | 62.86' |
| L-2 | S10°06'45"W | 53.64' |
| L-3 | S7°47'24"W | 78.49' |
| L-4 | S11°06'39"W | 173.34' |
| L-5 | S10°01'52"W | 106.47' |
| L-6 | S10°20'00"W | 75.10' |
| L-7 | S12°21'47"W | 92.80' |
| L-8 | S5°38'25"W | 15.30' |
| L-9 | S17°59'46"W | 24.36' |
| L-10 | S10°03'01"W | 131.78' |
| L-11 | S6°57'48"W | 31.20' |
| L-12 | S15°15'07"W | 38.66' |
| L-13 | S54°45'03"E | 41.50' |
| L-14 | S69°31'40"E | 69.89' |
| L-15 | S74°45'21"E | 119.63' |
| L-16 | N38°58'45"W | 51.17' |
| L-17 | S51°55'07"W | 51.62' |

Certificate of Approval of Utility Systems

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled _____ 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.

Lynnwood Utility Corp _____ Date _____

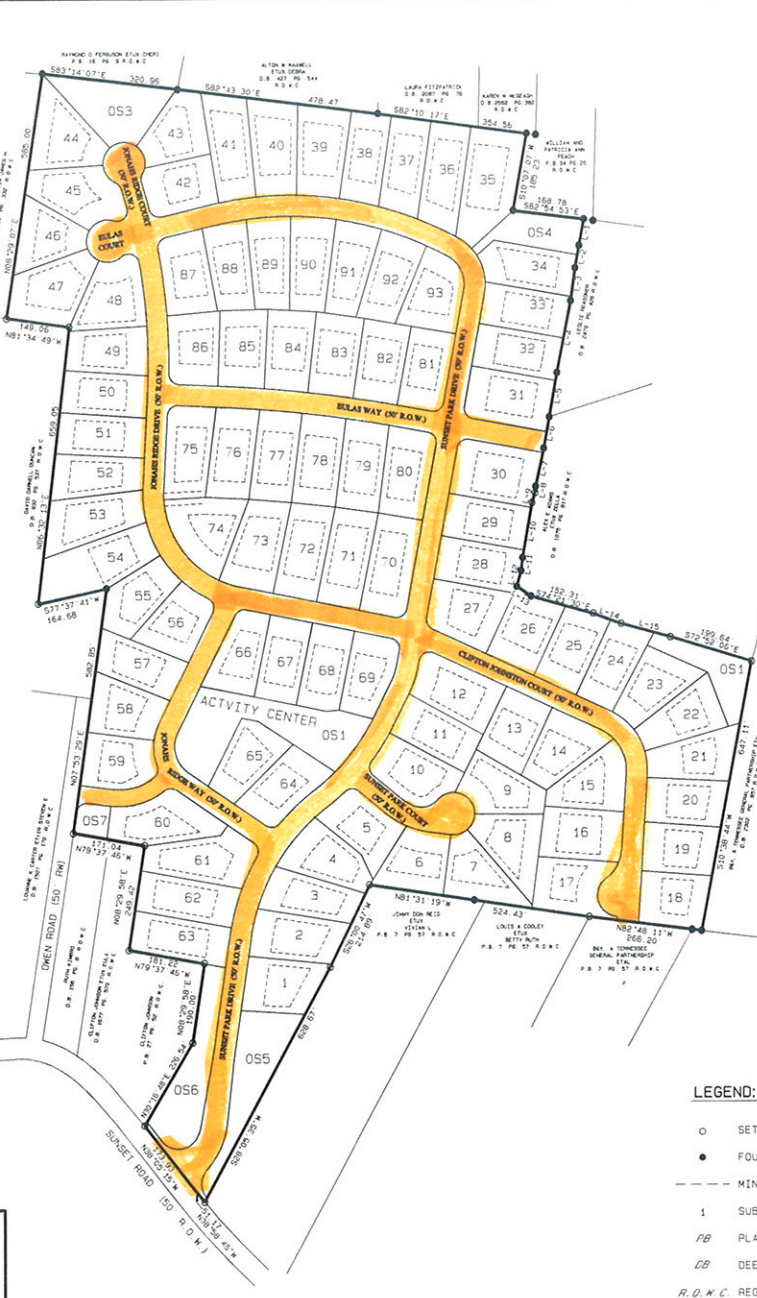
Certificate of Approval of Streets and Drainage

I hereby certify that:

- 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 and Drainage Regulations, or
- that a surety bond has been posted with the Planning Commission to assure the completion of all required improvements in case of default.

Town Engineer _____ Date _____

Town Planner _____



Certificate of Addresses

I hereby certify that the addresses denoted on this final plat are those assigned by the Department of Information Services (IS).

IS Department _____ Date _____

Certificate of Survey Accuracy

I hereby certify that the plan shown and described hereon is true & correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments shown hereon have been or will be placed as indicated to the specifications of the Subdivision Regulations, as approved by the town engineer.

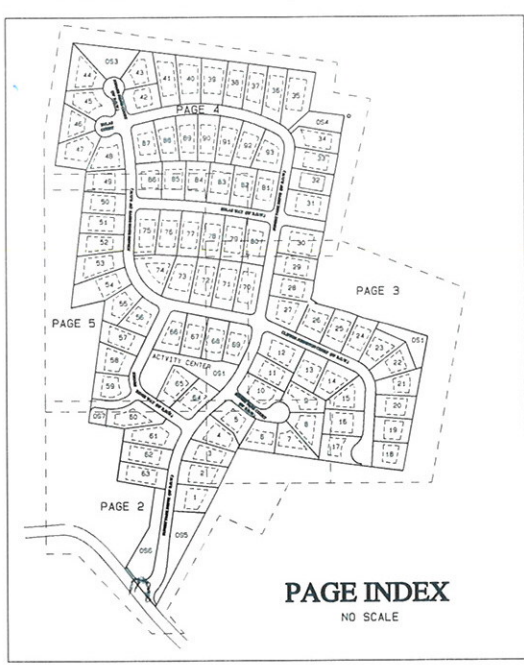
Roger H. Harrah Tn. Reg. No. 2039 _____ Date _____
Jacob R. Slaughter Tn. Reg. No. 2583 _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Williamson County, 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.

Secretary, Planning Commission _____

This approval shall be invalid, if not recorded by: _____ DATE _____

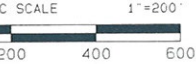
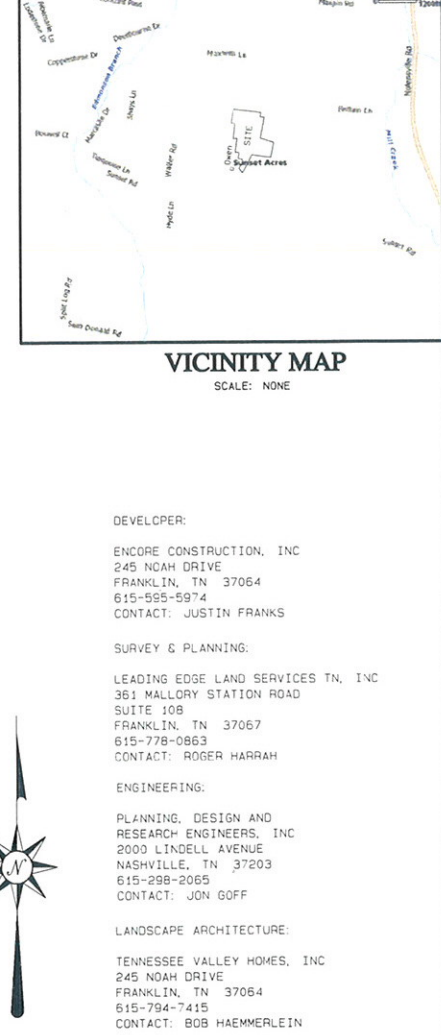


PROPERTY MAP REFERENCE:

SUBJECT PROPERTY IS PARCEL 23.01 ON WILLIAMSON COUNTY PROPERTY MAP 56.

SITE AREA INFORMATION:

- TOTAL SITE AREA = 60.52 ACRES
- NUMBER OF LOTS = 93
- ROAD RIGHT OF WAY = 9.436 ACRES
- OTHER DESIGNATED OPEN SPACE:
REQUIRED OPEN SPACE BY COUNTY = 2.421 ACRES OR 4%
PROVIDED OPEN SPACE = 4.362 ACRES OR 7%



REVISIONS:

| REVISIONS PER TOWN OF NOLENSVILLE COMMENTS | 30 MAY 2007 |
|--|-------------|
| | |

FINAL PLAT OF SUNSET PARK
LOCATED ON SUNSET ROAD
SIXTEENTH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

FOR ENCORE CONSTRUCTION

DATE OF DWG: 26 APR. 2007
LAST FIELD WORK:
MANAGER: RAH CADD: RCS
CREW CHIEF(S):
FILE: T102001FP.PRO
PROJECT NUMBER: T102-04-001
FIELD BOOK NUMBER:
DRAWING SCALE: 1" = 200'

LEADING EDGE LAND SERVICES
INCORPORATED
361 MALLORY STATION ROAD
SUITE 108
FRANKLIN, TN 37067
PHONE: (615) 778-0863
FAX: (615) 778-0865
E-MAIL: survey@leadingedge1.com

SHEET 1 OF 5