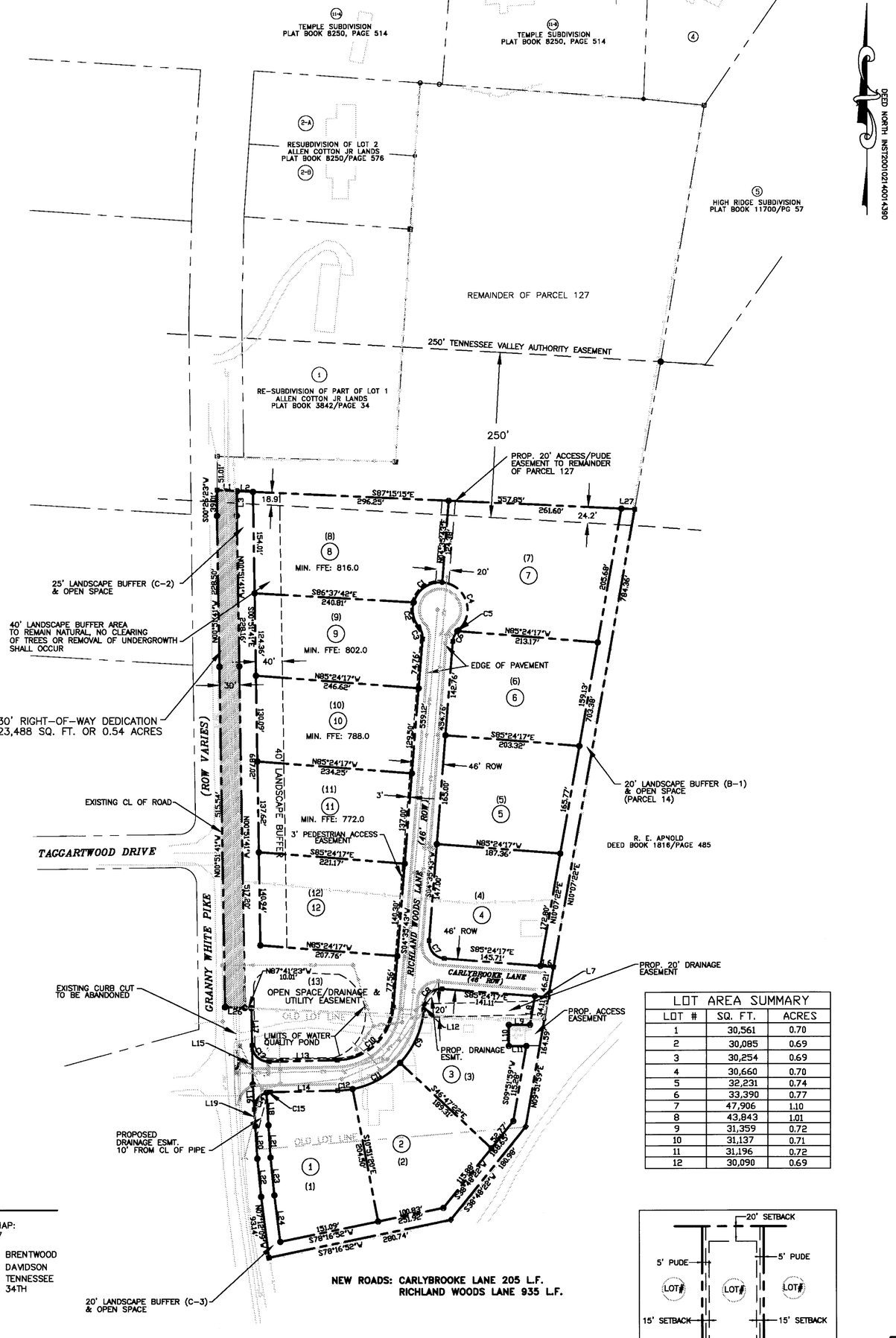
NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCELS 54, 126 & A PORTION OF 127 INTO 12 BUILDABLE LOTS.
2. THESE PROPERTIES ARE SHOWN ON TAX MAP 159-6-A.
3. NO PORTION OF THE PLATTED AREA LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FIRM PANEL 47037C0337 F, DATED: APRIL 20, 2001.
4. LOT CORNERS ARE MARKED WITH AN IRON ROD UNLESS OTHERWISE NOTED.
5. ANY EXCAVATION FILL OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
6. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
7. ALL DEED AND PLAT REFERENCES ARE MADE TO REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE UNLESS OTHERWISE NOTED.
8. THESE PROPERTIES ARE CURRENTLY ZONED "R40".
9. BUILDING SETBACKS AND LANDSCAPE BUFFERYARDS TO BE DETERMINED BY METRO. ZONING ORDINANCE.
10. THIS PLAT SHALL COMPLY WITH THE REQUIREMENTS OF ORDINANCE NUMBER 094-1104 (TREE ORDINANCE). THE LIMITS OF CLEARING SHALL BE LIMITED TO THE AREAS NECESSARY TO CONSTRUCT ROADWAYS AND UTILITIES TO SERVE THIS SITE AS SHOWN ON THE PLAT.
11. PRIOR TO CONSTRUCTION, EXCAVATION, OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES. TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF ANY EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. "TENNESSEE ONE CALL" 1-800-351-1111.
12. EXISTING UTILITIES SHOWN ARE PER FIELD VERIFIED STRUCTURES APPARENT AT THE TIME OF SURVEY AND FROM MAPS AND INFORMATION SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES AND GOVERNING AGENCIES THAT ARE APPROXIMATE AT BEST. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH ARE UNKNOWN TO
13. INDIVIDUAL WATER AND SANITARY SEWER LINES WILL BE REQUIRED FOR EACH LOT.
14. A PUBLIC UTILITY EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING. ON CORNER LOTS WHERE FRONT YARD BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY.
15. STORMWATER QUALITY AGREEMENT #SW-2005108 AS RECORDED IN INSTRUMENT #20050526-0059724 RODC.
16. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA AS SET FORTH BY THE METRO. STORMWATER MANAGEMENT MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO. ROW IS 15" CMP)
17. ALL EXISTING BUILDINGS TO BE REMOVED.
18. NO ACCESS AT GRANNY WHITE PIKE FROM REMAINDER OF PARCEL 127.
19. A PRV (PRESSURE REDUCING VALVE) WILL BE REQUIRED WHERE STATIC PRESSURES EXCEED 100 PSI.

0 20 40 60 80 100 200 300
SCALE : 1" = 100'



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	56.99	41.50	78°40'35"	34.01	N55°15'25"E	52.61
C2	39.92	41.50	55°07'11"	21.66	N11°38'28"W	38.40
C3	19.11	25.00	43°47'47"	10.05	N17°18'11"W	18.65
C4	96.91	41.50	133°47'47"	97.29	S18°30'24"E	76.34
C5	2.23	25.00	5°07'17"	1.12	S45°49'51"W	2.23
C6	16.88	25.00	38°40'30"	8.77	S23°55'58"W	16.56
C7	39.27	25.00	90°00'00"	25.00	S40°24'17"E	35.36
C8	39.27	25.00	90°00'00"	25.00	N49°35'43"E	35.36
C9	69.64	133.00	38°36'55"	46.60	N23°54'10"E	67.95
C10	128.01	87.00	84°16'12"	78.75	S46°44'48"W	116.77
C11	83.41	133.00	35°56'02"	43.13	N61°10'39"E	82.05
C12	22.64	133.00	9°45'15"	11.35	N84°01'17"E	22.61
C13	39.34	25.00	90°09'31"	25.07	N46°01'20"W	35.40
C14	34.24	25.00	78°27'47"	20.41	N35°53'36"E	31.62
C15	6.01	25.00	13°46'31"	3.02	N82°00'39"E	6.00

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.02	S87°15'15"E
L2	24.20	S87°15'15"E
L3	37.46	S00°26'23"W
L6	20.09	N85°24'17"W
L7	20.24	S85°24'17"E
L8	43.92	S09°51'59"W
L9	32.00	S90°00'00"W
L10	32.00	S00°00'00"W
L11	26.43	N90°00'00"E
L12	8.36	N04°35'43"E
L13	103.02	S88°53'54"W
L14	101.71	N88°53'54"E
L15	58.83	N00°56'35"W
L16	38.24	N03°20'24"W
L17	56.34	N00°56'35"W
L18	49.74	S03°20'24"E
L19	25.30	N03°20'24"W
L20	49.36	N03°38'54"W
L21	48.94	S03°38'54"E
L22	58.10	S05°44'48"E
L23	57.48	S05°44'48"E
L24	71.25	S07°12'09"E
L26	30.05	N87°41'23"W
L27	20.17	S87°15'15"E

LEGEND

PARCEL NO.	( )
LOT NUMBER	00
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
CONC MON (OLD)	MON(O)
PROPERTY LINE	
FENCE	X X
SANITARY SEWER LINE	8"SA
STORM SEWER LINE	15"RCP
WATER LINE	8"W

SITE DATA

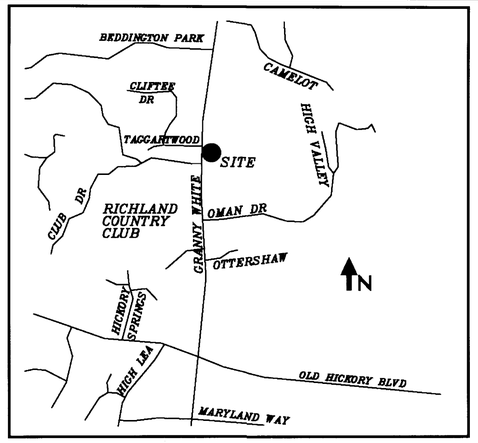
PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP: MAP 159, PARCELS 54, 126 & A PORTION OF 127

CITY:	BRENTWOOD
COUNTY:	DAVIDSON
STATE:	TENNESSEE
COUNCILMATIC DISTRICT:	34TH
SITE ADDRESS:	GRANNY WHITE PIKE BRENTWOOD, TENNESSEE 37027
OWNER:	RICHLAND WOODS, LLC 1609 17TH AVE. S. NASHVILLE, TENNESSEE 37212 INST.#200505190056757 RODC

LOT AREA SUMMARY		
LOT #	SQ. FT.	ACRES
1	30,561	0.70
2	30,085	0.69
3	30,254	0.69
4	30,660	0.70
5	32,231	0.74
6	33,390	0.77
7	47,906	1.10
8	43,843	1.01
9	31,359	0.72
10	31,137	0.71
11	31,196	0.72
12	30,090	0.69

TOTAL LOT AREA	402,712 SQ. FT. OR 9.245 ACRES
OPEN SPACE DEDICATION	84,885 SQ. FT. OR 1.949 ACRES
RIGHT-OF-WAY DEDICATION	77,523 SQ. FT. OR 1.780 ACRES
TOTAL AREA THIS PLAT	565,120 SQ. FT. OR 12.974 ACRES

TYPICAL LOT



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in instrument #200505190056757 of record in RODC, Tennessee and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No Lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as or record in Book ____, Page __ RODC, Tennessee with the title to the property.

OWNER: _____ - 11/22/05
RICHLAND WOODS, LLC DATE:

TITLE: CHIEF MANAGER

COMMISSION'S APPROVAL

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

Name: _____ Date: 11/23/05

RECORDED

Davidson County PLAT-LG
Recvd: 11/28/05 10:26 1 pgs
Fees:15.00 Taxes:0.00
20051128-0142574

SURVEYOR'S CERTIFICATE

I (We) hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "I" survey having a minimum unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been or shall be placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Name: _____ Date: 11-22-2005
J. MARK CANTRELL, TN R.L.S. #1859
ARROWHEAD SURVEY
4150 OLD HILLSBORO ROAD
FRANKLIN, TENNESSEE 37064
615-599-7347

SUBDIVISION No. 2005S-125G-10

FINAL PLAT OF RICHLANDS WOODS SUBDIVISION

CLUSTER LOT DEVELOPMENT

OWNER/DEVELOPER :
RICHLAND WOODS, LLC
1609 17TH AVE. S.
NASHVILLE, TN 37212
(615) 515-5490

NASHVILLE, DAVIDSON COUNTY, TENNESSEE
COUNCILMANIC DISTRICT 34th

PREPARED BY:

LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ENGINEERING · PLANNING · LANDSCAPE ARCHITECTURE · LAND SURVEYING
ENVIRONMENTAL SERVICES
1935 Twenty-First Avenue South Nashville, Tennessee 37212 Phone 615-385-4144

DATE: 3-31-05
REVISED: 6-7-05
REVISED: 11-22-05