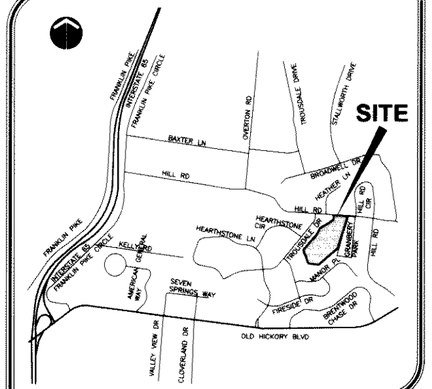


VICINITY MAP
NTS

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 31 LOTS, 2 OPEN SPACES AND DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. 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 (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT TENNESSEE ONE CALL, DIAL 811.
4. THIS PROPERTY IS CURRENTLY ZONED SPECIFIC PLAN (CASE #2016SP-093-001) AND IS PARTIALLY WITHIN A HISTORIC LANDMARK OVERLAY DISTRICT. THE FALLBACK ZONING FOR THE SPECIFIC PLAN IS RS40. MINIMUM SETBACKS PER THE SPECIFIC PLAN.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47037C0367H, WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470040, PANEL NO. 0367, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. ANY EXCAVATION, FILL OR 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.
7. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.
8. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAY SHALL HEREBY BE MADE A PART OF THIS RECORDING. WHERE CORNER BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED TO THE BUILDING ENVELOPE THEN BACK TO ORIGINAL DEPTH.
9. THERE ARE NO PROPOSED BUILDING/AMENITY IMPROVEMENTS FOR OPEN SPACE LOTS A AND B.
10. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
11. PROPERTY IS SUBJECT TO A STORMWATER MAINTENANCE AGREEMENT, INSTRUMENT #20170921009662 RECORDED WITH THE DAVIDSON COUNTY REGISTER OF DEEDS.
12. WHERE APPLICABLE, "SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP)."
13. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICES LINES ARE REQUIRED FOR EACH PARCEL.
14. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
15. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METRO FIRE MARSHAL'S OFFICE, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
16. ALL OPEN SPACES ARE ALSO TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
17. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.
18. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.
19. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-326 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES)."
20. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATIONS OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
21. NO GRADING, CUTTING OF TREES OR BRUSH EXCEEDING ONE INCH IN DIAMETER, OR DISTURBANCE OF NATURAL FEATURES SHALL BE PERFORMED WITHIN AREAS DESIGNATED AS UNDISTURBED LANDSCAPE BUFFERS.
22. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:71,480 AS SHOWN HEREON.

JOHN T. DARNALL, R.L.S. NO. 1571 — DATE 4-18-18

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO TURNBERRY HOMES, L.L.C. FROM CORNELIUS-GRANBERY PROPERTIES, LP BY QUITCLAIM DEED OF RECORD IN INSTRUMENT #20170526-0052611 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

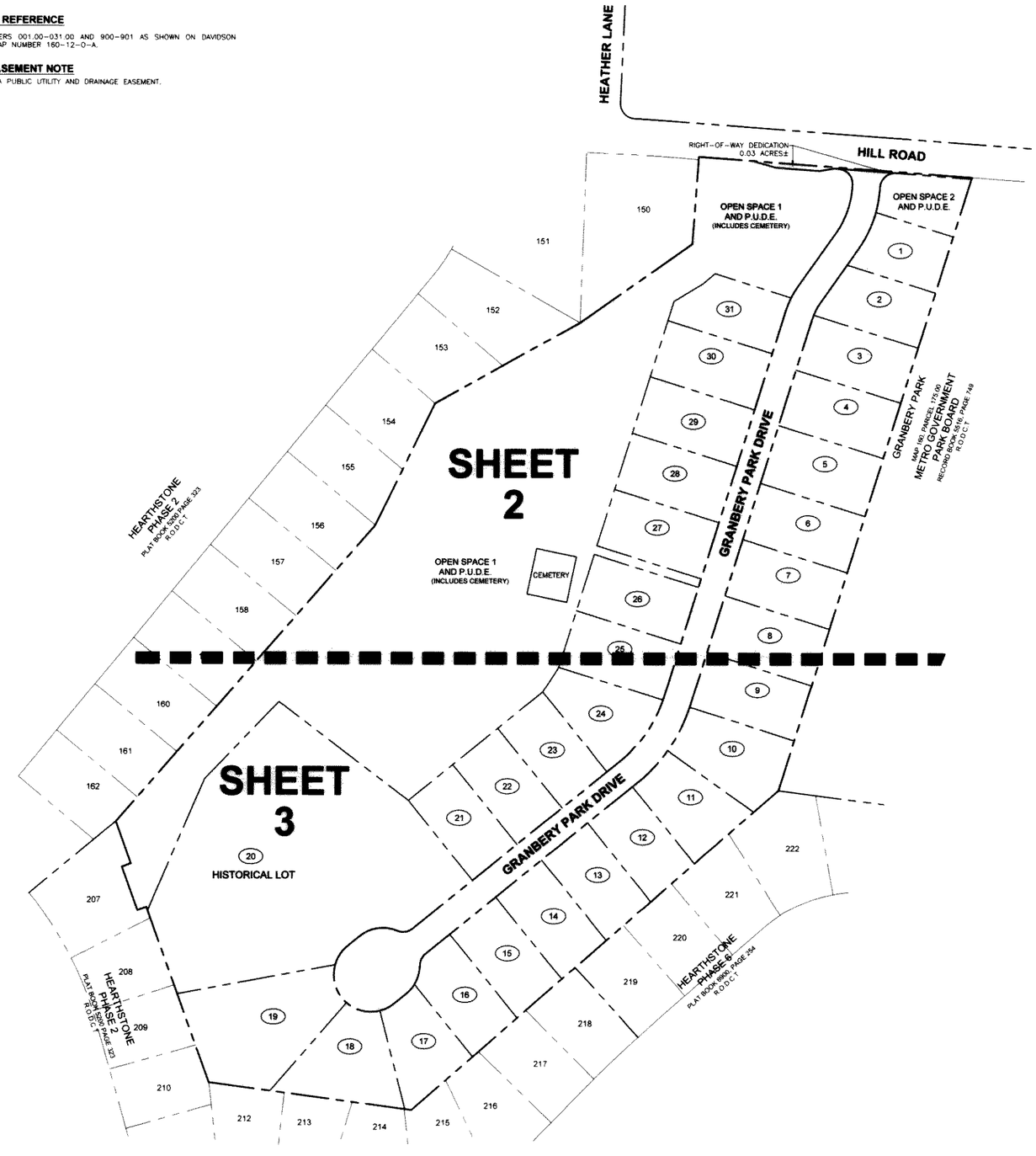
PROPERTY MAP REFERENCE

BEING PARCEL NUMBERS 001.00-031.00 AND 900-901 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 160-12-0-A.

OPEN SPACE EASEMENT NOTE

ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.

811 Know what's below. Call before you dig.



(SEE NOTE 2)
0 100 200 300

OPEN SPACE AREA TABLE

LOT	SQ. FT.±	ACRES±
1	363,441	8.34
2	11,707	0.27

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1	13,842	0.32
2	16,266	0.37
3	17,528	0.40
4	17,528	0.40
5	18,440	0.42
6	17,891	0.41
7	17,890	0.41
8	17,889	0.41
9	17,524	0.40
10	20,326	0.47
11	17,840	0.41
12	15,938	0.37
13	16,617	0.38
14	16,969	0.39
15	17,321	0.40
16	17,075	0.39
17	16,892	0.39
18	22,353	0.51
19	36,987	0.85
20	152,494	3.50
21	16,158	0.37
22	16,320	0.37
23	16,320	0.37
24	18,021	0.41
25	17,836	0.41
26	17,836	0.41
27	17,836	0.41
28	17,836	0.41
29	17,836	0.41
30	17,836	0.41
31	16,068	0.37

SITE DATA TABLE

HILL ROAD RIGHT-OF-WAY DEDICATION AREA	–	0.03 ACRES±
NEW STREET RIGHT-OF-WAY AREA	–	1.99 ACRES±
OPEN SPACE AREA	–	8.61 ACRES±
LOT AREA	–	15.97 ACRES±
TOTAL SITE AREA		26.60 ACRES±

LEGEND

R.O.D.C.T. REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

TOTAL AREA = 1,158,564 SQUARE FEET OR 26.60 ACRES ±

REVISED: APRIL 18, 2018
REVISED: FEBRUARY 22, 2018
REVISED: JANUARY 24, 2018
REVISED: JANUARY 4, 2018

OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN INSTRUMENT #20100128-0007020 R.O.D.C.T., 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 OF RECORD IN INSTRUMENT NO. _____ R.O.D.C.T., RUNNING WITH TITLE TO THE PROPERTY.

TURNBERRY HOMES, LLC

BY: _____

TITLE: VP, Land Development DATE: 05.09.18

SURVEYOR'S STATEMENT

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY "I" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:71,480 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED, ALL OTHER LOTS LINES ARE RIGHT ANGLES OR RADIAL TO STREETS UNLESS OTHERWISE NOTED.

RAGAN-SMITH ASSOCIATES

BY: _____ DATE: 4-18-18

JOHN T. DARNALL, R.L.S.

TENNESSEE REGISTERED LAND SURVEYOR NO. 1571

COMMISSION APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY: _____

DATE: 5-30-18

Bill Garrett Davidson County
Batch# 98589 PLAT-PLAN
05/31/2018 11:48:30 AM 4 pgs
Fees: $50.00 Taxes: $0.00

RECORD

OWNER/DEVELOPER

TURNBERRY HOMES, LLC
C/O NICKY WELLS
210 JAMESTOWN PARK ROAD, SUITE 102
BRENTWOOD, TENNESSEE 37027
(615) 376-7001

SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.
C/O TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

SUBDIVISION NUMBER

2017S-275-001

FINAL PLAT

GRANBERY

4TH COUNCILMANIC DISTRICT.
METROPOLITAN NASHVILLE.
DAVIDSON COUNTY, TENNESSEE
ROBERT SWOPE-COUNCIL MEMBER

DRAWN BY: S. LEWIS
RE-SUBMITTAL DATE: NOVEMBER 21, 2017
DATE: NOVEMBER 2, 2017 SCALE: 1" = 100'
JOB NO: 16128 WORK ORDER: 0681

RAGAN·SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
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P.O. BOX 550372
NASHVILLE, TN 37206
(615) 244-8591
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1416 CONANT STREET
SUITE 200
CHATTANOOGA, TN 37416
(423) 490-8400
• www.ragan-smith.com •

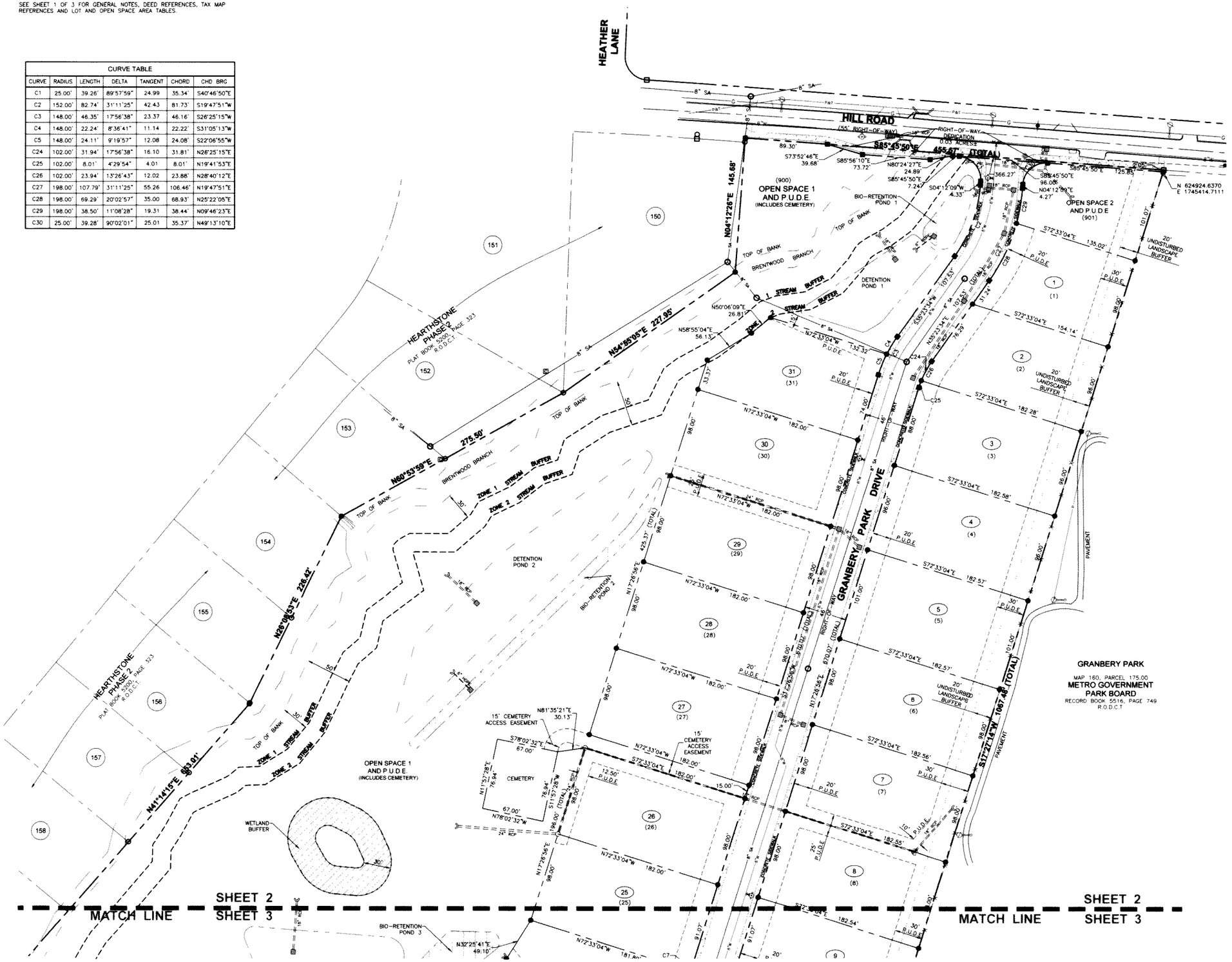
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NOTE

SEE SHEET 1 OF 3 FOR GENERAL NOTES, DEED REFERENCES, TAX MAP REFERENCES AND LOT AND OPEN SPACE AREA TABLES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	25.00'	39.26'	89°57'59"	24.99	35.34'	S40°46'50"E
C2	152.00'	82.74'	31°11'25"	42.43	81.73'	S19°47'51"W
C3	148.00'	46.35'	17°56'38"	23.37	46.16'	S26°25'15"W
C4	148.00'	22.24'	8°36'41"	11.14	22.22'	S31°05'13"W
C5	148.00'	24.11'	9°19'57"	12.08	24.08'	S22°06'55"W
C24	102.00'	31.94'	17°56'38"	16.10	31.81'	N26°25'15"E
C25	102.00'	8.01'	4°29'54"	4.01	8.01'	N19°41'53"E
C26	102.00'	23.94'	13°26'43"	12.02	23.88'	N28°40'12"E
C27	198.00'	107.79'	31°11'25"	55.26	106.46'	N19°47'51"E
C28	198.00'	69.29'	20°02'57"	35.00	68.93'	N25°22'05"E
C29	198.00'	38.50'	11°08'28"	19.31	38.44'	N09°46'23"E
C30	25.00'	39.28'	90°02'01"	25.01	35.37'	N49°13'10"E



LEGEND

- MONUMENT NEW (1/2"x 2" IRN W/3" METAL CAP)
- IRON ROD (NEW) (1/2"x 2" W/RSA CAP)
- IRON ROD (OLD)
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- CATCH BASIN
- RCP — REINFORCED CONCRETE PIPE
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- HEADWALL
- FENCE
- OS — OPEN SPACE
- —P— OVERHEAD POWER LINES
- —P&T— OVERHEAD POWER AND TELEPHONE LINES
- —W— WATER LINE
- —G— GAS LINE
- —SA— SANITARY SEWER LINE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- (x) PARCEL NUMBER
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- ST STORM MANHOLE
- R.O.D.C.T. REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

REVISED: APRIL 18, 2018
REVISED: FEBRUARY 22, 2018
REVISED: JANUARY 24, 2018
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TURNBERRY HOMES, LLC

BY: _____

TITLE: VP, Land Development DATE: 05.09.18

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RAGAN-SMITH ASSOCIATES

BY: _____ DATE: 5-8-18

JOHN T. DARNALL, TENNESSEE REGISTERED LAND SURVEYOR NO. 1571

COMMISSION APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY: _____

DATE: 5-30-18

RECORD

OWNER/DEVELOPER

TURNBERRY HOMES, LLC
C/O NICKY WELLS
210 JAMESTOWN PARK ROAD, SUITE 102
BRENTWOOD, TENNESSEE 37027
(615) 376-7001

SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.
C/O TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

SUBDIVISION NUMBER

2017S-275-001

FINAL PLAT

GRANBERY

4TH COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE
DAVIDSON COUNTY, TENNESSEE
ROBERT SWOPE-COUNCIL MEMBER

DRAWN BY: S. LEWIS
RE-SUBMITTAL DATE: NOVEMBER 21, 2017
DATE: NOVEMBER 2, 2017 SCALE: 1" = 50'
JOB NO: 16128 WORK ORDER: 0681

RAGAN-SMITH

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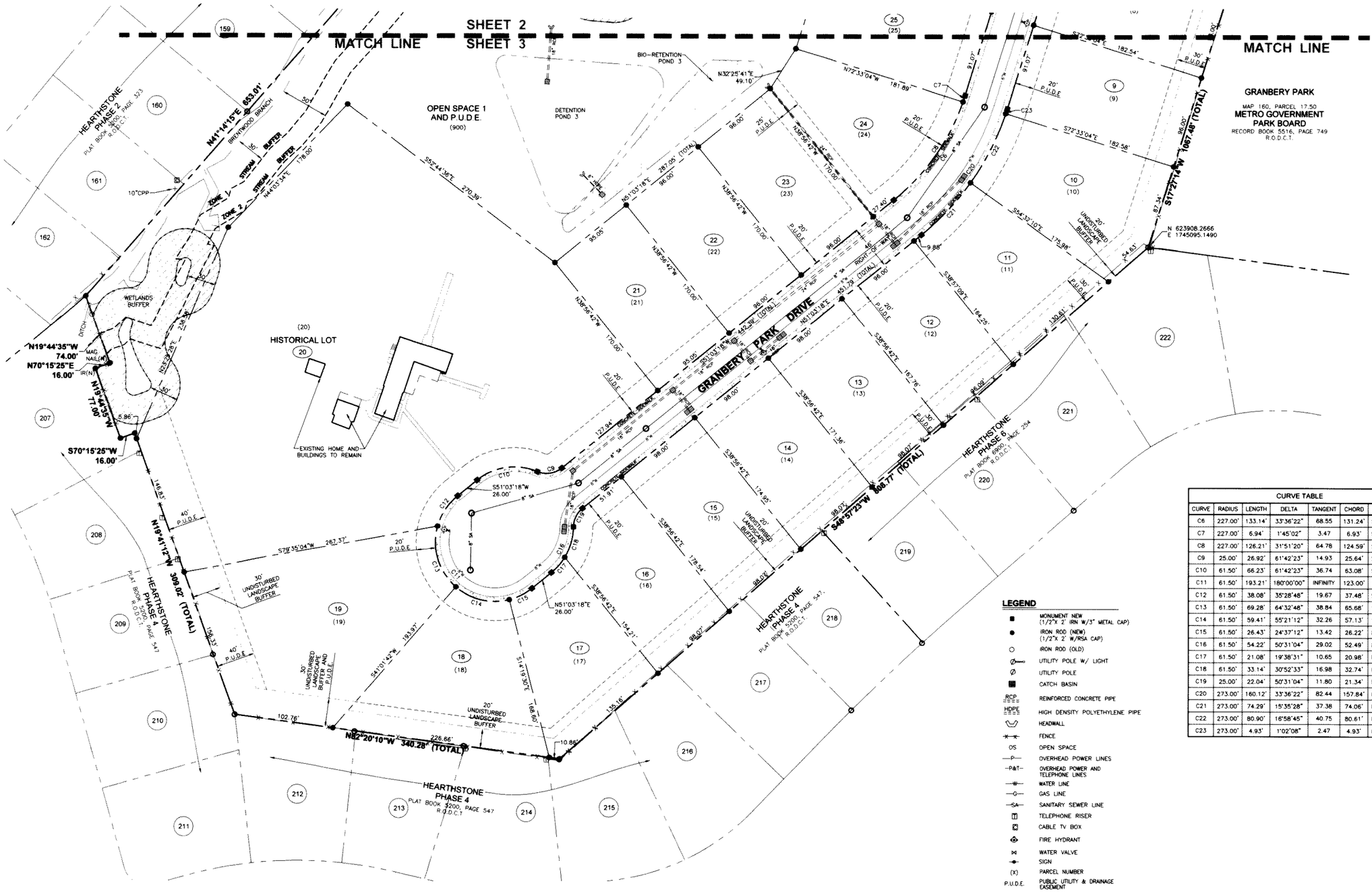
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NOTE

SEE SHEET 1 OF 3 FOR GENERAL NOTES, DEED REFERENCES, TAX MAP REFERENCES AND LOT AND OPEN SPACE AREA TABLES.

0 50 100 150



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C6	227.00'	133.14'	33°36'22"	68.55	131.24'	S34°15'07"W
C7	227.00'	6.94'	1°45'02"	3.47	6.93'	S18°19'27"W
C8	227.00'	126.21'	31°51'20"	64.78	124.59'	S35°07'38"W
C9	25.00'	26.92'	61°42'23"	14.93	25.64'	S81°54'30"W
C10	61.50'	66.23'	61°42'23"	36.74	63.08'	S81°54'30"W
C11	61.50'	193.21'	180°00'00"	INFINITY	123.00'	S38°56'42"E
C12	61.50'	38.08'	35°28'48"	19.67	37.48'	S33°18'54"W
C13	61.50'	69.28'	64°32'48"	38.84	65.68'	S16°41'54"E
C14	61.50'	59.41'	55°21'12"	32.26	57.13'	S76°38'54"E
C15	61.50'	26.43'	24°37'12"	13.42	26.22'	N63°21'54"E
C16	61.50'	54.22'	50°31'04"	29.02	52.49'	N25°47'46"E
C17	61.50'	21.08'	19°38'31"	10.65	20.98'	N41°14'02"E
C18	61.50'	33.14'	30°52'33"	16.98	32.74'	N15°58'30"E
C19	25.00'	22.04'	50°31'04"	11.80	21.34'	N25°47'46"E
C20	273.00'	160.12'	33°36'22"	82.44	157.84'	N34°15'07"E
C21	273.00'	74.29'	15°35'28"	37.38	74.06'	N43°15'34"E
C22	273.00'	80.90'	16°58'45"	40.75	80.61'	N26°58'27"E
C23	273.00'	4.93'	1°02'08"	2.47	4.93'	N17°58'00"E

LEGEND

- ■ MONUMENT NEW (1/2"X 2' IRN W/3" METAL CAP)
- ● IRON ROD (NEW) (1/2"X 2' W/RSA CAP)
- ○ IRON ROD (OLD)
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- TELEPHONE RISER
- CABLE TV BOX
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- WATER VALVE
- SIGN
- (X) PARCEL NUMBER
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.D.C.T. REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

REVISED: APRIL 18, 2018
REVISED: FEBRUARY 22, 2018
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TURNBERRY HOMES, LLC

BY: _____

TITLE: VP, Land Development DATE: 15.09.18

SURVEYOR'S STATEMENT

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY "I" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:71,480 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOTS LINES ARE RIGHT ANGLES OR RADIAL TO STREET UNLESS OTHERWISE NOTED.

RAGAN-SMITH ASSOCIATES, INC.

BY: _____ DATE: 2-28-18

JOHN T. DARNALL

TENNESSEE REGISTERED SURVEYOR NO. 1571

JOHN T. DARNALL 1571 TENNESSEE NO.

COMMISSION APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY: _____

DATE: 5-30-18

RECORD

OWNER/DEVELOPER

TURNBERRY HOMES, LLC
C/O NICKY WELLS
210 JAMESTOWN PARK ROAD, SUITE 102
BRENTWOOD, TENNESSEE 37027
(615) 376-7001

SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.
C/O TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

SUBDIVISION NUMBER

2017S-275-001

FINAL PLAT

GRANBERY

4TH COUNCILMANIC DISTRICT
METROPOLITAN NASHVILLE
DAVIDSON COUNTY, TENNESSEE
ROBERT SWOPE-COUNCIL MEMBER

DRAWN BY: S. LEWIS
RE-SUBMITTAL DATE: NOVEMBER 21, 2017
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I, Robert Leeman, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signed and sworn to this 11 day of October, 2016.

Robert Leeman

Signature

State of TN

County of Davidson

Personally appeared to me, KELLY ADAMS, a notary public for this county and state, ROBERT LEEMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal office in Nashville, TN, this 11 day of OCTOBER, 2016

Kelly Adams

Notary's signature

MY COMMISSION EXPIRES: September 7, 2020.

Notary's seal (if on paper)