LEGEND	
	POWER POLE
W	WATER METER
	FIRE HYDRANT
SS	SANITARY SEWER MANHOLE
—WL—	WATER LINE
—GL—	GAS LINE
—OE—	OVERHEAD UTILITY
—SS—	SANITARY SEWER LINE
—UE—	UNDERGROUND ELECTRIC
—UE—	UNDERGROUND ELECTRIC
R.O.W	RIGHT-OF-WAY

- #5 REBAR SET WITH A CAP STAMPED "JOHNSON ASSOC" REFERRED TO ON THIS DRAWING AS A 'CAPPED REBAR SET'
- CORNER MONUMENT FOUND (TYPE AS NOTED)

ADJOINING PROPERTY BOUNDARIES SHOWN ARE FOR REPRESENTATION ONLY

FLOOD STATEMENT
BY SCALED DISTANCES ONLY THIS PROPERTY LIES WITHIN ZONE "_X_" (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47178C0235G, WHICH BEARS AN EFFECTIVE DATE OF FEBUARY 26, 2021.

DEVELOPMENT SUMMARY

- 17TH CIVIL DISTRICT
  NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE
- OWNER:
  PADDEN, LLC
  10 SPYGLASS HILL
  BRENTWOOD, TN 37027
- SUBDIVISION NAME:
  MINOR FINAL PLAT OF NEIL PADDEN SUBDIVISION
- ZONING: CD-4HV (HISTORIC VILLAGE)
- PLAT PREPARED ON: 08/26/25
- SCALE: 1" = 60'
- SURVEYOR:
  TODD BOYLE, RLS, CFS
  KURT M. JOHNSON & ASSOCIATES, INC
  816 DAVID CROCKETT HWY.
  WINCHESTER, TN 37398
  PHONE: 931-967-8889
  EMAIL: TODD@JALANDSURVEY.COM

Certification 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 9765, Page 879, 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.

_____, 20____ _____
Date Owner

_____
Title (if acting for partnership or corporation)

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nolensville, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission (and reserving the right to impose any omitted requirements) and that it has been approved for recording in the office of the Williamson County Register of Deeds.

_____, 20_____
Date Secretary, Planning Commission

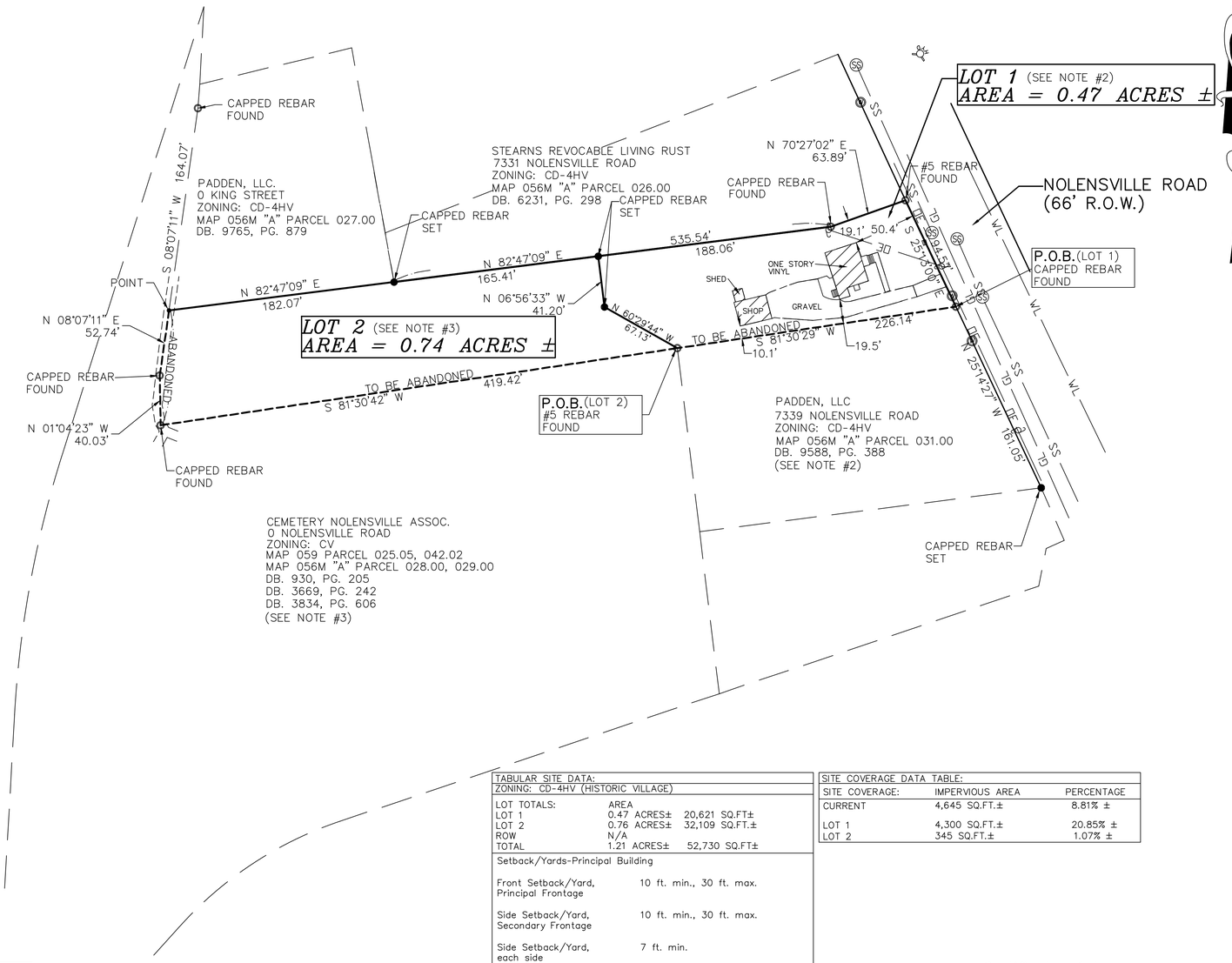
THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____
Date

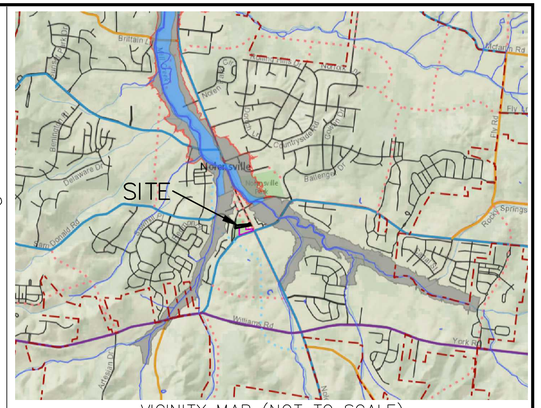
Certificate of Approval of Subdivision Name, Street Names and Addresses

I hereby certify that the Town of Nolensville has approved the subdivision name, street names, and addresses.

_____ _____
Town Planner Date Date

TOTAL AREA = 1.21 ACRES ±





VICINITY MAP (NOT TO SCALE)

TABULAR SITE DATA:		
ZONING: CD-4HV (HISTORIC VILLAGE)		
LOT TOTALS:	AREA	
LOT 1	0.47 ACRES±	20,621 SQ.FT±
LOT 2	0.76 ACRES±	32,109 SQ.FT.±
ROW	N/A	
TOTAL	1.21 ACRES±	52,730 SQ.FT±
Setback/Yards-Principal Building		
Front Setback/Yard, Principal Frontage	10 ft. min., 30 ft. max.	
Side Setback/Yard, Secondary Frontage	10 ft. min., 30 ft. max.	
Side Setback/Yard, each side	7 ft. min.	
Rear Setback	3 ft. min. or 15 ft. min. from center line of Rear Alley	
Setback/Yards-Accessory Building		
Front Setback/Yard, Principal Frontage	20 ft. min. behind Principal Building Frontage	
Side Setback/Yard, Secondary Frontage	0 ft. min.	
Side Setback/Yard, each side	0 ft. min.	
Rear Setback	3 ft. min. or 5 ft. min. if Garage door faces Rear Alley	

SITE COVERAGE DATA TABLE:		
SITE COVERAGE:	IMPERVIOUS AREA	PERCENTAGE
CURRENT	4,645 SQ.FT.±	8.81% ±
LOT 1	4,300 SQ.FT.±	20.85% ±
LOT 2	345 SQ.FT.±	1.07% ±

DEED REFERENCE:
PADDEN, LLC, A LIMITED LIABILITY COMPANY
DB. 9765, PG. 879

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 Nolensville Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the Town Engineer.

_____, 20_____
Date Registered Land Surveyor

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTES:

1. WILLIAMSON COUNTY TAX MAP: 56M (GROUP "A"), PARCEL: 30.00
   ADDRESS: 7335 NOLENSVILLE ROAD
2. LOT 1 (PORTION OF MAP 056M "A" 030.00) IS TO BE ADDED TO THE PADDEN, LLC PROPERTY (MAP 056M "A" 031.00), DB. 9588, PG. 388
3. LOT 2 (PORTION OF MAP 056M "A" 030.00) IS TO BE ADDED TO THE CEMETERY NOLENSVILLE ASSOC. (MAP 059 025.05 & 042.02, 056M "A" 028.00 & 029.00), DB. 930, PG. 205, DB. 3669, PG. 242, AND DB. 3834, PG. 606
4. ZONING: CD-4HV (HISTORIC VILLAGE)
5. FIELD WORK FOR THIS SURVEY WAS PERFORMED WITH A COMBINATION OF A TOPCON 5 SECOND ELECTRONIC TOTAL STATION WITH A SPECTRA PRECISION DATA COLLECTOR AND A TOPCON HYPER VR DUEL FREQUENCY GPS SYSTEM, WITH A TOPCON FC6000 DATA COLLECTOR. THE GPS PORTION OF THE SURVEY WAS "RTK" REAL TIME KINEMATIC WITH A "RPA" RELATIVE POSITIONAL ACCURACY OF (5mm + 0.5ppm x Distance = Horizontal) AND (10mm + 0.8ppm x Distance = Vertical).
6. NORTH ARROW, BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83(2011)) AND TENNESSEE NATIONAL GEODETIC SURVEY ZONE 4100 (EPOCH:2010.0000) NAVD88 (GEOID 18). ESTABLISHED USING "RTK" METHOD TIED TO THE T.D.O.T. GNSS NETWORK VIA CELL PHONE DIAL-UP IN MULTIPLE BASELINE MODE AND REDUNDANT CHECKS WITH STATIC OCCUPATIONS ON BASE POINTS. NOT TIED TO ANY PUBLISHED MONUMENTS.
7. ACCORDING TO RULE 0820-03-.06 (PLATS AND MAPPING) PARAGRAPH (5) OF THE STANDARDS OF PRACTICE, TENNESSEE LAND SURVEYOR'S LAWS AND REGULATIONS, HAVING AN EFFECTIVE DATE OF MAY 2025 (REVISED). ""UNLESS CONTAINING A DIGITAL SIGNATURE AND SEAL IN REFERENCE TO RULE 0820-04-.08(10), ELECTRONIC OR DIGITAL SURVEY DOCUMENTS SUCH AS, BUT NOT LIMITED TO, CAD FILES, PDF FILES, AND WORD PROCESSOR FILES OR OTHER DIGITAL MEDIA ARE CONSIDERED "PRELIMINARY" OR "DRAFT" DOCUMENTS."" ORIGINAL STAMPED AND SIGNED DOCUMENT IS ON FILE AT THIS SURVEYOR'S OFFICE
8. THE LOCATIONS OF THE UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND FIELD EVIDENCE ONLY. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATION SHOWN, AND THEIR MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE INTEGRITY OF ALL UNDERGROUND UTILITIES/STRUCTURES. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND UTILITIES.

STATE OF TENNESSEE
WILLIAMSON COUNTY

I, TODD E. BOYLE, TENNESSEE REGISTERED LAND SURVEYOR #3391, HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE SURVEY TO THE BEST OF MY KNOWLEDGE, AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR A CATEGORY " IV " SURVEY. (SEE NOTE #5)

NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR, THEREFORE THIS PROPERTY IS SUBJECT TO ANY STATE OF FACTS, A CURRENT AND ACCURATE TITLE SEARCH WOULD DISCLOSE. THIS SURVEYOR RESERVES THE RIGHT TO AMEND OR REVISE THIS PLAT IF ANY ADDITIONAL LEGAL DOCUMENTS, RECORDED OR UNRECORDED ARE PRESENTED. JOHNSON AND ASSOCIATES AND THIS SURVEYOR'S LIABILITY FOR THIS ORIGINAL STAMPED AND SIGNED SURVEY PLAT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES (PRESENT OR FUTURE) WITHOUT AN EXPRESSED RE-CERTIFICATION BY JOHNSON AND ASSOCIATES AND IT'S SURVEYOR(S)

THIS DRAWING IS NOT VALID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION

JOHNSON AND ASSOCIATES
REGISTERED LAND SURVEYORS
816 DAVID CROCKETT HWY.
WINCHESTER TENNESSEE 37398
TEL. (931)967-8889 OFFICE
EMAIL: todd@jalandsurvey.com

CIVIL DISTRICT	SEVENTEENTH		
DEED REFERENCE	(SEE ABOVE)		
REVISIONS			
08/27/26	COMMENTS ADDRESSED	SJS	

SCALE:	1" = 50'	DATE:	08/26/25
DRAWN:	MEB	SURVEYED:	08/25/25
CHECKED:	TEB	JOB NO.:	25269
MAPCHECK:			

MINOR FINAL PLAT OF NEIL PADDEN SUBDIVISION
CERTIFIED TO
NEIL PADDEN

SHEET 1 OF 3