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 9922, PAGE 153 R.O.D.C., 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, 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.

OWNER SIGNATURE DATE

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAME(S) AND ADDRESSES

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

TOWN PLANNER DATE

CERTIFICATE OF APPROVAL OF METRO NASHVILLE SEWERAGE SERVICES

I HEREBY CERTIFY THAT THE FOLLOWING WATER AND SANITARY SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED HALL SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH METRO DEPARTMENT OF WATER AND SEWERAGE 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 SEWERAGE SERVICES TO ASSURE COMPLETION OF ALL REQUIRED SANITARY SEWER IMPROVEMENTS IN CASE OF DEFAULT.

SEWER SYSTEM DATE
METRO NASHVILLE DEPT. OF WATER AND SEWERAGE SERVICES

CERTIFICATE OF APPROVAL OF UTILITIES SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "HALL SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A LETTER OF CREDIT 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.

WATER SYSTEM DATE
NAME, TITLE AND AGENCY OF APPROVING AGENT
NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT

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.

SECRETARY, PLANNING COMMISSION DATE

THIS APPROVAL SHALL BE
INVALID OF NOT RECORDED BY: _____

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

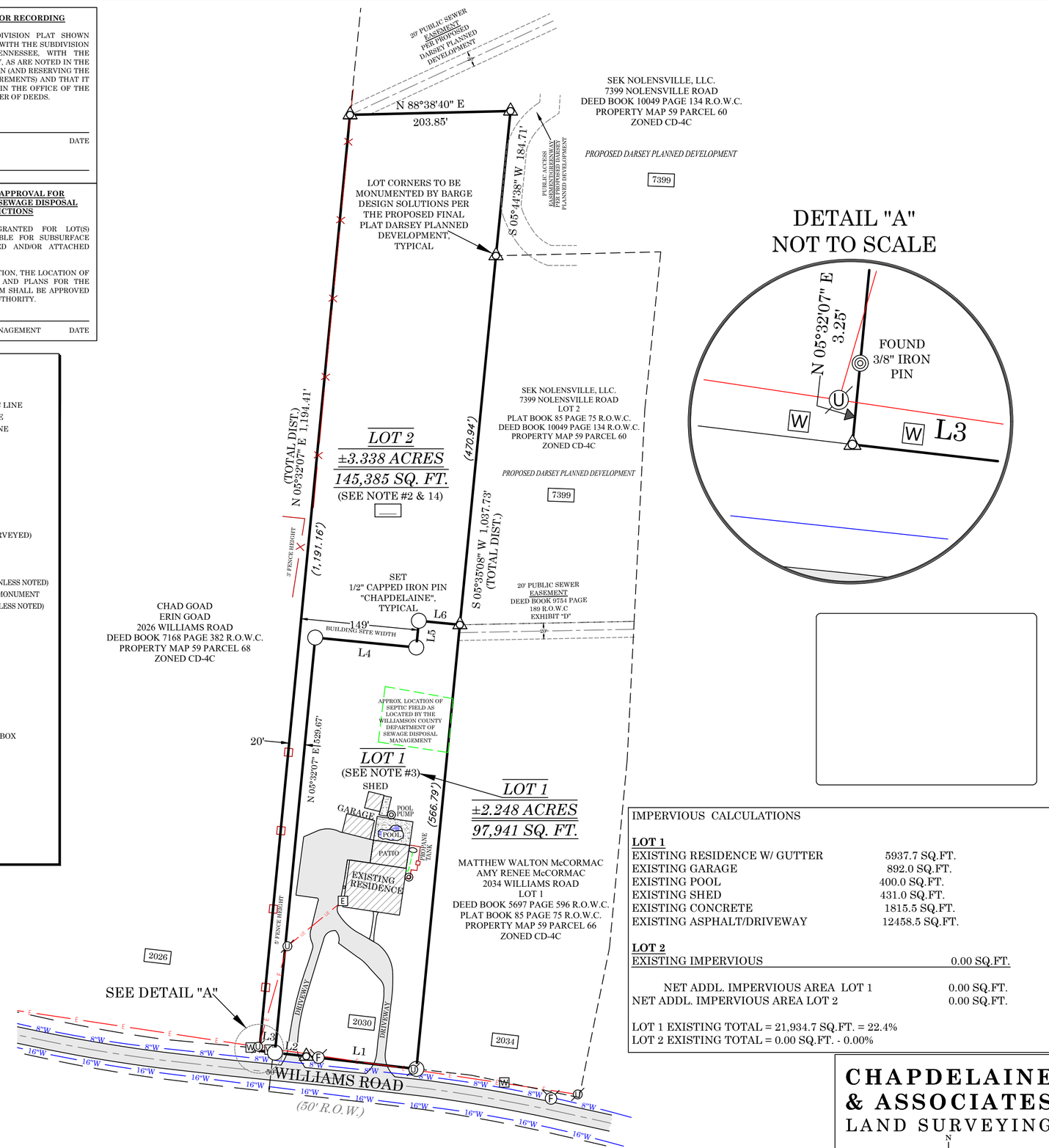
GENERAL APPROVAL IS HEREBY GRANTED FOR LOT(S) PROPOSED HEREON AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED AND/OR ATTACHED RESTRICTIONS.

BEFORE THE INITIATION OF CONSTRUCTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURES AND PLANS FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT DATE

LEGEND

- PROPERTY LINE
- CENTER LINE
- UE — UNDERGROUND ELECTRIC LINE
- E — OVERHEAD ELECTRIC LINE
- T — TELECOMMUNICATION LINE
- X — WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- W — WATER LINE
- S — SEWER LINE
- FM — FORCE MAIN SEWER
- G — GAS LINE
- SF — SILT FENCE
- DRAWN BY DEED (NOT SURVEYED)
- WELL
- UTILITY POLE
- GRID STAKE (XX) TYPICAL
- FOUND/EXISTING IRON PIN (UNLESS NOTED)
- FOUND/EXISTING CONCRETE MONUMENT
- SET 1/2" CAPPED IRON PIN (UNLESS NOTED)
- POINT
- BENCHMARK
- F — FIRE HYDRANT
- E — ELECTRIC METER
- W — WATER METER
- G — GAS METER
- M — SEWER MANHOLE
- S — STORM MANHOLE
- WATER SPIGOT
- WATER VALVE
- ELECTRIC TRANSFORMER BOX
- ELECTRIC PULL BOX
- SOIL PIPE
- CLEAN OUT
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- WATER SOURCE
- EXISTING BUILDING
- EXISTING EASEMENT



CHAD GOAD
ERIN GOAD
2026 WILLIAMS ROAD
DEED BOOK 7168 PAGE 382 R.O.W.C.
PROPERTY MAP 59 PARCEL 68
ZONED CD-4C

DETAIL "A"
NOT TO SCALE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 2 LOT SUBDIVISION.
2. NO BUILDING PERMITS WILL BE ISSUED FOR LOT 2, UNLESS AND UNTIL, PUBLIC SEWER CONNECTIONS AND ACTUAL WASTEWATER CAPACITY BECOME AVAILABLE; NO BUILDING PERMIT MAY BE ISSUED FOR LOT 2 UNTIL PUBLIC SEWER IS READILY AVAILABLE.
3. PUBLIC SEWER CONNECTIONS AND ACTUAL WASTEWATER CAPACITY FOR LOT 1 ARE AVAILABLE, PENDING APPROVAL OF THE PROPOSED FINAL PLAT DARSEY PLANNED DEVELOPMENT.
4. POTABLE WATER FOR PROPERTY SERVED BY NOLENSVILLE-COLLEGE GROVE UTILITY DISTRICT.
5. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD) AS SHOWN ON FIRM MAP 47187C0235G DATED 2/262021.
6. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
7. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
8. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
9. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
10. SETBACKS ARE PER NOLENSVILLE ZONING CODE. SUBJECT PROPERTY AS SHOWN IS CURRENTLY ZONED CD-4C ; FRONT SETBACK IS 0'-15' MAX. SIDE SETBACK 0'-15' MAX, REAR SETBACK 3'-15' MAX.
11. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
12. FIELD SURVEY COMPLETED: 9/9/2026.
13. THE SUBDIVISION PLAT IS SUBJECT TO AND ABIDES BY THE TOWN OF NOLENSVILLE SUBDIVISION REGULATIONS LAST AMENDED ON JULY 1, 2026 & THE TOWN OF NOLENSVILLE ZONING ORDINANCE DATED MARCH 2023.
14. LOT 2 IS INTENDED AS A NON BUILDABLE BUFFER. WHEN LOT 2 BECOMES BUILDABLE WITH SEWER CONNECTION, FIRE ACCESS AND APPARATUS WILL BE ESTABLISHED PRIOR TO PERMIT ISSUANCE UNDER 2024 IFC, GIVEN AN APPROVED SITE PLAN BY THE DISCRETION OF THE PLANNING COMMISSION.
15. ANY FUTURE CHANGE OF USE FOR LOT 2 IS SUBJECT TO THE ORDINANCES THEN IN EFFECT AND REQUIRES STAFF REVIEW AND APPROVAL, INCLUDING SITE PLAN FOR PERMIT ISSUANCE.
16. LOT 1 IS INTENDED FOR RESIDENTIAL USE, AND IS SERVED BY AN EXISTING SEPTIC SYSTEM.
17. NO RESTRICTIVE CONVENANTS OR HOA ARE CREATED BY THIS PLAT.

PORTIONS OF THIS SURVEY WERE PERFORMED USING GNSS EQUIPMENT, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE CARLSON BRx7
b. POSITIONAL ACCURACY: 0.05 FEET
c. DATE OF OBSERVATION: 8/17/2026
d. DATUM / EPOCH: NAD83 (2011) EPOCH (2010.00)
e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
f. GEOID MODEL: GEOID 18
g. COMBINED GRID FACTOR: 0.99962647

LINE	BEARING	DISTANCE
L1	N 83°26'44" W	140.82'
L2	N 83°26'44" W	60.01'
L2	N 83°26'44" W	40.01'
L3	N 83°26'44" W	20.00'
L4	S 84°24'52" E	129.00'
L5	N 05°35'08" E	34.07'
L6	S 84°24'52" E	52.26'

IMPERVIOUS CALCULATIONS

LOT 1

EXISTING RESIDENCE W/ GUTTER	5937.7 SQ.FT.
EXISTING GARAGE	892.0 SQ.FT.
EXISTING POOL	400.0 SQ.FT.
EXISTING SHED	431.0 SQ.FT.
EXISTING CONCRETE	1815.5 SQ.FT.
EXISTING ASPHALT/DRIVEWAY	12458.5 SQ.FT.

LOT 2

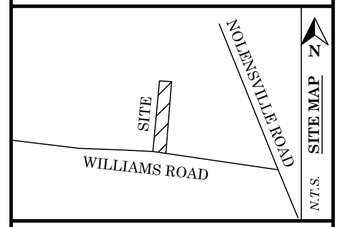
EXISTING IMPERVIOUS	0.00 SQ.FT.
NET ADDL. IMPERVIOUS AREA LOT 1	0.00 SQ.FT.
NET ADDL. IMPERVIOUS AREA LOT 2	0.00 SQ.FT.

LOT 1 EXISTING TOTAL = 21,934.7 SQ.FT. = 22.4%
LOT 2 EXISTING TOTAL = 0.00 SQ.FT. - 0.00%

CHAPDELAINE & ASSOCIATES
LAND SURVEYING

7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
surveying@chapsurveyor.com

STATE PLANE NORTH (NAD83 NAVD88)



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HERON 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 SPECIFICATION OF THE SUBDIVISON REGULATIONS, AS APPROVED BY THE TOWN ENGINEER.

I ALSO HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.



ISLAND HOPPER LIVING TRUST
2030 WILLIAMS ROAD,
NOLENSVILLE, TN. 37135
DEED BOOK 9922 PAGE 153 R.O.W.C.
17th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
PROPERTY MAP 59 PARCEL 67
ZONED CD-4C
TOTAL 5.586 ACRES

LOT 1 - RESIDENTIAL USE
LOT 2 - NON-BUILDABLE BUFFER

OWNER PHONE#: (615)-714-9934

REVISION #	DATE
REVISION #1	10/02/2026

DATE:	SEPTEMBER 10, 2026
DRAWN BY:	DHH
JOB #:	9237
SCALE:	1" = 100'

0 100 200

V-1.0

MINOR SUBDIVISION FINAL PLAT
HALL SUBDIVISION