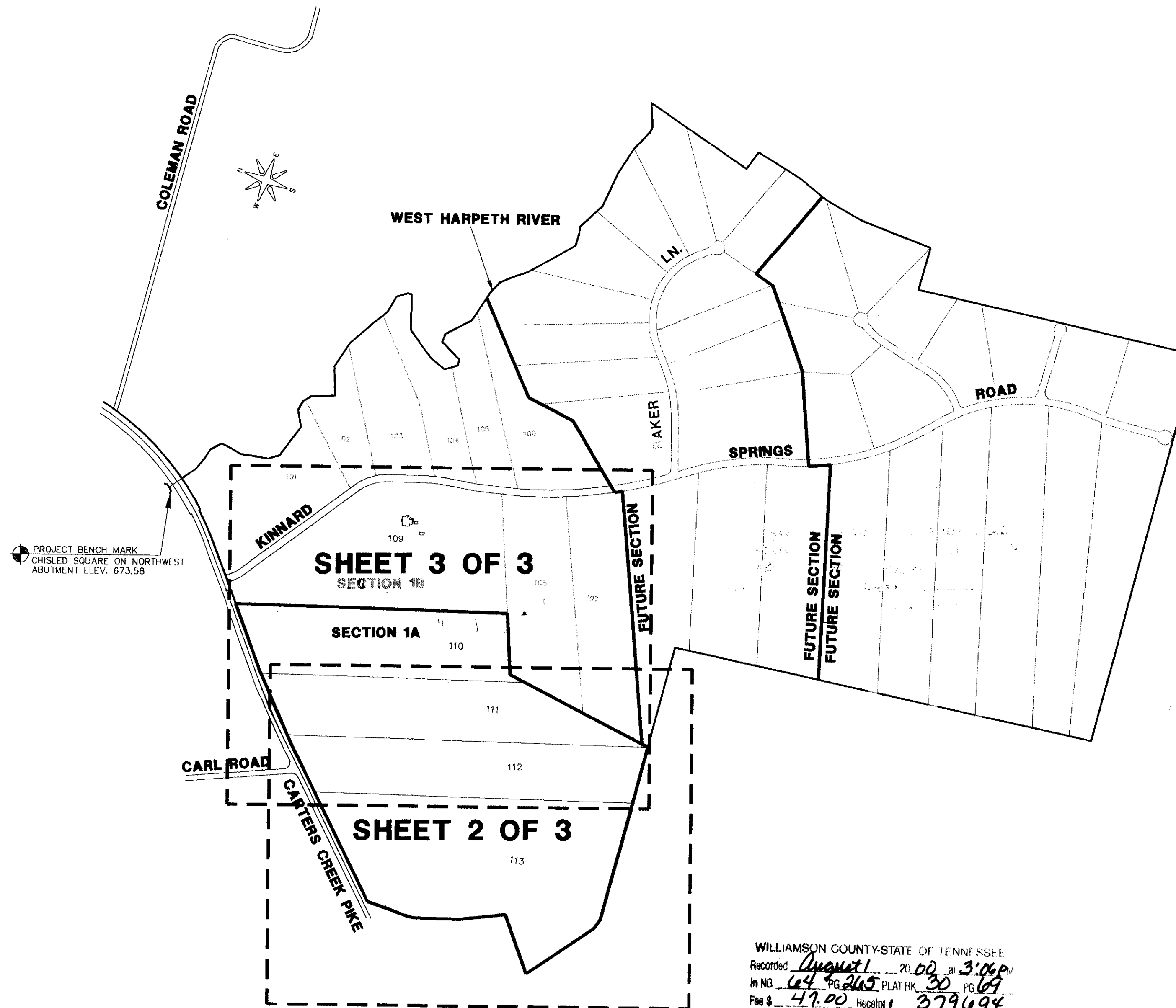


**GENERAL NOTES:**

- TOTAL NUMBER OF LOTS = 4
- TOTAL AREA = 104.82+ ACRES IN SECTION 1A.
- PROPERTY BEING PART OF PARCEL 40 AS SHOWN ON TAX MAP 104 WILLIAMSON COUNTY TENNESSEE.
- EXISTING ZONING= SUBURBAN ESTATES/ESTATE.
- ELECTRICAL SERVICE PROVIDED BY MIDDLE TENNESSEE ELECTRIC CORPORATION.
- WATER SERVICE PROVIDED BY H.B.&T.S. UTILITY DISTRICT.
- TREES MORE THAN 18" IN CALIPER SHALL BE PRESERVED EXCEPT IN ROADWAYS DRIVEWAYS & BUILDING CONSTRUCTION AREAS.
- MINIMUM BUILDING SETBACKS:  
MIN. LOT AREA    MIN.FRONT YARD    MIN. SIDE YARD    MIN. REAR YARD    MIN. LOT WIDTH  
400,000 S.F.    100' \*    75' \*    150' \*    250'  
200,000 S.F.    100' \*    50' \*    100' \*    200' \*    \* UNLESS SHOWN OTHERWISE
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON F.E.M.A.PANEL NO. 470204 0070 C OF WILLIAMSON COUNTY, TENNESSEE, DATED 11-3-89.
- THERE SHALL BE PUBLIC UTILITY EASEMENTS PARALLEL TO ALL ROADWAY RIGHT-OF-WAYS, WIDTHS AS NEEDED.
- KINNARD SPRINGS ROAD SHALL HAVE A 30' LANDSCAPE BUFFER EACH SIDE AND PARALLEL TO RIGHT-OF-WAY.CARTERS CREEK PIKE SHALL HAVE A 120' LANDSCAPE BUFFER PARALLEL TO THE RIGHT-OF-WAY ON PROJECT SIDE.
- HOME OWNERS ASSOCIATION DOCUMENTS RECORDED IN DEED BOOK NO. 1822, PAGE NO. 239.
- THE ENTRANCE MEDIAN AND AREAS OUTSIDE OF RIGHT-OF WAY ARE COMMON OPEN SPACE AREAS FOR ENTRANCE WALLS AND LANDSCAPING. THESE AREAS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION FOR THE UPKEEP AND MAINTENANCE.
- THERE IS A 120' STREET BUFFER YARD PARALLEL TO AND ALONG THE EAST RIGHT-OF-WAY LINE OF CARTERS CREEK PIKE. THE FIRST 20' OF THE 120' BUFFER YARD IS AN H.B.&T.S.EXCLUSIVE WATER LINE EASEMENT, THERE SHALL NOT BE ANY GRADING, BERMING OR TREE PLANTING IN THIS AREA.
- LOT NO. 110-113 SHALL HAVE A MINIMUM OF 200' BETWEEN HOUSES. THERE IS NO FIRE PROTECTION PROVIDED BY THE DEVELOPER.
- ALL LOTS TO BE SERVED BY AN APPROVED PUBLIC WATER SOURCE AND A SEPTIC SEWERAGE SYSTEM.

**WILLIAMSON COUNTY HEALTH DEPARTMENT NOTES:**

- NO BATHING FIXTURES TO EXCEED STANDARD CAPACITY (30-32) GALLONS, INCLUDING OVERSIZE BATHTUBS, SPA-TUBS WHIRLPOOLS OR JACUZZIS, ETC., SHALL BE ALLOWED UNLESS SPECIFICALLY APPROVED BY THE WILLIAMSON COUNTY ENVIRONMENTAL OFFICE.
- CURTAIN/INTERCEPTOR DRAINS MAY BE REQUIRED ON ANY OR ALL LOTS.
- NO CUTTING, FILLING, OR DISTURBANCE OF THE AREAS RESERVED FOR SEWAGE DISPOSAL IS PERMITTED.
- LOTS ARE APPROVED FOR NO. OF BEDROOMS INDICATED ON THE LOT OR IN THE SEPTIC AREA CHART ON THIS LOT.
- LPP-DENOTES THAT THIS LOT IS SERVED BY THE NORTH CAROLINA LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATE MEANS OF DISPOSAL.
- NO CONSTRUCTION OF PATIO, SWIMMING POOL, ACCESSORY BLDG., ETC. SHALL BE ALLOWED ON ANY LOT UNLESS APPROVED BY THE WILLIAMSON COUNTY ENVIRONMENTAL DEPARTMENT.
- SINKHOLE EASEMENT DENOTES THAT AREA IS TO BE WITHHELD FROM ENCROACHMENT AND SERVE AS BUFFER TO DETER RESTRICTION OF WATER FLOW TO THE SINKHOLE.
- ANY CUTTING, FILLING, COMPACTION, OR DISTURBANCE FROM THEIR NATURAL STATE, OF THE SOIL AREAS RESERVED FOR SEWAGE DISPOSAL, SHALL RESULT IN REVOCATION OF THE LOT APPROVAL.
- ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT SEPTIC SYSTEMS, ALTERNATIVE OR CONVENTIONAL, SPECIFICALLY IN WILLIAMSON COUNTY.
- NO UTILITIES (I.E. GAS, WATER, OR ELECTRIC) OR THEIR EASEMENTS, ABOVE OR BELOW GROUND, SHALL BE ALLOWED TO ENCRDACH WITHIN 10 FEET OF THE BOUNDARIES OF THE SOIL AREAS RESEVED FOR SEWAGE DISPOSAL.
- THE LIMITS OF ALL EXCAVATIONS GREATER THAN 18 INCHES IN DEPTH, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION, MUST BE KEPT 25 FEET OR MORE AWAY FROM THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREAS.
- THE LIMITS OF EXCAVATIONS, MADE FOR THE PURPOSE OF HOUSE CONSTRUCTION, MUST BE KEPT WITHIN THE CONFINES OF THE PLATTED BUILDING ENVELOPE.
- NO PART OF HOUSE OR ANY RELATED APPENDAGE, INCLUDING DETACHED GARAGES, OR ANY PORTION OF A DRIVEWAY IS TO ENCRDACH ON OR THROUGH OR WITHIN 10 FEET OF THE PLATTED OR DESIGNATED SEWAGE DISPOSAL AREAS.
- WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.
- MLPP DENOTES THAT THIS LOT IS SERVED BY A MODIFIED NORTH CAROLINA LOW PRESSURE PIPE SYSTEM, WHICH IS AN ALTERNATE MEANS OF SEWAGE DISPOSAL. MODIFIED LPP SYSTEMS REQUIRE 6 TO 10 INCHES OF COMPACTIBLE SOIL FILL MATERIAL TO BE INCORPORATED ONTO THE DESIGNATED OR PLATTED SEWAGE DISPOSAL AREA, UNDER WILLIAMSON COUNTY ENVIRONMENTAL DEPARTMENT SUPERVISION.
- BEFORE A PERMIT TO CONSTRUCT AN MLPP OR LPP SEPTIC SYSTEM CAN BE ISSUED, DETAILED SITE AND DESIGN PLANS FOR THE MLPP OR LPP SYSTEM MUST BE SUBMITTED TO THE WILLIAMSON COUNTY ENVIRONMENTAL DEPARTMENT FOR REVIEW AND APPROVAL. THESE PLANS MUST BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE FOR REVIEW AND APPROVAL.
- ALL PLATTED SEWAGE DISPOSAL AREAS MUST BE FIELD STAKED BY A LICENSED SURVEYOR AND FENCED OFF, TO PROTECT THE AREAS FROM ALL CONSTRUCTION TRAFFIC, BY THE PROPERTY OWNER OR BUILDING CONTRACTOR. THE AREAS WILL THEN BE FIELD CHECKED AND VERIFIED BY THE WILLIAMSON COUNTY ENVIRONMENTAL DEPARTMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.
- LOCATION OF DRIVEWAYS OR PARKING SPACES THROUGH DISPOSAL FIELD AREAS MUST BE APPROVED BY THE WILLIAMSON COUNTY ENVIRONMENTAL DEPARTMENT PRIOR TO THE ISSUANCE OF A SEPTIC PERMIT.



**KEY MAP**  
N.T.S.

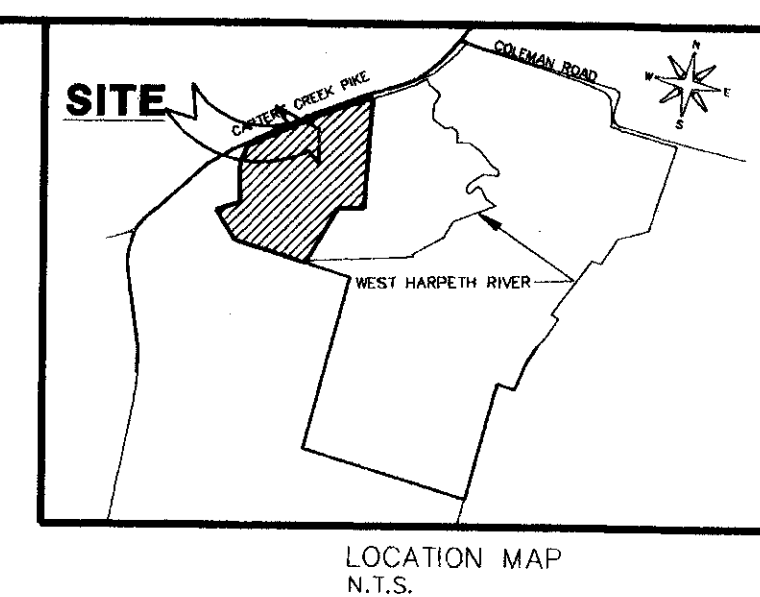
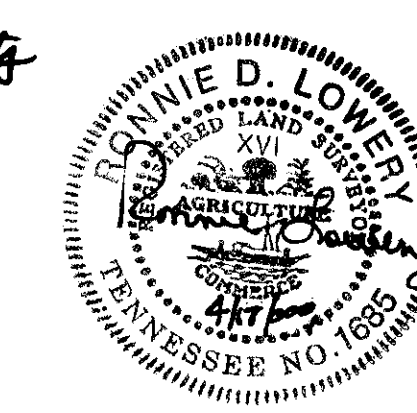
**SEWAGE DISPOSAL CHART**

LOT NUMBER	SEPTIC FIELD NO.1	SEPTIC FIELD NO.2	NO.B.R.	TYPE OF SYSTEM
110	8,500 S.F.	9,000 S.F.	5	MLPP
111	6,500 S.F.	8,500 S.F.	5	MLPP
112	8,250 S.F.	6,500 S.F.	5	MLPP
113	6,000 S.F.	6,500 S.F.	5	MLPP

WILLIAMSON COUNTY-STATE OF TENNESSEE  
Recorded August 1, 2000 at 3:06p  
IN MD 64 PG 265 PLAT BK 30 PG 69  
Fee \$ 47.00 Parcel # 379694

SUBMITTED BY  
James W. Loney, Deputy

C-287



OWNER: S&P PROPERTIES L.L.C.  
ATTENTION: MR. PAUL PRATT, JR.  
903 MURFREESBORO ROAD  
FRANKLIN, TENNESSEE 37064  
615-790-0990

PLAT CLOSURE = 1: 10,000+

**CERTIFICATE FOR ADDRESSES**  
I do hereby certify that the addresses denoted on this final plat are those assigned by Department of Information Services (IS).  
5-2-00 Peggy Smith, Adm. Comm.  
DATE: 5-2-00

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**  
I do hereby certify that the subdivision name and street names designated on this plat have been approved by the Williamson County Dept. of Emergency Communications.  
5-2-00 Carrie Lewis  
DATE: 5-2-00

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I am (we and the owner) of the property shown and described herein as evidenced in book number 1233 page 225, 226, 227, 228, and that I (we) hereby agree to dedicate to the public the streets, utilities and other facilities shown on this plat for public use, and that I (we) agree to irrevocably dedicate to the public the streets, utilities and other facilities shown on this plat for public use.  
4-17-00 S.P. Properties by Paul Pratt  
DATE: 4-17-00

**CERTIFICATE OF ACCURACY**  
I hereby certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Williamson County, Tennessee Planning Commission and that the monuments have been or will be placed as shown herein, to the specifications of the Subdivision Regulations as approved by the County Engineer.  
4-19-2000 Carrie Lewis  
DATE: 4-19-2000

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Williamson County, Tennessee, with the exception of minor variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording to the office of the Recorder.  
4/21/00  
DATE: 4/21/00

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**  
I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled KINNARD SPRINGS, have been installed in accordance with current, local, state, and/or state government requirements or that a survey bond has been posted with the Planning Commission to ensure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 of Williamson County Subdivision Regulations have been met.  
Water System 7/2/00 James W. Loney  
DATE: 7/2/00

**CERTIFICATE OF APPROVAL OF STREETS**  
I hereby certify (1) that all streets designated on the final subdivision plat have been installed to an acceptable standard and according to Williamson County Roadway and Drainage Regulations, or (2) that a survey bond has been posted with the Planning Commission to ensure completion of all required improvements in case of default.  
4/17/00  
DATE: 4/17/00

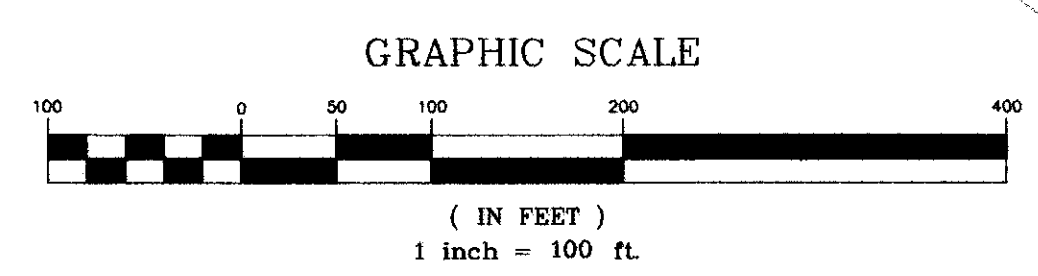
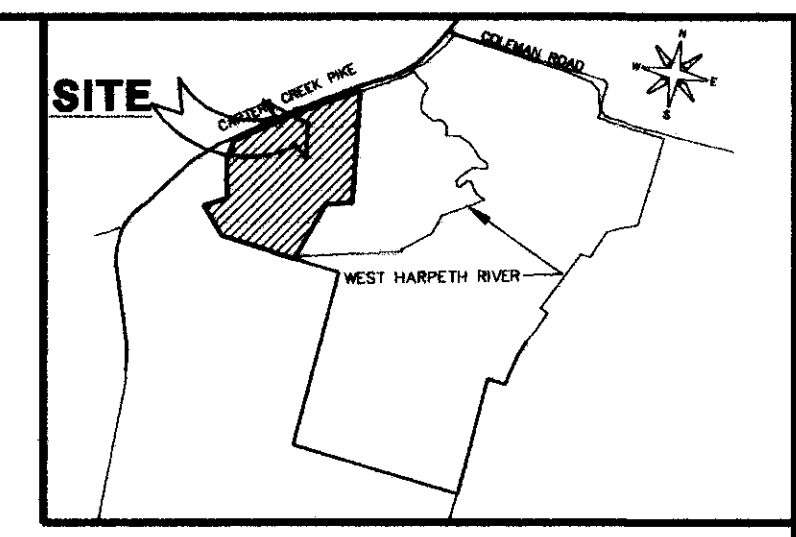
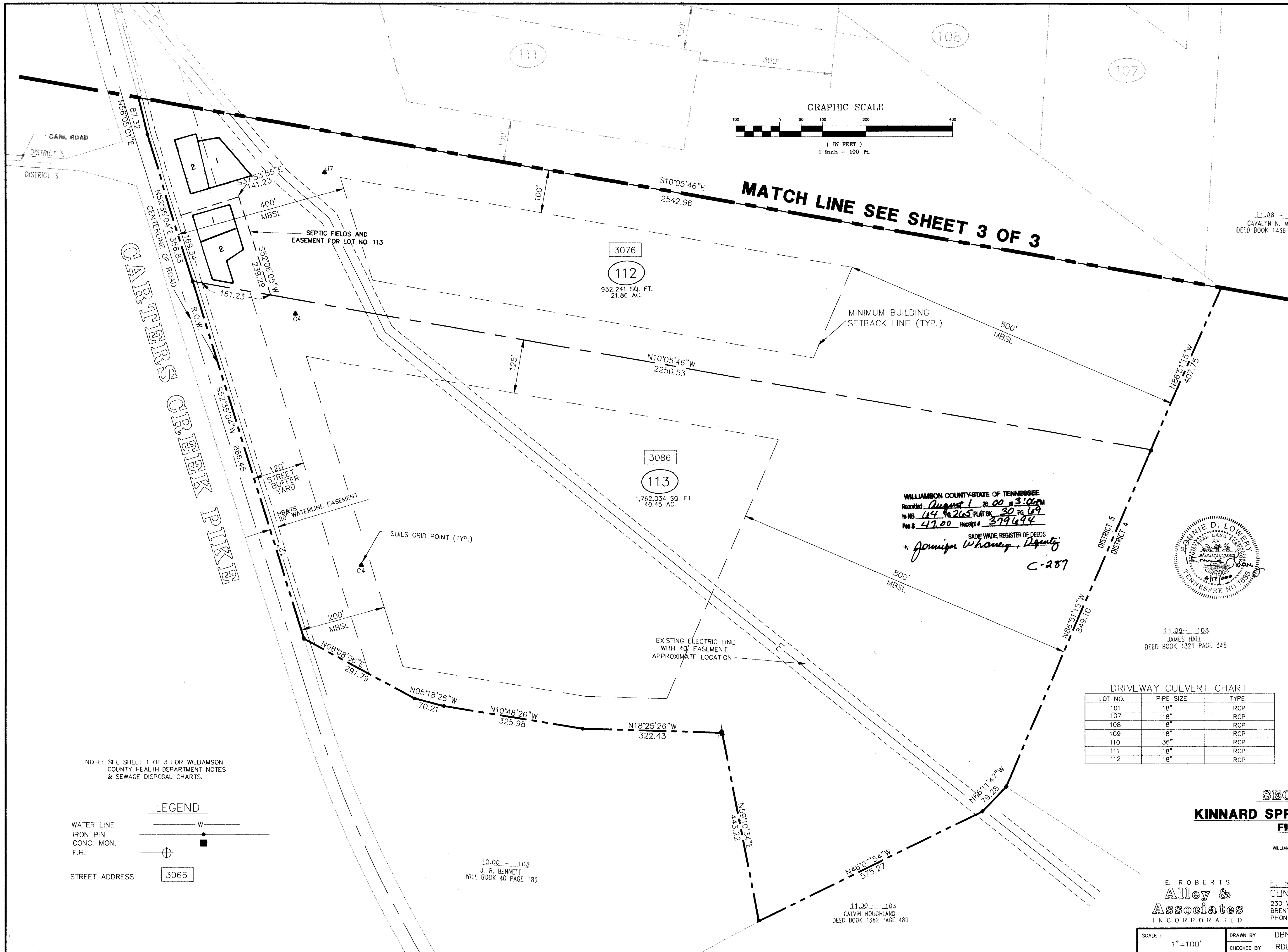
**Certification of General Approval for Installation of Subsurface Sewage Disposal System with Restrictions**  
General approval is hereby granted for use proposed herein as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.  
Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system are to be approved by the local health authority.  
S/James W. Loney, Deputy  
DATE: 4/21/00

**SECTION 1A**  
**KINNARD SPRINGS SUBDIVISION**  
**FINAL PLAT**  
SIX CIVIL DISTRICT  
WILLIAMSON COUNTY, TENNESSEE

E. ROBERTS  
**Alley & Associates**  
INCORPORATED

E. ROBERTS ALLEY & ASSOCIATES INC.  
CONSULTING ENGINEERS  
230 WILSON PIKE CIRCLE  
BRENTWOOD, TENNESSEE 37027  
PHONE: 615-373-1567 FAX 615-373-3697

SCALE: N.T.S.	DRAWN BY: DBN	DATE: 4/12/2000	DRAWING NO.:
	CHECKED BY: RDL	JOB NO. 98416	1 OF 3



PLAT CLOSURE = 1: 10,000+

**CERTIFICATE FOR ADDRESSES**  
I do hereby certify that the addresses denoted on this final plat are those assigned by Department of Information Services (DIS) to the parcels shown hereon.  
Date: 5-2-00  
By: [Signature]

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**  
I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Board of Emergency Communications.  
Date: 5-2-00  
By: [Signature]

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as indicated in map number 1733, page 233, R.D.M.C. and that I (we) hereby adopt this plan of subdivision with its (our) free consent, establish the minimum building restriction line, and that others of irrevocable dedication for all public streets, utilities and other facilities have been filed or required by these Regulations.  
Date: 5-17-00  
By: [Signature]

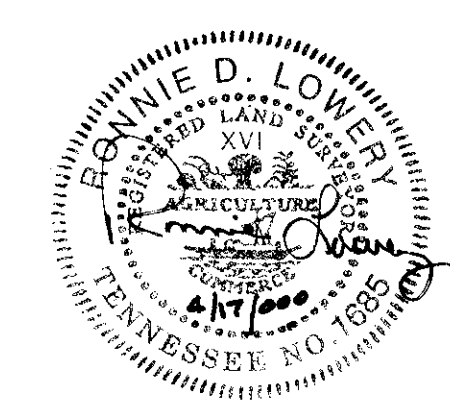
**CERTIFICATE OF ACCURACY**  
I hereby certify that the plan shown and described herein is a true and correct survey in the accuracy required by the Williamson County, Tennessee Regional Planning Commission, and that the measurements hereon or as shown hereon, in the specifications of Subdivision Regulations, as required by the County Engineer.  
Date: 4-17-2000  
By: [Signature]

**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 Recorder.  
Date: 3-7-00  
By: [Signature]

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**  
I hereby certify that the following utility systems outlined or indicated on this final subdivision plat and/or Easement Diagrams 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 ensure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 2.5 of Williamson County Subdivision Regulations have been met.  
Date: 7/27/00  
By: [Signature]

**CERTIFICATE OF APPROVAL OF STREETS**  
I hereby certify: (1) that all streets designated on the final subdivision plat have been installed in an acceptable manner and according to Williamson County Roadway and Drainage Regulations, or (2) that the streets designated on the final subdivision plat have been installed in accordance with the Planning Commission to ensure completion of all required improvements in case of default.  
Date: 6/1/00  
By: [Signature]

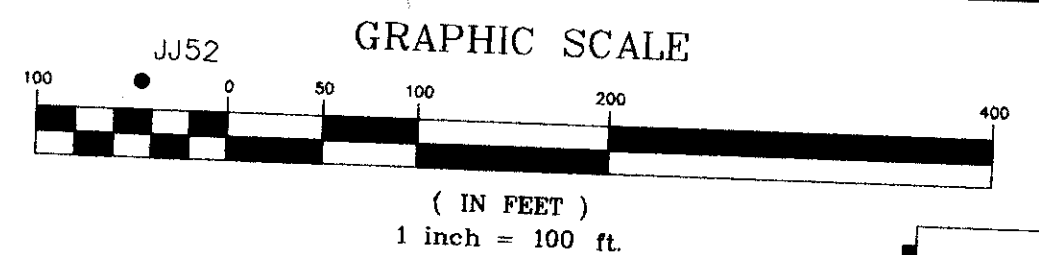
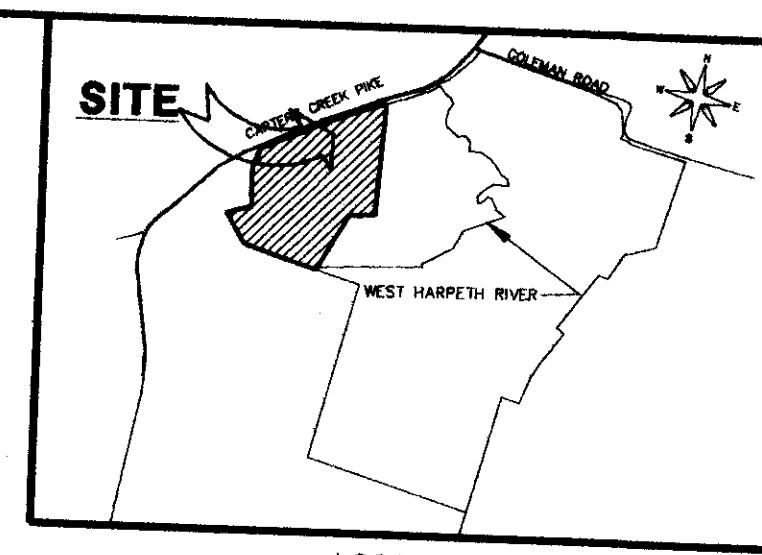
**Certification of General Approver for Installation of Subsurface Sewage Disposal System with Restrictions**  
General approval is hereby granted for new proposed systems as being suitable for subsurface sewage disposal with the listed and/or attached restrictions.  
Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system and so forth shall be filed with the County Health Authority.  
Date: 5/18/00  
By: [Signature]



WILLIAMSON COUNTY-STATE OF TENNESSEE  
Recorded August 1, 2000 #31069  
In NB 44 pg 245 PLAT BK 30 pg 69  
Fee \$ 47.00 Receipt # 379694  
SADIE WADE, REGISTER OF DEEDS  
[Signature]  
C-287

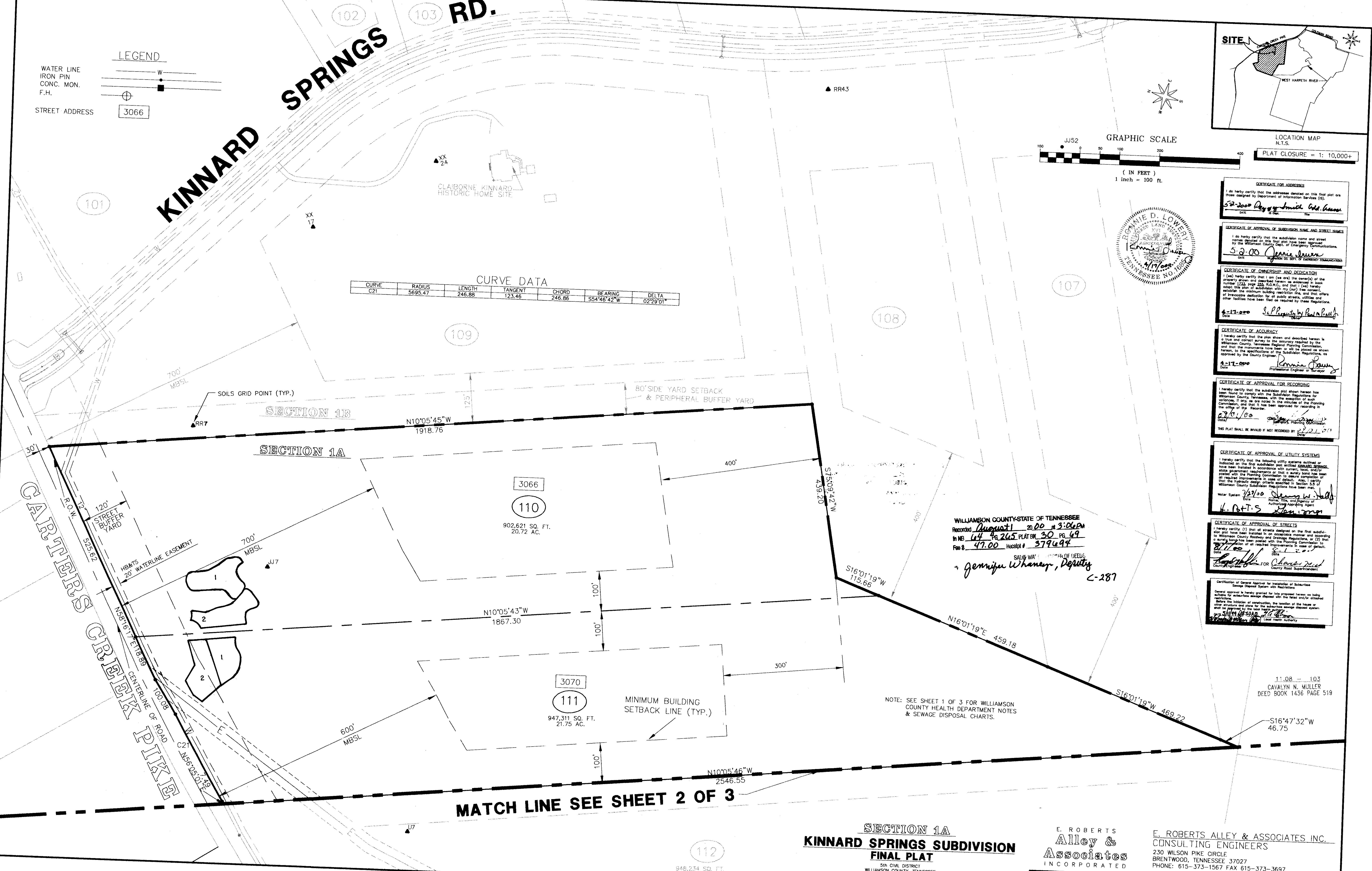
LEGEND  
 WATER LINE W  
 IRON PIN  
 CONC. MON. F.H.  
 STREET ADDRESS 3066

# KINNARD SPRINGS RD.



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C21	5695.47	246.88	123.46	246.86	S54°46'42"W	0229°01'



CERTIFICATE FOR ADDRESSES  
 I do hereby certify that the addresses denoted on this final plat are those assigned by Department of Information Services (DIS).  
 5-2-2000 *Deborah Smith, Gold, License*  
 Date: 5-2-2000

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES  
 I do hereby certify that the subdivision name and street names depicted on this final plat have been approved by Williamson County Dept. of Emergency Communications.  
 5-2-00 *Genie Green*  
 Date: 5-2-00

CERTIFICATE OF OWNERSHIP AND DEDICATION  
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in book number 1233, page 235, R.O.W.C. and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations.  
 4-17-2000 *Self Property by Paul R. Smith*  
 Date: 4-17-2000

CERTIFICATE OF ACCURACY  
 I hereby certify that the plan shown and described herein is a true and correct survey in accordance with the requirements of the Williamson County Tennessee Regional Planning Commission, and that the measurements hereon will be placed on shown hereon in the specifications of the Subdivision Regulations, as approved by the County Engineer.  
 4-17-2000 *Annexa Sperry*  
 Date: 4-17-2000

CERTIFICATE OF APPROVAL FOR RECORDING  
 I hereby certify that the subdivision plan shown herein has been filed to comply with the Subdivision Regulations for subdivisions, if any, as are stated in the minutes of the Planning Commission, and that it has been approved for recording in the office of the Recorder.  
 4/17/00 *Charles Neal*  
 Date: 4/17/00  
 THIS PLAT SHALL BE INVALID IF NOT RECORDED BY 4/22/01

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS  
 I hereby certify that the following utility systems outlined or indicated on this subdivision plat are in accordance with applicable codes, state government requirements or that a surety bond has been posted with the Planning Commission with the understanding that the hydraulic design criteria specified in Section 5.5 of Williamson County Subdivision Regulations have been met.  
 Water System 7/27/00 *James W. Hall*  
 Date: 7/27/00  
 Name, Title, and Agency of Authorizing Agent: J. B. T. S. *James W. Hall*  
 County Road Superintendent

CERTIFICATE OF APPROVAL OF STREETS  
 I hereby certify that all streets designed on this subdivision plat have been installed in an appropriate manner and according to Williamson County Highway and Drainage Regulations, or (2) that a surety bond has been posted with the Planning Commission in accordance with the specifications of the Subdivision Regulations, as approved by the County Engineer.  
 8/17/00 *Charles Neal*  
 Date: 8/17/00  
 FOR *Charles Neal*  
 County Road Superintendent

Certification of General Approval for installation of Subsurface Sewerage Disposal System with Restrictions  
 General approval is hereby granted for lots proposed herein, as being suitable for subsurface sewage disposal from the lot(s) and/or attached, unless the inhibition of construction, the location of the manhole or other structure and pipe for the subsurface sewage disposal system shall be approved by the local health authority.  
 8/17/00 *William Nelson*  
 Date: 8/17/00  
 Local Health Authority

WILLIAMSON COUNTY-STATE OF TENNESSEE  
 Recorded August 1, 2000 at 3:00 PM  
 in NB 44 PG 265 PLAT OR 30 PG 49  
 Fee \$ 47.00 Receipt # 379447  
 SALES TAX WITHHOLDING  
*Jennifer Whaney, Deputy* C-287

NOTE: SEE SHEET 1 OF 3 FOR WILLIAMSON COUNTY HEALTH DEPARTMENT NOTES & SEWAGE DISPOSAL CHARTS.

11.08 -- 103  
 CAVALEN N. MULLER  
 DEED BOOK 1436 PAGE 519

MATCH LINE SEE SHEET 2 OF 3

SECTION 1A  
**KINNARD SPRINGS SUBDIVISION**  
**FINAL PLAT**  
 5th CIVIL DISTRICT  
 WILLIAMSON COUNTY, TENNESSEE

E. ROBERTS  
**Alley & Associates**  
 INCORPORATED  
 E. ROBERTS ALLEY & ASSOCIATES INC.  
 CONSULTING ENGINEERS  
 230 WILSON PIKE CIRCLE  
 BRENTWOOD, TENNESSEE 37027  
 PHONE: 615-373-1567 FAX 615-373-3697

SCALE: 1"=100	DRAWN BY: DBN	DATE: 4/12/2000	DRAWING NO. 98416
	CHECKED BY: RDL	JOB NO. 98416	3 OF 3

112  
 948,234 SQ. FT.  
 21.77 AC.