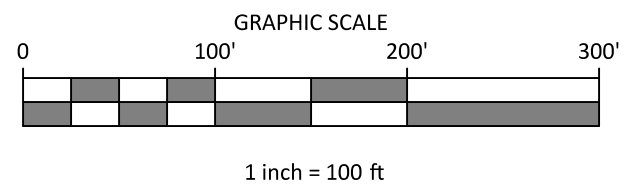
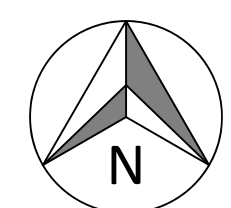


PLAT CONTAINS: 599,245 S.F.±
(13.76 ACRE±)



Contact Sumner County E911 (615) 451-1200 for street addresses. Add the street address for each lot in either tabular format or on each lot under the acreages. (Corner lots need both addresses)

Show typical with yards and setbacks

Is there an HOA? If so please provide a copy of the restrictive covenants

Any signage?

PB 19-7, Pg 161

Label

What is this?

Final Plat MUST be recorded and all E911 Addresses must be assigned prior to building permits being submitted. 07/14/2022 11:07:06 AM

- LEGEND**
- IPF IRON REBAR (OLD)
 - IPS 1/2" IRON REBAR WITH RED CAP "2776 WILKINSON"
 - ⊙ PKF PK NAIL FOUND
 - PKS PK NAIL SET
 - ⊕ BENCHMARK
 - BOUNDARY LINE
 - - - ADJOINING BOUNDARY LINE
 - - - SETBACK / YARD
 - - - EASEMENT
 - E.O.P. EDGE OF PAVEMENT
 - FM SANITARY SEWER FORCE MAIN
 - W WATER LINE
 - G GAS LINE
 - OHE OVERHEAD UTILITY LINE
 - X FENCE
 - ⊙ UTILITY POLE
 - ⊙ UTILITY POLE W/ LIGHT
 - GUY ANCHOR
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ GAS METER
- GENERAL NOTES:**
- THE PURPOSE OF CREATING 29 LOTS, 5 OPENS SPACE LOTS, AND DEDICATING PUBLIC RIGHT OF WAY AND EASEMENTS.
 - PROPERTY IS CURRENTLY ZONED R-15 (PRD) AND CURRENT USE IS VACANT. PROPOSED USE IS RESIDENTIAL.
 - SUBJECT SURVEY WAS PERFORMED 5/25/2022 UTILIZING RTK GPS TECHNIQUES AND FIELD RUN MEASUREMENTS UTILIZING ROBOTIC TOTAL STATION.
 - BEARINGS SHOWN ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83 EPOCH 2010.00). THE TDOT GNSS REFERENCE NETWORK WAS USED TO ESTABLISH THESE COORDINATES UTILIZING NETWORK RTK TECHNIQUES. TYPE OF GPS EQUIPMENT USED: CARLSON BRX7 BASE AND ROVER. TYPE OF TRANSIT USED: LEICA GEOSYSTEMS TS16 3" R500 TOTAL STATION. RELATIVE POSITIONAL ACCURACY OF CONTROL POINTS SET IS LESS THAN: HRMS AVG: 0.03; VRMS AVG: 0.05; COMBINED GRID FACTOR: 1.00
 - VERTICAL CONTROL BASED ON NAVD1988 (GEOID 2018)
 - THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. ONLY DOCUMENTS NOTED HEREON WERE SUPPLIED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS THAT WOULD AFFECT THE SUBJECT PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH.
 - THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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. ALWAYS CALL TN811 BEFORE YOU DIG.
 - ALL BUILDINGS, SURFACE IMPROVEMENTS, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO SITE ARE NOT NECESSARILY SHOWN HEREON.
 - SUBSURFACE AND/OR ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
 - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, A REVIEW OF FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 47165C0317G, EFFECTIVE DATE APRIL 17, 2012 SHOWS NONE OF THIS PROPERTY TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA. ONLY AN ELEVATION CERTIFICATE CAN DETERMINE THE EXACT DESIGNATION. BASED ON THE INFORMATION ABOVE, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 - XXXX INDICATES STREET ADDRESS
 - ALL COMMON AREA OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, PER SEC. 2-105.1, 8.C
 - NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF GALLATIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE GALLATIN GENERAL MANAGEMENT CODE CHAPTER 15, ARTICLE 1, SECTION 15-8.

FINAL PLAT OF BELLA VISTA SUBDIVISION

BEING PROPERTY SITUATED ALONG THE SOUTHERLY MARGIN OF EAST BROADWAY SUMNER COUNTY, TENNESSEE

OWNER:
BELLA VISTA, LLC
427 FANNIS CIRCLE
GALLATIN, TN

PROPERTY ADDRESS:
1623 EAST BROADWAY
GALLATIN, TN

DATE: 1/5/2022

Add "SUBD-2022-0311" to the plat.

CERTIFICATE OF COMMON OPEN SPACE DEDICATION

OWNERS OF BELLA VISTA, LLC, IN RECORDING THIS PLAT, HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS IN BELLA VISTA SUBDIVISION FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC BUT ARE DEDICATED TO THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS IN BELLA VISTA SUBDIVISION, AS MORE FULLY PROVIDED IN ARTICLE #, DECLARATION OF COVENANTS AND RESTRICTIONS, APPLICABLE TO BELLA VISTA SUBDIVISION, DATED DATE, AND RECORDED WITH THIS PLAT. SAID ARTICLE # IS HEREBY INCORPORATED AND MADE PART OF THIS PLAT.

DATE: _____ OWNER: _____

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBERS AND PAGES AS NOTED IN THE ABOVE DEED AND PLAT REFERENCES, AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE GALLATIN MUNICIPAL SUBDIVISION REGULATIONS.

DATE: _____ OWNER: _____

TITLE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GALLATIN MUNICIPAL PLANNING COMMISSION IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE WITH AN UNADJUSTED ERROR OF CLOSURE EXCEEDING 1:10,000 AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED, AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE REGULATIONS.

REGISTERED LAND SURVEYOR
TN RLS #2776

DATE: _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM OUTLINED OR INDICATED ON THE FINAL PLAT ENTITLED BELLA VISTA SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT SURETY OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM

DATE: _____ SUPERINTENDENT OF PUBLIC UTILITIES

SEWER SYSTEM

DATE: _____ SUPERINTENDENT OF PUBLIC UTILITIES

CERTIFICATE OF APPROVAL OR SURETY FOR COMPLETION OF ROADS

I HEREBY CERTIFY: (1) THAT ALL ROADS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE GALLATIN MUNICIPAL SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____

CITY ENGINEER

CERTIFICATE FOR APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE GALLATIN MUNICIPAL SUBDIVISION REGULATIONS, 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 COUNTY REGISTRAR.

DATE: _____ SECRETARY, PLANNING COMMISSION

DATE: _____ CHAIRMAN'S INITIALS

Update

GreenLID Design
114 B West Main Street
Gallatin, TN 37066
615-230-7269
andy.leath@greenliddesign.com

SHEET 1 OF 3 SHEETS JOB#: 21.064S

ROADWAY
AE OLDHAM
PARCEL 34.00
55, PG. 133
MED. R40

Text is cut off

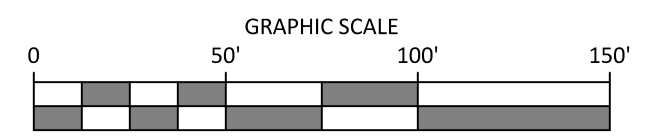
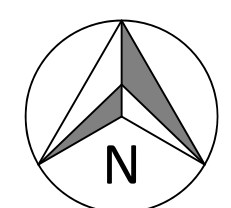
Add a pedestrian access
easement here if necessary
for the sidewalk located
outside of the public
right-of-way.

Show all proposed utilities
(water/sewer/storm).
Also show all accessible
ramps and crosswalks.

HWY 31E
HUNTER HEIRS
TAX MAP 105, PARCEL 42.00
R.B. 3941, PG. 719
D.B. 72, PG. 481
ZONED: A

Provide address #s for all lots signed by E911

Clean up, hard to
read



1 inch = 50 feet



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BEING PROPERTY SITUATED ALONG THE SOUTHERLY
MARGIN OF EAST BROADWAY
SUMNER COUNTY, TENNESSEE

OWNER:
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PROPERTY ADDRESS:
1623 EAST BROADWAY
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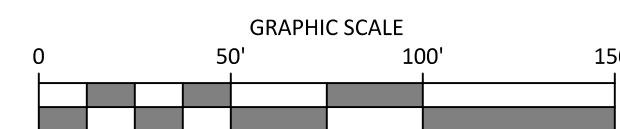
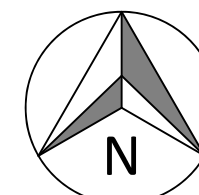
LINE	BEARING	DISTANCE
L1	S 86°39'56" E	31.12'
L2	S 34°45'18" E	7.62'
L3	S 34°45'18" E	20.06'
L4	S 79°13'30" E	12.14'
L5	N 09°42'54" E	12.14'
L6	N 12°31'12" W	26.49'
L7	N 34°45'18" W	24.76'
L8	N 34°45'18" W	20.00'
L10	N 15°06'03" W	49.65'
L12	N 36°15'55" W	17.03'
L13	N 62°14'08" W	4.13'
L14	N 62°14'08" W	37.86'
L15	N 29°28'56" W	46.61'
L17	S 86°44'50" E	36.86'
L18	S 86°44'50" E	40.72'
L19	N 75°59'00" E	16.98'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	49.29'	48.28'	S 04°21'26" E	40°20'36"
C2	75.00'	66.20'	64.07'	S 09°28'13" E	50°34'10"
C3	35.00'	8.84'	8.81'	S 41°59'16" E	14°27'55"
C4	35.00'	18.33'	18.12'	S 64°13'22" E	30°00'16"
C5	61.00'	66.84'	63.55'	S 47°49'55" E	62°47'09"
C6	61.00'	51.53'	50.01'	S 07°45'40" W	48°24'02"
C7	61.00'	36.65'	36.10'	S 49°10'24" W	34°25'25"
C8	61.00'	44.15'	43.19'	S 87°07'12" W	41°28'11"
C9	61.00'	60.90'	58.40'	N 43°32'39" W	57°12'06"
C10	61.00'	26.25'	26.05'	N 02°36'51" W	24°39'29"
C11	125.00'	41.66'	41.47'	N 25°12'26" W	19°05'45"
C12	125.00'	68.66'	67.80'	N 00°04'39" E	31°28'25"
C13	25.00'	12.03'	11.92'	N 02°01'35" E	27°34'33"

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to building permits being submitted.
07/14/2022 11:07:09 AM

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	70.00'	49.29'	48.28'	S 04°21'26" E	40°20'36"
C2	75.00'	66.20'	64.07'	S 09°28'13" E	50°34'10"
C3	35.00'	8.84'	8.81'	S 41°59'16" E	14°27'55"
C4	35.00'	18.33'	18.12'	S 64°13'22" E	30°00'16"
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L12	N 36°15'55" W	17.03'
L13	N 62°14'08" W	4.13'
L14	N 62°14'08" W	37.86'
L15	N 29°28'56" W	46.61'
L17	S 86°44'50" E	36.86'
L18	S 86°44'50" E	40.72'
L19	N 75°59'00" E	16.98'



1 inch = 50 ft



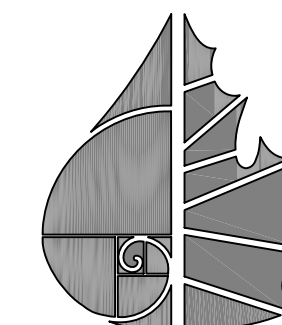
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3 of 3

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07/14/2022 11:07:13 AM

Show this as a dedicated right-of-way stubout and label as "Future Right-of-Way" centered in grading easement area. More easement area may need to be taken from Lots 13 or 14 and added to make the future connection or provide detail showing how grading can work

Show concrete monuments at these locations.

Location of Utility lines?

