





### THIS FINAL PLAT IS SUBJECT TO A VESTING PERIOD

This final plat is subject to a vesting period, during which the development standards in effect on the date of approval will remain the standards applicable to this plan. Upon expiration of the vesting period, development of the property shown on this plat may be subject to standards other than those that were applicable during the vesting period. The vesting period for this plat expires on 3/14/2024, unless extended by the City of Brentwood. Persons relying on this plat after said date should contact the City of Brentwood to determine if development may continue as depicted on the plan.

### Owner/Developer

ALL DEVELOPMENT EXCEPT EXISTING LOTS 2 AND 8  
SDT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY  
BOOK 6987, PAGE 380 & BOOK 6987, PAGE 424

### Owner of Lots 2 and 8

LOT 2  
ARNOLD HOMES LLC BOOK 7307, PAGE 877  
LOT 8  
ARNOLD HOMES LLC BOOK 7307, PAGE 888

### CERTIFICATE OF OWNERSHIP

I (we) do hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 6987, Page 380 & Book 6987, Page 424 R.O.W.C., Tennessee and adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. 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 City of Brentwood 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 plat to the property. I (we) further certify that there are no liens on the property, except as follows: \_\_\_\_\_  
Owner: Arnold Homes LLC Date: 2/14/24

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Owner: SDT, LLC, a Tennessee limited liability company Date: 2-22-19

### CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I hereby certify that the City of Brentwood has approved the subdivision name.  
Arnold Homes LLC  
City of Brentwood  
Secretary/Planning Commission Date: 3/14/24

### CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat have been installed in accordance with current applicable regulations.  
City of Brentwood  
Authorized Approving Agent  
Sewer System (City of Brentwood) Date: 3/12/19  
City of Brentwood  
Authorized Approving Agent  
Water System (City of Brentwood) Date: 3/12/19

### CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for the electrical provider named below. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.  
Brentwood  
Nashville Electric Service Date: 1-3-19

### CERTIFICATE OF APPROVAL OF STREETS

I hereby certify that all streets designated on the final subdivision plat have been constructed in accordance with current applicable regulations.  
Michael E. Lewis  
Director of Engineering Date: 3-12-19  
City of Brentwood, Tennessee

### CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Brentwood, with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission.  
Michael E. Lewis  
Secretary/Planning Commission Date: 3/14/24

Lot Table		
Lot	Lot Area (sq)	Lot Area (ac)
1	46,283	1.12
2	43,678	1.00
3	43,621	1.00
4	43,566	1.00
5	43,561	1.00
6	43,561	1.00
7	43,523	1.00
8	43,560	1.00
9	43,566	1.00
10	46,170	1.06
Total	443,629	10.16

Open Space Table		
Open Space	Square Feet	Acres
A	11,290	0.27
B	13,353	0.30
C	72,146	1.77
Total	102,889	2.34

R.O.W. Dedication Table		
Street	Square Feet	Acres
Wilson Pike	3,495	0.08
Palmer Way	2,910	0.07
Total	6,405	0.15

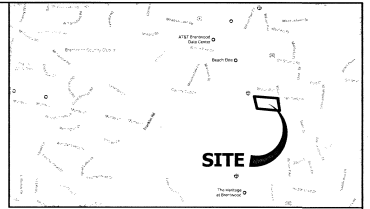
Joint-User Access Easement		
Street	Square Feet	Acres
Palmer Way	45,584	1.05

TOTAL AREA: 597,717 S.F.  
or 13.72 AC ±

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	38.85	24.50	N09°23'54"W	34.91
C2	38.12	24.50	N35°30'06"E	34.39
C3	27.64	44.00	N81°50'07"W	22.19
C4	18.40	44.00	N69°11'31"E	18.26
C5	5.86	16.00	N09°20'20"W	5.83
C6	4.08	6.00	N07°41'17"E	4.00
C7	21.55	25.00	S60°09'16"E	20.89
C8	46.61	50.00	S62°08'41"E	44.94
C9	55.75	50.00	N09°12'16"E	52.91
C10	59.59	50.00	N06°53'06"W	56.13
C11	79.21	50.00	N88°24'38"W	71.18
C12	20.49	25.00	S71°41'03"W	19.92

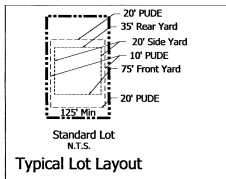
Pond Easement Table		
Line #	Length	Direction
L1	10.67	S81°38'44"W
L2	22.61	S06°W38"E
L3	24.15	S41°33'13"E
L4	25.95	S61°34'59"E
L5	22.54	S61°03'28"E
L6	16.10	S71°28'43"E
L7	9.32	S89°32'39"E
L8	18.86	N81°04'59"E
L9	18.01	N67°37'06"E
L10	32.48	N59°26'38"E
L11	22.19	N49°27'25"E
L12	13.25	N14°42'18"E
L13	56.04	N11°58'28"W
L14	33.83	N19°02'56"W

Pond Easement Table		
Line #	Length	Direction
L15	45.87	N22°41'40"W
L16	58.48	S18°29'58"E
L17	31.48	N23°16'17"W
L18	9.68	N54°11'31"W
L19	12.88	N79°51'58"W
L20	6.30	S76°38'22"W
L21	6.30	S25°00'22"W
L22	26.83	S06°51'57"W
L23	79.92	S04°57'17"W
L24	31.41	S48°57'45"W
L25	32.53	S40°04'12"W
L26	13.53	S24°30'32"W
L27	5.89	S12°46'38"W
L28	16.27	S01°58'43"E



### SURVEYOR'S NOTES

- The purpose of this plat is to modify the existing Final Plat of Marshall Place including: - modification to the access street at Wilson Pike - the length of the Wilson street has been reduced - the lots surrounding the lot-to-be-sold have been reconfigured - The areas of Lots 1, 5, 6 and 10 have changed slightly
- Existing Zoning R-2.
- All minimum setback requirements shall comply with the City of Brentwood, TN zoning ordinance.
- Subject property is currently identified as the following twelve Parcels: Map 0208, Group B, Parcels 60108 through 61208 on the Williamson County Property Map.
- Owner/Subdivider: Mark Marshall  
Address: 632 Good Springs Road, Brentwood, Tennessee 37027  
Contact: Mark Marshall  
Telephone: (615) 574-1001  
Email: mdevelop@bellsouth.com
- Surveyor: Jason A. Garrett, RLS  
Address: 1711 Hayes Street, Nashville, Tennessee 37203  
Contact: Adam Elliott Telephone: (615) 490-3236  
Email: adam@clintelliottsury.com
- A portion of this property is located in areas designated as "Zone AE" (areas with base flood elevations determined: BFE = 684.8') as noted on the current FEMA FIRM Community panel 847187C00930, effective on 12-22-2016, and as revised by LOMR 17-04-7025A, effective date 9-13-17.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- Lots shall conform to all requirements of the City of Brentwood zoning ordinance.
- A Title Report was not provided for the preparation of this survey, therefore this survey is subject to the findings of an accurate title search.
- Bearings and Coordinates & Elevations shown are based on Tennessee State Plane, NAD83 (NAVDS8).
- Detention Pond to be maintained by the H.O.A.



### VOIDS, VACATES AND SUPERCEDES

The recording of this plat voids, vacates & supercedes the previous recording of The Final Plat of Marshall Place of record in Book P68, Page 38 in the R.O.W.C., TN.



### Final Plat of Marshall Place

15th Civil District  
Brentwood, Williamson County, Tennessee  
Sheet 2 of 2