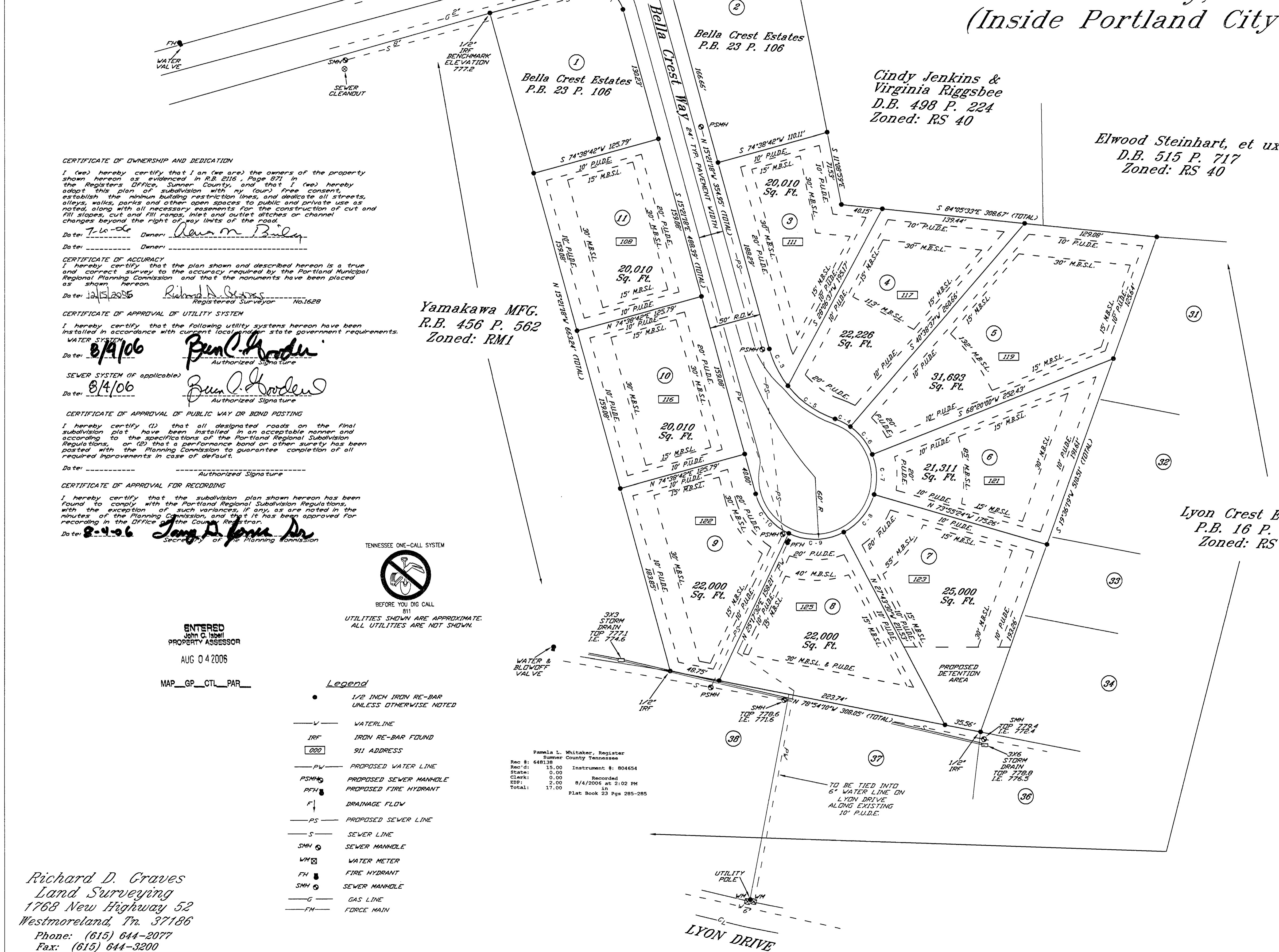
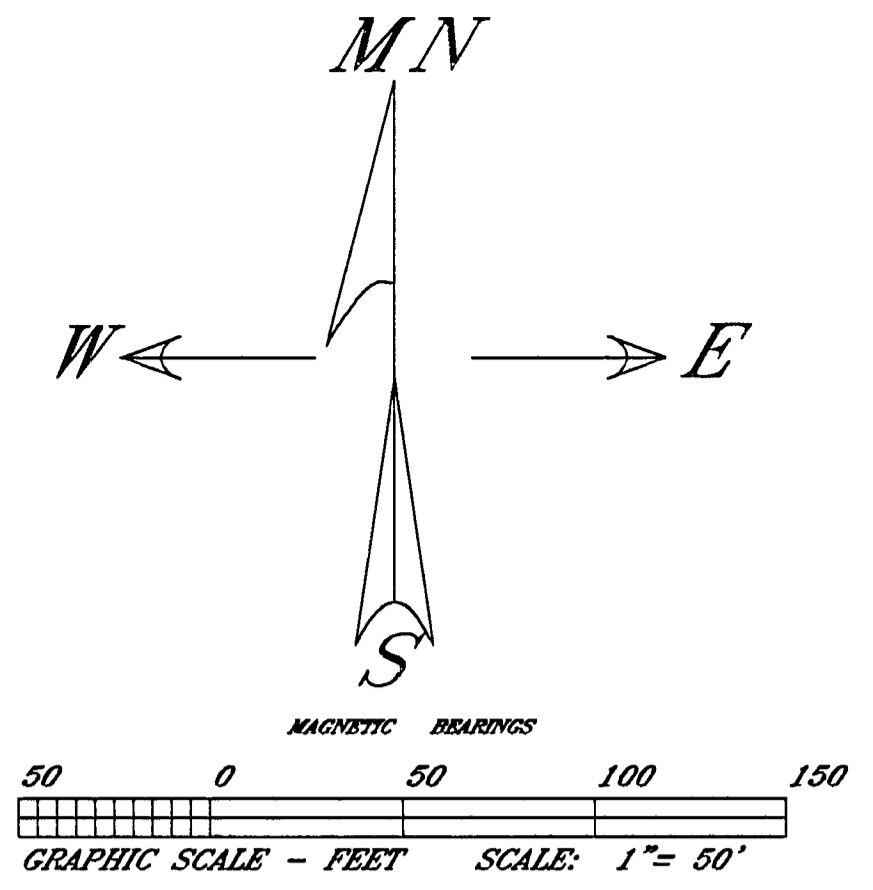


# Final Plat of Bella Crest Estates Section 2 16th Civil District Sumner County, Tennessee (Inside Portland City Limits)



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I (we are) the owners of the property shown hereon as evidenced in R.B. 2116, Page 871 in the Register's Office, Sumner County, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public and private use as noted, along with all necessary easements for the construction of cut and fill slopes, cut and fill ramps, inlet and outlet ditches or channel changes beyond the right of way limits of the road.

Date: 7-16-06 Owner: Aaron M. Briley  
Date: \_\_\_\_\_ Owner: \_\_\_\_\_

**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 Portland Municipal Regional Planning Commission and that the monuments have been placed as shown hereon.

Date: 10/15/2006 Richard D. Graves  
Registered Surveyor No. 1628

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEM**  
I hereby certify that the following utility systems hereon have been installed in accordance with current local and/or state government requirements.

**WATER SYSTEM**  
Date: 8/4/06 Ben C. Hardin  
Authorized Signature

**SEWER SYSTEM (if applicable)**  
Date: 8/4/06 Ben C. Hardin  
Authorized Signature

**CERTIFICATE OF APPROVAL OF PUBLIC WAY OR BOND POSTING**  
I hereby certify (1) that all designated roads on the final subdivision plat have been installed in an acceptable manner and according to the specifications of the Portland Regional Subdivision Regulations, or (2) that a performance bond on other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

Date: \_\_\_\_\_ Authorized Signature: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plan shown hereon has been found to comply with the Portland Regional 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 Register.

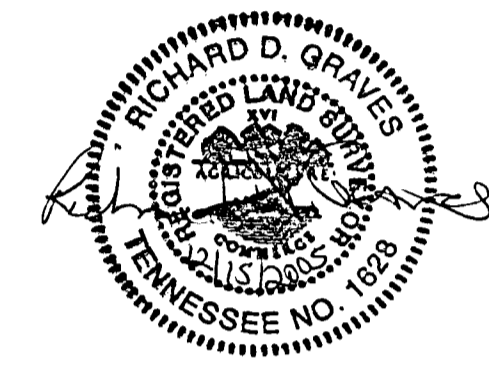
Date: 8-4-06 Tony D. Jones Jr.  
Secretary of the Planning Commission

**Yamakawa MFG.**  
R.B. 456 P. 562  
Zoned: RM1

**Cindy Jenkins & Virginia Riggsbee**  
D.B. 498 P. 224  
Zoned: RS 40

**Elwood Steinhart, et ux**  
D.B. 515 P. 717  
Zoned: RS 40

**Lyon Crest Estates**  
P.B. 16 P. 384  
Zoned: RS 20



DEED REFERENCE: R.B. 2116 P. 871  
TAX MAP REFERENCE: MAP 34 PARCEL 47.04

I HEREBY CERTIFY THAT THIS FINAL PLAT IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:46,076 OR BETTER FOR ALL LOTS SHOWN HEREON.

DATE: DECEMBER 15, 2005  
RICHARD D. GRAVES, Temp. R.L.S. No. 1628  
SURVEYOR

**SURVEYOR'S NOTE** ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 47165C 01330, EFFECTIVE DATE NOVEMBER 01, 2002, THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE.

ZONED: RS 20  
LOCATION OF THE UTILITIES IS APPROXIMATE.  
TOTAL AREA: 5.46 ACRES

OWNERS: \_\_\_\_\_ & \_\_\_\_\_ DEVELOPERS  
Aaron M. Briley  
P.O. Box 1029  
Portland, TN 37148  
325-4949

- SPECIAL NOTES:**
1. ALL ELECTRIC, CABLE, AND TELEPHONE LINES MUST BE UNDERGROUND FROM THE UTILITY POLE TO THE DWELLING.
  2. ALL UNDERGROUND UTILITIES AND SEPTIC LINES ARE APPROXIMATE. LOCATION SHOWN SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION.
  3. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECTIFYING ANY ADVERSE DRAINAGE CONDITIONS THAT MAY BE CREATED BY THIS SUBDIVISION.
  4. ALL DRIVEWAYS TO CONFORM TO AND MEET MINIMUM REQUIREMENTS OF DIAGRAM PW STD. DW-01 FOR THE CITY OF PORTLAND.
  5. ACCORDING TO SUMNER COUNTY GIS MAP SOILS CONSIST OF ROBERTSVILLE-LAWRENCE-NICHOLSON (TMSL).
  6. OWNER OF LOT 10 SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION AREA OUTLET STRUCTURE. SEE SUBDIVISION REGULATIONS.
  7. A 5' SIDEWALK IS REQUIRED ON BOTH SIDES OF BELLA CREST WAY.
- NOTES:**
1. M. B. S. L. MINIMUM BUILDING SETBACK
  2. P. U. D. E. PUBLIC UTILITY DRAINAGE EASEMENT

**CURVE DATA**

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C-1	30.00'	29.68'	46.81'	89°24'10"	42.20'	S 60°03'22" E
C-2	30.00'	30.31'	47.44'	90°35'50"	42.65'	N 29°56'38" E
C-3	100.00'	29.45'	40.34'	23°06'45"	40.07'	N 26°54'40" W
C-4	60.00'	8.45'	16.79'	16°02'12"	16.74'	N 63°06'27" W
C-5	100.00'	29.30'	57.00'	32°39'31"	56.23'	N 54°47'48" W
C-6	60.00'	18.01'	35.00'	33°25'21"	34.51'	N 38°22'41" W
C-7	60.00'	29.51'	39.52'	37°44'36"	39.81'	N 02°47'42" W
C-8	60.00'	25.99'	48.38'	46°11'54"	47.08'	N 39°10'33" E
C-9	60.00'	29.93'	55.52'	53°01'02"	53.56'	N 88°47'01" E
C-10	60.00'	27.57'	51.68'	49°21'10"	50.10'	S 40°01'53" E

ROAD CLASSIFICATION - RESIDENTIAL ACCESS LANE  
ADT - 88 TRIPS / DAY

- Legend**
- 1/2 INCH IRON RE-BAR UNLESS OTHERWISE NOTED
  - W — WATERLINE
  - IRF — IRON RE-BAR FOUND
  - 0000 SII ADDRESS
  - PW — PROPOSED WATER LINE
  - PSMH — PROPOSED SEWER MANHOLE
  - PFH — PROPOSED FIRE HYDRANT
  - F — DRAINAGE FLOW
  - PS — PROPOSED SEWER LINE
  - S — SEWER LINE
  - SMH — SEWER MANHOLE
  - WM — WATER METER
  - FH — FIRE HYDRANT
  - SMH — SEWER MANHOLE
  - G — GAS LINE
  - FM — FORCE MAIN

Pamela L. Whitaker, Register  
Sumner County Tennessee  
Rec #: 648138 Instrument #: 804654  
State: 0.00  
Clerk: 0.00 8/4/2006 at 2:02 PM  
ESP: 2.00  
Total: 17.00  
Plat Book 23 Pgs 285-285

**Richard D. Graves**  
Land Surveying  
1768 New Highway 52  
Westmoreland, Tn. 37186  
Phone: (615) 644-2077  
Fax: (615) 644-3200

Job # 05087TMIN2