

Scale 1" = 100'
Site Area = 22.07 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956

Developer
Sunnybrook Investment Company, LLC
Contact: Jeremy Boczulak
1724 Boxwood Dr.
Nashville, TN. 37211
Phone: (615) 579-0234

Flood Note
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187CO214G.
Dated: December 22, 2016.

Site Benchmark
Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.
NGVD Elevation 713.75.

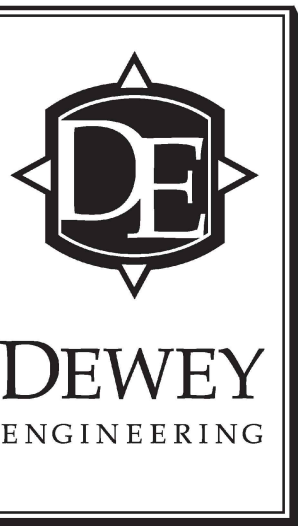
Revisions:

Drawing Notes:
COF Project #6773
(Development Plan)
COF Project #6772
(Rezoning Request)

Date: August 12, 2019

Carothers Glen

Being Parcel 30 & 30.01 on Tax Map 89
Franklin, Williamson County, Tennessee



Overall
Existing
Conditions
Plan

C1.0

Legal Description of Property to be Rezoned:
Commencing at a Point Along the North Right-of-Way of South Carothers Road, the Same Point Being at the Southeast Corner of the Property of Jean Glass & Georgia Spencer of Tax Map 89 Parcel 30: said Point being the Point of Beginning.
Thence, N 80° 55' 37" W for a distance of 239.49 feet to the beginning of a curve,
Said curve turning to the right through an angle of 41° 25' 37", having a radius of 400.00 feet, and whose long chord bears N 60° 12' 48" W for a distance of 282.96 feet.
Thence, N 39° 30' 00" W for a distance of 145.14 feet to a point on a line.
Thence, N 18° 55' 35" E for a distance of 303.81 feet to a point on a line.
Thence, N 19° 01' 53" E for a distance of 159.41 feet to a point on a line.
Thence, N 17° 49' 04" E for a distance of 139.57 feet to a point on a line.
Thence, N 18° 23' 37" E for a distance of 301.52 feet to a point on a line.
Thence, N 18° 27' 42" E for a distance of 298.99 feet to a point on a line.
Thence, N 18° 12' 19" E for a distance of 113.92 feet to a point on a line.
Thence, N 18° 15' 25" E for a distance of 499.41 feet to a point on a line.
Thence, N 18° 06' 31" E for a distance of 292.79 feet to a point on a line.
Thence, N 17° 52' 06" E for a distance of 298.64 feet to a point on a line.
Thence, S 83° 16' 42" E for a distance of 129.60 feet to a point on a line.
Thence S 06° 56' 52" W a Distance of 2579.78 feet to the Point of Beginning

Existing Conditions Sheet Shows Field
Run Survey Data Provided by Clint
Elliott Surveying Dated 7/23/2015.

Note:
No Mineral Rights are Held by
Parties Outside of the Owner.

