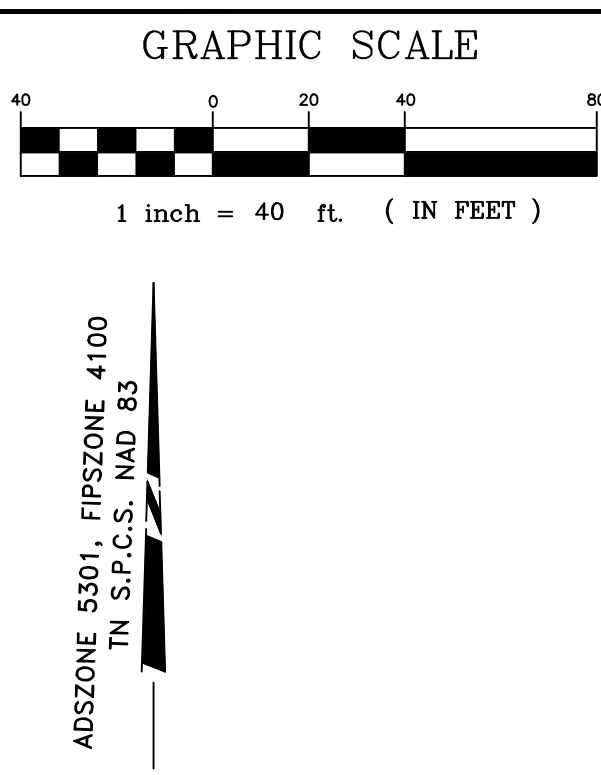


VICINITY MAP  
NOT TO SCALE



- NOTES:**
- 1) THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE PARCELS INTO ONE LOT.
  - 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
  - 3) THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192G, DATED: 12-22-2016.
  - 4) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
  - 5) THE SUBJECT PROPERTY IS ZONED "CC" CENTRAL COMMERCIAL DISTRICT. CHARACTER AREA OVERLAY "CFCO-8" TRADITIONAL DEVELOPMENT STANDARD ALL ZONING AND SETBACK INFORMATION TO BE DETERMINED BY CITY OF FRANKLIN CODES DEPARTMENT.
  - 6) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
  - 7) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
  - 8) WITH ANY REDEVELOPMENT OF THE CONSOLIDATED LOT, CROSS-ACCESS AND DRIVEWAY LOCATIONS SHALL BE PROVIDED IN ACCORDANCE WITH TDOT MANUAL FOR CONSTRUCTING DRIVEWAY ENTRANCES ON STATE HIGHWAYS (WEST MAIN STREET FRONTAGE) AND CITY OF FRANKLIN STREET STANDARDS.
  - 9) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR OWNERS ASSOCIATION.
  - 10) PROPERTY OWNER(S) OR THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
  - 11) THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN PUBLIC EASEMENTS.
  - 12) CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
  - 13) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
  - 14) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

**LEGEND**

IRON PIN OLD	● IP(O)	EDGE OF PAVEMENT
IRON PIN NEW	● IP(N)	PROPERTY/R.O.W. LINE
WATER VALVE	⊠	EDGE OF CONC.
WATER METER	⊠	WATER LINE
LIGHT POLE	⊠	SANITARY SEWER
UTILITY POLE	⊠	FENCE
BOLLARD	○ B	EASEMENT LINE
DEPTH OF SEWER MANHOLE	⊠ D=7.5'	STORM CULVERT LINE
SITE ADDRESS	1010	
PUBLIC UTILITY & DRAINAGE EASEMENT PUDE		

**CERTIFICATE OF OWNERSHIP**

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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 Franklin Municipal 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 title to the property I (We) further certify that there are no liens on this property, except as follows: Book \_\_\_\_\_ Page \_\_\_\_\_, R.O.W.C., Tennessee.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
AUGUSTIN ROMERO OWNER: MAP 78J, GROUP "B", PARCELS 18 & 19 BOOK 3240, PAGE 606 & PARCEL 20 BOOK 6115, PAGE 923

By: \_\_\_\_\_ Date: \_\_\_\_\_  
ARACELY G. MAGNA OWNER: MAP 78J, GROUP "B", PARCELS 18 & 19 BOOK 3240, PAGE 606 & PARCEL 20 BOOK 6115, PAGE 923

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING**

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency Date \_\_\_\_\_  
City of Franklin, Tennessee Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
(1) the sewer systems designated in FINAL PLAT LOS COMPADRES EVENT CENTER, have been installed in accordance with City specifications, or  
(2) a performance agreement and surety in the amount of \$ \_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department City of Franklin, Tennessee (Where applicable) Date \_\_\_\_\_

**CERTIFICATE OF SURVEY**

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 13th day of May, 2019.

MICHAEL R. WILLIAMS TN RLS #1906  
HFR DESIGN, INC.

Water Utility Provider Date \_\_\_\_\_  
Authorized Agent

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in FINAL PLAT LOS COMPADRES EVENT CENTER, have been installed in accordance with City specifications, or  
amount of \$ \_\_\_\_\_ for streets, \$ \_\_\_\_\_ for drainage and \$ \_\_\_\_\_ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department Date \_\_\_\_\_  
City of Franklin, Tennessee

**CERTIFICATE OF APPROVAL FOR RECORDING**

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission Date \_\_\_\_\_

PREPARED BY:

**HFR DESIGN**

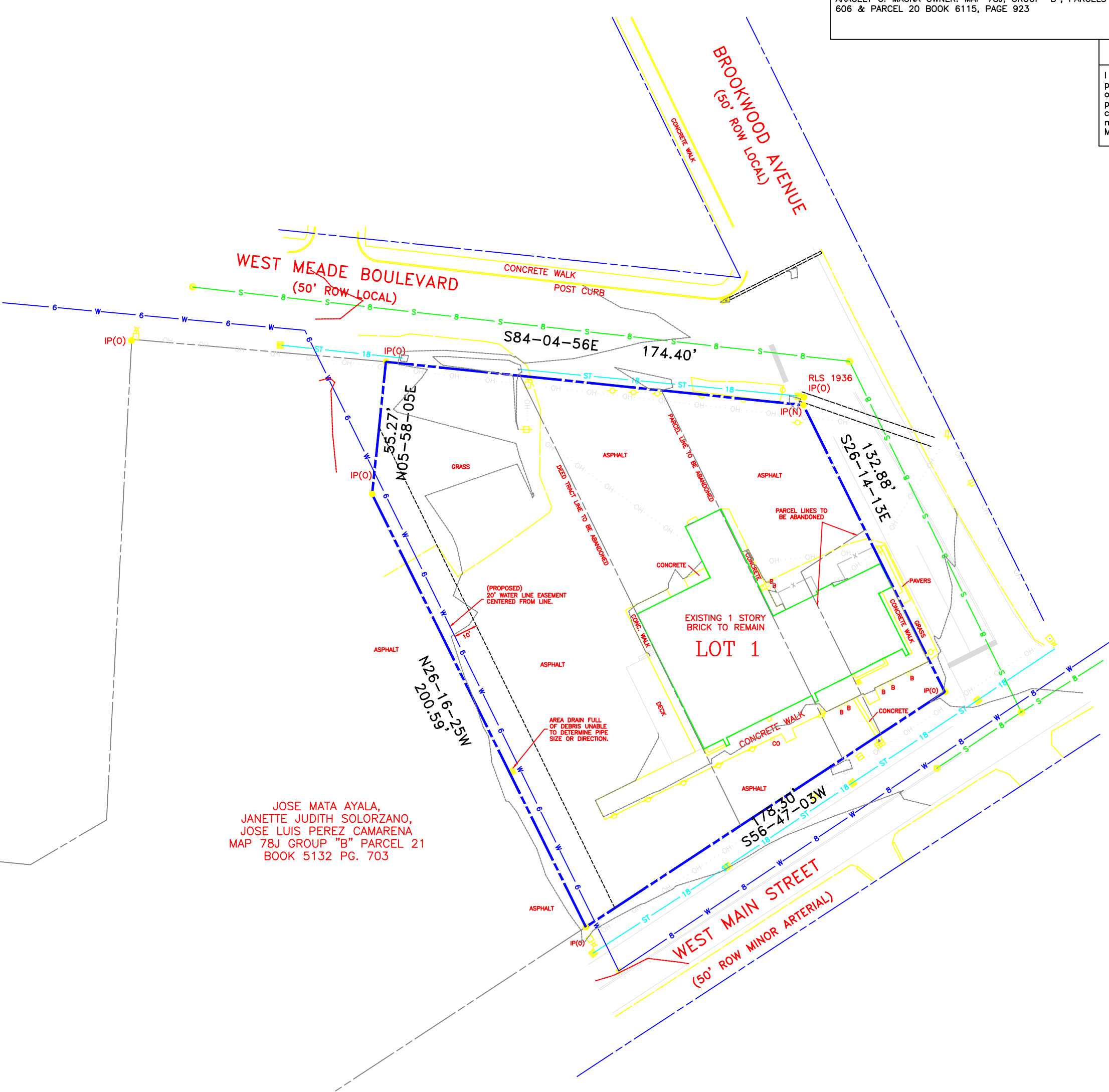
214 Centerview Drive Suite 300  
Brentwood, TN 37027  
615.370.8530  
hfrdesign.com

615.370.8500

SURVEY DIVISION mwilliams@hfrdesign.com

SITE ADDRESS:  
1324-1328 W. MAIN ST.  
FRANKLIN, TN 37064

OWNER INFO:  
AGUSTIN ROMERO  
1328 WEST MAIN ST.  
FRANKLIN, TN 37064



TOTAL AREA: 34,338 SQ. FT. OR (0.788± ACRES)

**MTEMC CERTIFICATE OF APPROVAL FOR RECORDING**

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at [www.mtemc.com](http://www.mtemc.com) (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation Date \_\_\_\_\_

COF PROJECT # (6995)

**FINAL PLAT**  
**LOS COMPADRES EVENT CENTER**  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.788 TOTAL LOTS: 1  
ACRES NEW STREETS: NONE FEET NEW STREETS: NONE  
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+  
HFR PROJECT NO. 2019036 DATE: 5-13-19

G:\2019036\Survey\PLAT\SECOND SUBMITTAL\2004-2019036-W MAIN ST plat.dwg, 6/7/2019 3:01:09 PM, DReagan, ARCH full bleed C (24.00 x 18.00 inches), 1-40