

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEMS

I hereby certify that:
 (1) The streets and drainage in Final Plat Resubdivision of Part of Lots 35 and 36 of Battle Ground Park Land Co. Battle Ground Park Addition Franklin Tennessee have been installed accordance with city specifications.

General Manager
 Franklin, Tennessee
 Date _____
 Sign: _____
 Franklin, Tennessee
 Date _____

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owners of the property shown hereon as of record in Book 7385, Page 54, 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 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 life of the property. I (we) further certify that there are no liens on the property.

Daniel Joseph Petersen
 Date _____
 Cynthia Nicole Petersen
 Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Commission, Franklin, Williamson County, Tennessee with the exception of such conditions, if any, as are noted in the Framing Commission minutes for the _____ day of _____, and this plat has been approved for recording in the office of the Registrar, Williamson County.

Secretary
 Franklin Municipal Planning Commission
 Date _____
 Subdivision name and street names, approved by Williamson County Emergency Management Agency: _____
 Williamson County Emergency Management Agency
 Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

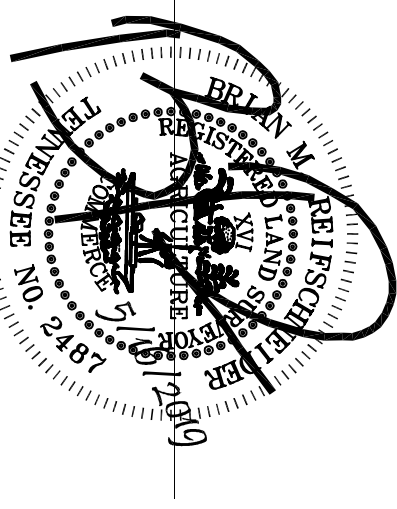
I hereby certify that:
 (1) The streets and drainage in Final Plat Resubdivision of Part of Lots 35 and 36 of Battle Ground Park Land Co. Battle Ground Park Addition Franklin Tennessee have been installed accordance with city specifications.

Supr. Streets
 Franklin, Tennessee
 Date _____

CERTIFICATE OF SURVEY

I hereby certify that the subdivision plat shown and described 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 11th day of March, 2019.

I hereby certify that this survey is in compliance with standards of practice for the State of Tennessee. Board of Examiners for Land Surveyors, Chapter 0820-03-05. The boundary survey was performed by me by random traverse with subsequent side shots with a Topcon DS-5 Robotic Total Station having an error of closure This survey is identified as:
 Urban and Subdivision (Category I)
 Suburban and Subdivision (Category II)
 All Other Land Surveys (Category III)
 AND/OR
 By GPS with a Topcon Hiper V LHF Dual Frequency RTK base and rover with the following information:
 a.) Type of Survey: Real Time Kinematic
 b.) Positional Accuracy: H:±0.05' and V:±0.10'
 c.) Date of Survey: April 20, 2019
 d.) Datum/EPOCH: NAD83 120111 Epoch 2010.00
 e.) Published/Fixed Control used: QPLUS Solution
 f.) Geoid Model: Geoid 12A
 g.) Combined Grid Factor: 0.99992071 on Fixed Station CP401



SURVEYOR'S NOTES:

- The purpose of this plat is to create a new lot out of portions of Lots 35 & 36 and create easements.
- The recording of this plat vests and supercedes the recording of a portion of Lots 35 and 36 as shown on Battle Ground Park Land Co. Battle Ground Park Addition Franklin, Tennessee of Record in Plat Book 1, Page 101.
- Underground utilities shown approximately by available utility maps and visible appearances and locations should be verified by the appropriate utility authority before excavation or construction.
- The developer acknowledges that all lots have adequate building envelopes within the required setback lines.
- By graphic platting only, this property is in Zone(6) 'X' of the Flood Insurance Rate Map Community Panel No. 4278702211G which bears an effective date of December 22, 2016. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
- Existing zoning: R-9 (Designated Residential 3 District) Minimum Required Setback Lines: Yard Fronting any street: Varies; Rear Yard: 5'; Side Yard: 5' Character Area - CFCO - Central Franklin Character Area Overlay District and Special District 7 for CFCO (CFCO-7) and Columbia Avenue Overlay (CAO).
- Property Map 781, Group 'E' Parcel 4.00.
- All street light locations and quantities are approximate final positioning and quantity shall at the direction of MTEC.
- Setbacks and right-of-way of public right-of-way shall be public access easements and shall be maintained by the owner.
- No transfer of mineral rights found by this surveyor.
- The total area shown hereon is 0.284 Acres or 12,376.2 Square Feet.
- North based on Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100, NAD 83 datum.
- Property owner shall be responsible for maintenance of all stormwater management features.
- Lot 55 shall not have direct access to Columbia Avenue.
- The City of Franklin Water Management department has unrestricted access to its records and information for the purpose of reviewing and approving this plat within its exclusive easements within the development. In the event of an encroachment, 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 be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be the property owner's responsibility. 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 by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or destroyed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

BLUE RIDGE SURVEYING SERVICES
 SURVEYED BY:
 DANIEL AND CYNTHIA PETERSEN
 1330 COLUMBIA AVENUE
 FRANKLIN, TENNESSEE 37067
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 P.O. BOX 8072 GALLATIN, TENNESSEE
 CELL: (615) 426-4449
 BLUERIDGESURVEYING@YAHOO.COM

BATTLE GROUND PARK LAND CO.
BATTLE GROUND PARK ADDITION
FRANKLIN, TENNESSEE
FINAL PLAT
RESUBDIVISION OF
PART OF LOTS 35 AND 36

BATTLE GROUND PARK LAND CO.
 1330 COLUMBIA AVENUE, 9TH CIVIL DISTRICT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 DATE OF REVISED SURVEY: APRIL 20, 2019
 DATE OF REVISED DRAWING: MAY 16, 2019
 PROJECT NUMBER 6951