

NOTES

- 1) THE PURPOSE FOR THIS PLAT IS TO SUBDIVIDE LOT 2 AND CREATE TWO LOTS.
- 2) BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE, NAD83.
- 3) SUBJECT PARCEL: MAP 80, PARCEL 035.04.
- 4) SUBJECT PROPERTY ZONED: R1-RESIDENTIAL. (CHARACTER AREA, SEWARD HALL) MINIMUM REQUIRED SETBACKS ARE AS FOLLOWS:
FRONT 60'
SIDE 25'
REAR 50'
- 5) SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 47187C0220F, MAP REVISED SEPTEMBER 29, 2006.
- 6) THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 2, MINOR REVISION OF HARBISON SUBDIVISION AS OF RECORD IN PLAT BOOK 46, PAGE 115.
- 7) WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- 8) ALL UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE TAKEN FROM VISIBLE LOCATIONS AND MAPPING PROVIDED BY THE FOLLOWING AGENCIES:
MIDDLE TENNESSEE ELECTRIC-POWER
MILCROFTON UTILITY DISTRICT-WATER 12" LINE
NOTE:
THIS PLAT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION EVENT, DIAL 811, TENNESSEE ONE CALL.
- 9) PROPERTY OWNER INFORMATION:
RUSSELL D. & JOY C. WILKE
4064 CLOVERCROFT ROAD
FRANKLIN, TN, 37064
DEED BOOK 5033, PAGE 458
PLAT BOOK 46, PAGE 115
- 10) PURSUANT TO TENNESSEE CODE ANNOTATED 13-4-308: A PERMANENT INGRESS/EGRESS EASEMENT SHALL EXIST AS SHOWN ON LOTS 1 AND 2.
- 11) THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
- 12) THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- 13) STREAM BUFFER NOTE: THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
- 14) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 15) THE EASEMENT FOR "INTERCEPTOR DRAIN DISCHARGE" AS SHOWN IN PLAT BOOK 46 PAGE 115 IS TO BE VACATED WITH THE RECORDING OF THIS PLAT. PARCEL 35.01 IS SERVED BY CITY SEWER.
- 16) THE APPLICABLE DEVELOPMENT STANDARDS ARE: TRADITIONAL OR CONSERVATION SUBDIVISION, DEVELOPER'S OPTION.

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5033, PAGE 458, R.O.W.C., TENNESSEE, AND ADOPT THE 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 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 115, R.O.W.C., 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.

OWNER: RUSSELL D. WILKE _____ DATE _____

OWNER: JOY C. WILKE _____ DATE _____

OWNER: JOSE MEDINA _____ DATE _____

OWNER: MARIA E. MEDINA _____ DATE _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED "RESUBDIVISION OF LOT 13, SPENCER CREEK SUBDIVISION REVISION 5" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT, LOCAL, AND/OR STATE GOVERNMENT REQUIREMENTS, OR A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CARE OF DEFAULT.

MILCROFTON UTILITY DISTRICT _____ DATE: _____

CERTIFICATE OF SURVEY

I 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 DAY OF 2015. *Randall A. Mercier* #1974
SURVEYOR TENN. LICENSE NO. _____ DATE 9-3-15

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 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY _____ DATE _____
FRANKLIN, MUNICIPAL PLANNING COMMISSION.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED
IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM AND \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREETS, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY _____ DATE _____
MANAGEMENT AGENCY
CITY OF FRANKLIN _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

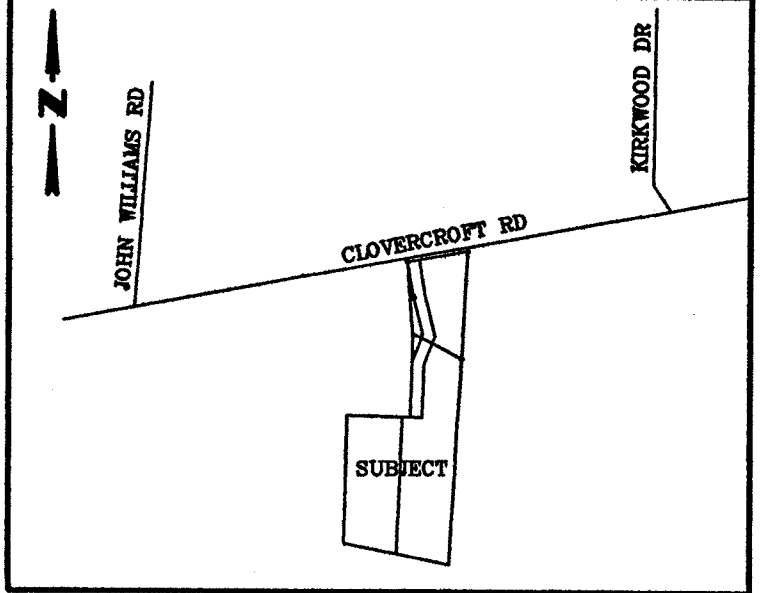
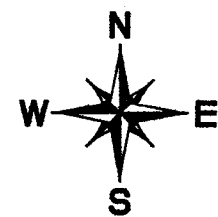
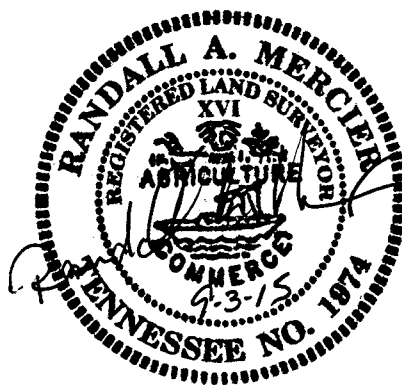
I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED
IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS, \$ _____ FOR DRAINAGE, AND \$ _____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

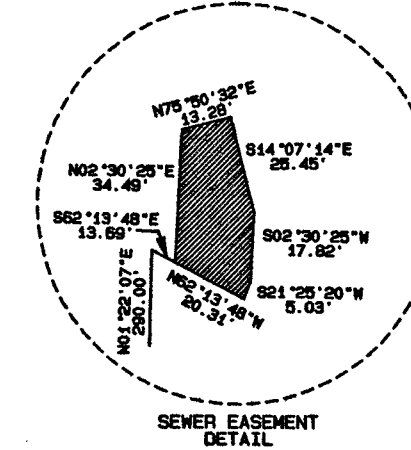
ARROWHEAD SURVEY
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
randy@arrowheadsurvey.com
615-599-7347 PH

HARBISON SUBDIVISION
FINAL PLAT
REVISION 2 (RESUBDIVISION OF LOT 2)
FRANKLIN, WILLIAMSON COUNTY, TN
COF#5922 (COF#5923)

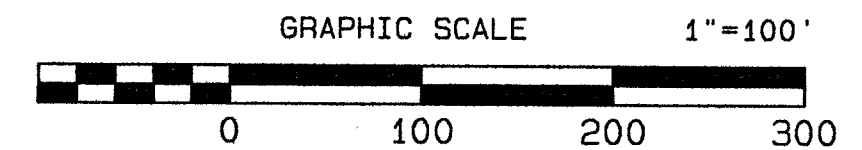
TOTAL ACRES = 5.09	TOTAL LOTS = 2
ACRES NEW STREETS: 0	FEET NEW STREETS: 0
CIVIL DISTRICT: 9TH	CLOSURE ERROR: 1:15,000
SCALE: 1"=100'	DATE: 8-10-15 REV: 9-3-15



VICINITY
MAP
(NOT TO SCALE)



SEWER EASEMENT
DETAIL



RYAN C. LESKO
MAP 80 PARCEL 35
DB 4247 PG 735

PROPOSED SEWER MANHOLE DATA
DEPTH OF LINES
(8" PVC PER CITY OF FRANKLIN)

SS MH "A"
RIM EL= 723.8
INV IN= 719.0
INV OUT= 717.8
SS MH "B"
RIM EL= 742.0
INV OUT= 737.0

LEGEND

- IRON PIN (SET)
- IRON PIN (FOUND)
- E— ELECTRIC LINE
- G— GAS LINE
- S— SANITARY SEWER LINE
- W— WATER LINE
- Ⓢ SANITARY SEWER MANHOLE

Harbison Subdivision/Final Plat

Revision 2 (Re-subdivision of Lot 2)

Project Number: 5922 (COF#5923)

September 3, 2015

Franklin Municipal Planning Commission,

The following line items, per comments printed and received August 25, 2015, have been addressed, revised or added on the subdivision plat entitled, "Harbison Subdivision/Final Plat, Revision 2 (Re-subdivision of Lot 2)".

Addressing

1. Addressing. (Addressed)

Fire-Planning:

2. Fire Protection. Owner has acknowledged and has decided to install fire sprinkler systems on both proposed residences.

Performance Agreement and Surety

3. Engineering Sureties. Acknowledged.

Planning

4. Project Number. (Addressed)

5. Sealed and Signed Plans. (Addressed)

6. Character area. (Addressed)

7. Setbacks. (Addressed)

8. Affidavits. (Addressed)

9. Final Plat. (Addressed)

Stormwater

10. Provide Stream Buffer Note. (Addressed)

Plats

11. Provide Stormwater Maintenance Note. (Addressed)

Water/Sewer

12. Utility Easement. (Addressed)

13. Sanitary Sewer. (Addressed)

Engineering-Final Plat Checklist

14. Plat. (Addressed)

Harbison Subdivision/Final Plat

Revision 2 (Re-subdivision of Lot 2)

Project Number: 5922 (COF#5923)

September 3, 2015

Sincerely,



Randall A. Mercier, PLS
Arrowhead Survey
4154 Old Hillsboro Rd.
Franklin, TN. 37064



OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I JOSE MEDINA AND MARIA E. MEDINA

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

PLAT BOOK 46, PAGE 115

(Property Parcel/Tax ID Number)

and located at:

4059 CLOVERCROFT ROAD, FRANKLIN

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

[Signature]

Signature

4059 CLOVERCROFT RD.

Property Owner Mailing Address

FRANKLIN, TN 37067

City, State & Zip

Subscribed and sworn to before me this

27th day of August, 2015.

[Signature]
Notary Public

My Commission Expires: 9/11/2017

