

**VICINITY MAP (N.T.S.)**

**CAROTHERS CROSSING EAST**  
PLAT BOOK 64, PAGE 148 R.O.W.C.  
(40.23)

**SS McEWEN, LLC**  
DEED BOOK 6602, PAGE 813,  
R.O.W.C.

**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 7007, PAGE 928, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OR SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED, NO LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOTS BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 7007, PAGE 928, 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.

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER(S) \_\_\_\_\_ 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 18th DAY OF FEBRUARY, 2015.

*Brad Thomas* 4/16/2017  
SURVEYOR DATE

TN LICENSE NO. 2431

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

I HEREBY CERTIFY THAT:  
(1) THE SEWER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE  
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ \_\_\_\_\_ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

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

I HEREBY CERTIFY THAT:  
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN THE STANDARD 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

**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 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 DATE

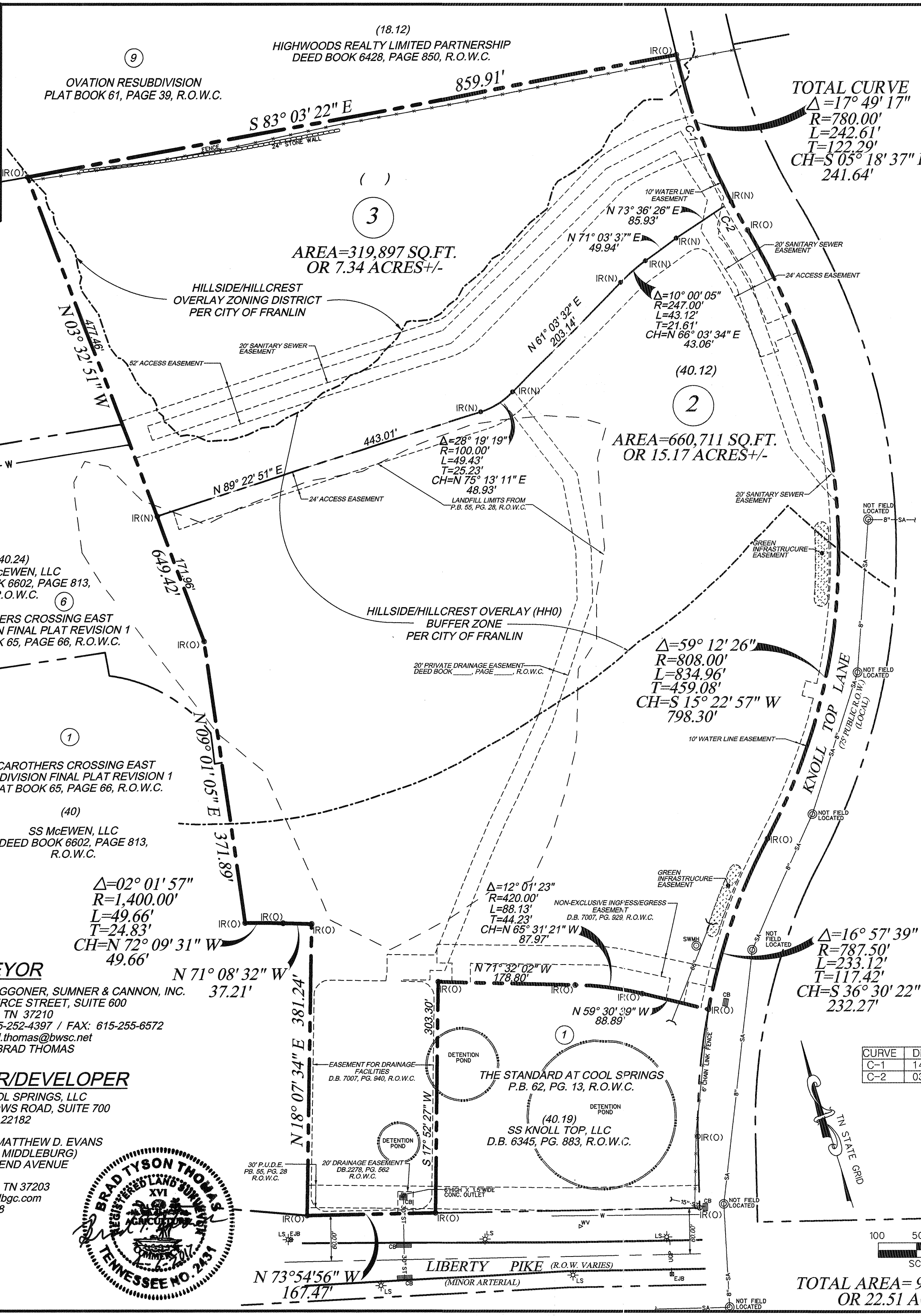
**OWNER/DEVELOPER**

**MOSBY COOL SPRINGS, LLC**  
1921 GALLOWAY ROAD, SUITE 700  
VIENNA, VA 22182

**CONTACT: MATTHEW D. EVANS**  
(PARTNER - MIDDLEBURG)  
3100 WEST END AVENUE  
SUITE 1060  
NASHVILLE, TN 37203  
mevans@mdbgc.com  
615-988-6848

**BWSC** | **BARGE WAGGONER SUMNER & CANNON, INC.**

211 Commerce Street, Suite 600 Nashville, Tennessee 37201  
PHONE (615) 254-4397 FAX (615) 255-6572



**NOTES**

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- PROPERTY IS ZONED "RM-20" (ATTACHED 20 RESIDENTIAL DISTRICT) WITH HHO HILLSIDE/HILLCREST OVERLAY AND A 500' BUFFER OF HILLSIDE/HILLCREST OVERLAY. CHARACTER AREA = MECO 4, DEVELOPMENT STANDARDS = EITHER.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X".
- ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
- 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 TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- PROPERTY SUBJECT TO STORMWATER INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN DEED BOOK 7009, PAGE 607, R.O.W.C.
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS AND RECORD EASEMENTS.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT NO. 2 AS SHOWN ON THE FINAL PLAT OF THE STANDARD AT COOL SPRINGS IN PLAT BOOK 62, PAGE 13, R.O.W.C.
- THE PROPERTY OWNERS AND/OR HOMEOWNER'S ASSOCIATIONS FOR LOTS 2 AND 3 ARE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER INFRASTRUCTURE WITHIN THE PRIVATE DRAINAGE EASEMENT.
- LOTS 2 AND 3 ARE PART OF A UNIFIED DEVELOPMENT PLAN.
- 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 BE 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 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 DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
- MINIMUM PARKLAND DEDICATION SHALL BE PROVIDED FOR A TOTAL OF 246,400 S.F. FEES-IN-LIEU OF PARKLAND DEDICATION SHALL BE PAID PRIOR TO THE RECORDING OF THE FIRST FINAL PLAT (OR BUILDING PERMIT), UNLESS AN ALTERNATE APPROACH IS APPROVED BY BOMA.
- MINIMUM BUILDING SETBACKS:  
FRONT (LOCAL STREET) = 30'  
SIDE (LOCAL STREET) = 30'  
REAR = 25'
- A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT APPLIES ON EACH SIDE OF THE PERMANENT EASEMENTS SHOWN ON THIS PLAT.

**LEGEND**

- Property ownership boundary
- Building set-back line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Lot number
- Property map parcel number
- Pertains to property map

(40.12)  
79

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C-1	17° 49' 17"	780.00'	100.58'	200.06'	S 03° 44' 49" E	199.51'
C-2	03° 07' 34"	780.00'	21.28'	42.56'	S 12° 39' 30" E	42.55'

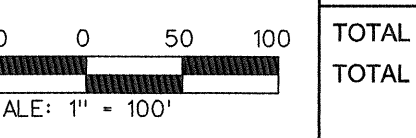
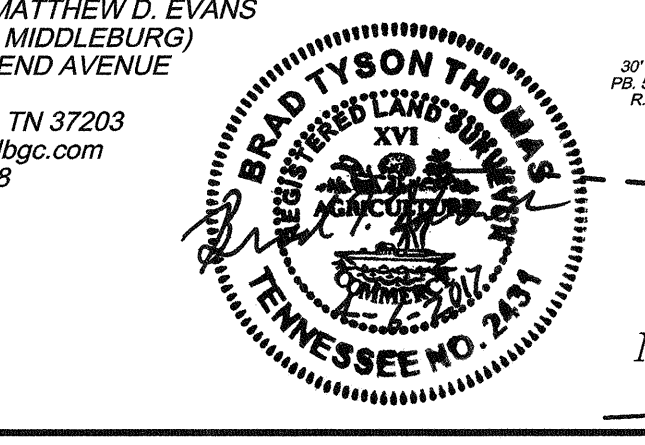
**SHEET 1 OF 1**

**FINAL PLAT**

**THE STANDARD AT COOL SPRINGS SUBDIVISION, REVISION 1 (RESUBDIVISION OF LOT 2)**

FRANKLIN, WILLIAMSON COUNTY TENNESSEE  
COF NO. 5840

TOTAL ACRES = 22.51 +/-	CIVIL DISTRICT: 9TH
TOTAL LOTS = 2	SCALE: 1"=100'
	CLOSURE > 1:10,000
	DATE: APRIL 6, 2017
DRAWN BY: JMJ	FILE NO. 3546118



**TOTAL AREA = 980,608 SQ. FT. OR 22.51 ACRES +/-**