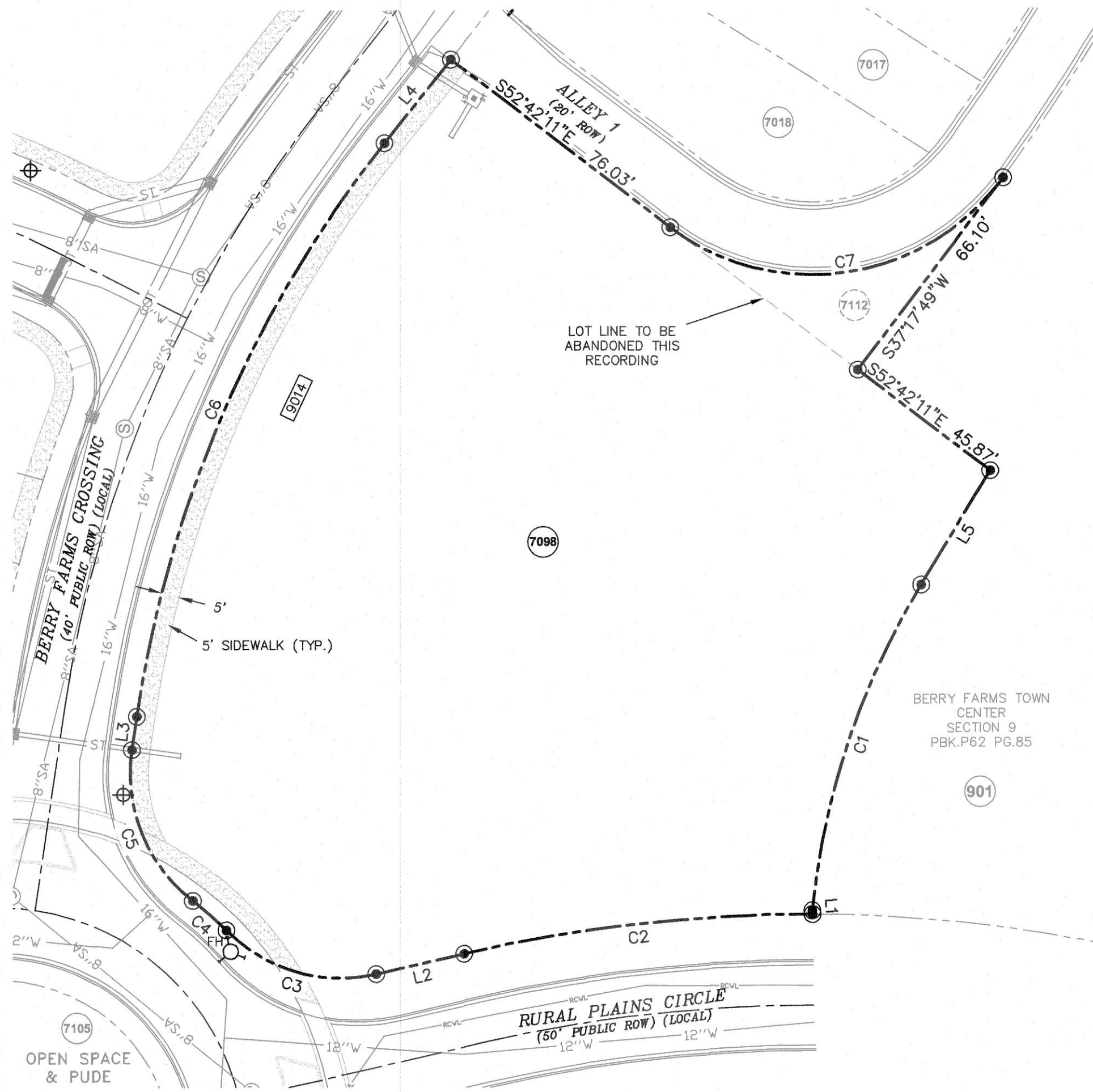


NOTES

- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE LOT.
- EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 4718700355F, DATED SEPTEMBER 29, 2006.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106J, GROUP A AND IS KNOWN AS PARCELS 098.00 & 112.00.
- OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
- SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leinc.com)
- 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.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
- THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
- ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
- MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
- ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. 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 EASEMENTS.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12" DEPTH REQUIRES A 20' EASEMENT AND 13"-20" DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY OF FRANKLIN.
- SURVEY FIELD DATA COLLECTED ON 4-9-2015.
- THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERCEDES LOTS 7098 AND 7112 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 7 AS RECORDED IN PLAT BOOK P63, PAGE 137, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE THE SITE TO AN ACCEPTABLE CONDITION AS APPROVED BY THE DIRECTOR OF WATER MANAGEMENT DEPARTMENT.



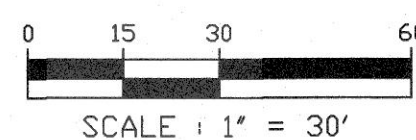
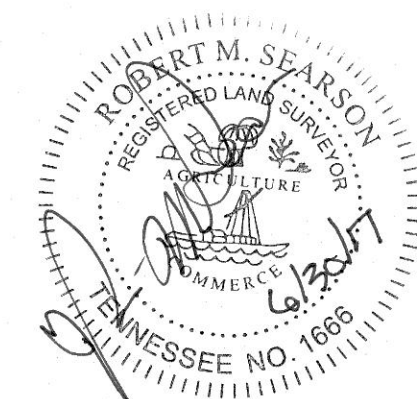
CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	94.99'	212.36'	25°37'40"	48.30'	S18°36'54"W	94.20'
C2	96.80'	415.00'	13°21'52"	48.62'	S83°40'56"W	96.58'
C3	44.91'	44.00'	58°29'05"	24.63'	N73°45'28"W	42.99'
C4	12.38'	88.00'	8°03'39"	6.20'	N48°32'45"W	12.37'
C5	46.84'	44.00'	60°59'51"	25.92'	N22°04'39"W	44.66'
C6	173.45'	330.00'	30°06'54"	88.78'	N23°28'44"E	171.46'
C7	103.21'	65.00'	90°58'25"	66.11'	N81°48'37"E	92.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°55'20"E	1.02'
L2	S77°00'00"W	24.88'
L3	N08°25'17"E	9.22'
L4	N38°32'11"E	29.37'
L5	S31°25'13"W	36.55'

AREA TABLE		
LOT	SQ. FT.	ACRES
7098	39217	0.90

LEGEND

PARCEL NO.	()	PROPOSED FIRE HYDRANT	⊕ FH
LOT NUMBER	(00)	PROPOSED WATER VALVE	⊕
STREET ADDRESS	(000)	PROPOSED STORM STRUCTURE	⊕
IRON ROD (SET)	⊙	PROPOSED MANHOLE	⊙
CONC MON (SET)	⊠	PROPOSED TRANSFORMER	⊠
PROPERTY LINE	---	PROPOSED SECTOR PAD	⊠
CORPORATE LIMIT LINE	=====	PROPOSED ELECTRIC MANHOLE	⊠
WATER VALVE	⊕	PROPOSED ELECTRIC PULL BOX	⊠
GUY WIRE	↑	PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE	⊙	PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE	⊙	PROPOSED WATER LINE	8"W
SIGN	⊙	PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	⊕	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	UGT		
PROPOSED STREET LIGHT	⊕		
PROPOSED CONCRETE	⊠		



L:\Projects\2016\554716073\dwg\554716073_2017-06-12_Berry Farms - Section 7 - Revision III_Lots 7098 & 7112_Final Plat.dwg-SHEET 1 Jun 29, 2017 - 4:56pm zdavis

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 7, Revision 3" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the water system and \$_____ 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

Date

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 _____, 2017, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 7, Revision 3" 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
City of Franklin, Tennessee

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 or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666

Date 6/30/17

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 2654, Page 823, 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 _____, 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.

Rural Plains Partnership
Owner

Date

S&ME
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.smeinc.com
ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 7, REVISION 3
CONSOLIDATION OF LOTS 7098 & 7112
C.O.F. NO. 6467

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	0.90	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS:	±0.00	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	±0	CLOSURE ERROR:	1:10000

DATE: 06-12-17
REV: 06-30-17

PROJECT #554716073 SHEET 1 OF 1