

Plat Notes:

- The purpose of this plat is to revise the common lot line between Parcel 4 and Parcel 4.01 on Map 78F, Group C and to incorporate the northern portion of the abandoned alley to the south of Parcel 4 and Parcel 4.01. The entirety of the abandoned alley is included in the revised Parcel 4.01.
- The portion of said alley being added to these lots has been granted to the owners of said parcels by the City of Franklin by Quitclaim Deed COF Contract No. 2015-0387 (Parcel 4) as of record in Book 6646, Page 662-668, R.O.W.C.T. and by Quitclaim Deed COF Contract No. 2015-0386 (Parcel 4.01) as of record in Book 6646, Page 669-675, R.O.W.C.T.

Said abandoned alley right-of-way is reserved as a public utility easement as described in the deed references above. Said PUDE is 6.5-ft wide, more or less. Said abandoned alley right-of-way is reserved as part of a shared access easement for the benefit of Parcel 4.01 as shown hereon.

Parcel 4 is located in Williamson County, TN, and is identified as Parcel 4 on Parcel 4.01 on Williamson County Property Map No. 78F, Group C, Control Map 78F. Property address is 509 S. Margin Street, Franklin, Tennessee and is owned by Caren A. Lipscomb as of record in Deed Book 43, Page 92. Parcel 4.01 is further identified as Lot 8 on the plat of Clouston Park Addition, as of record in Book 1, Page 125 and Deed Book 43, Page 386, R.O.W.C.T.

Parcel 4.01 is located in Williamson County, TN and is identified as Parcel 4.01 on Williamson County Property Map No. 78F, Group C, Control Map 78F. Property address is South Margin Street, Franklin, Tennessee and is owned by William Robert Canaday, Jr. and Jacquelyn A. Canaday as of record in Deed Book 1614, Page 877. Property is further identified as Lot 7 on the plat of Clouston Park Addition, as of record in Book 1, Page 125 and Deed Book 43, Page 386, R.O.W.C.T.

The recording of this plat of Clouston Park Addition, as of record in Deed Book 43, Page 386, R.O.W.C.T. shall supersede the recording of the plat of Clouston Park Addition, as of record in Deed Book 43, Page 386, R.O.W.C.T.

Zoning: Property is zoned R-3 Residential. Bearings are based on TN Grid System (NAD 83). Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C021F, Revision Date September 29, 2006. Community No. 470206, Panel No. 211, Suffix F.

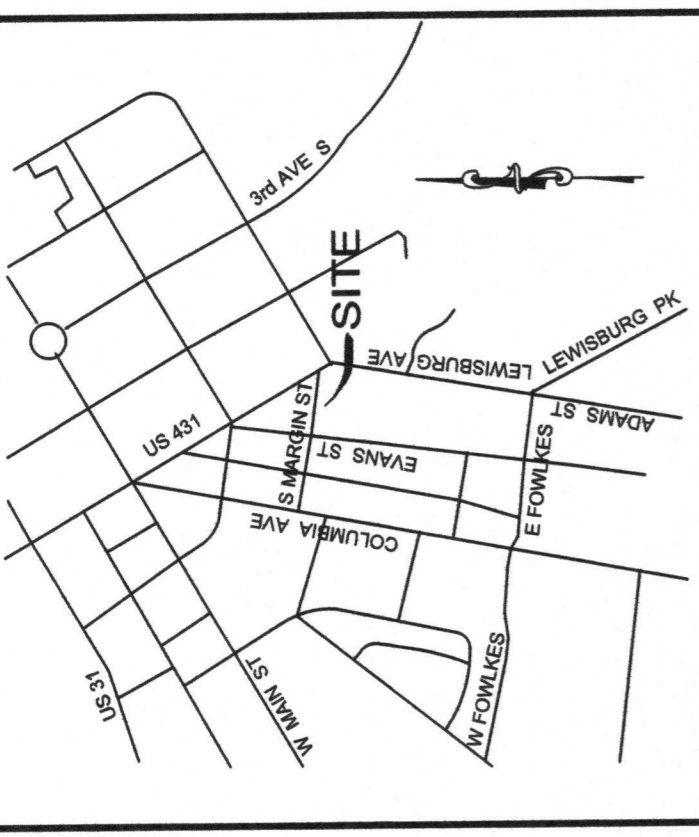
Both properties have existing residences. Within new developments and improvements, all utilities (including cable, natural gas, sewer, telephone, and water lines) shall be placed underground.

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground size and location exact location indicated. Therefore, reliance on the size and location of utilities is at the owner's risk. The surveyor is not responsible for the verification of existence, location, and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per the "Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-800-351-1111 file search, this surveyor is not responsible for the location of any existing easements that may or may not exist. Surveyor has no knowledge of any proposed easements.

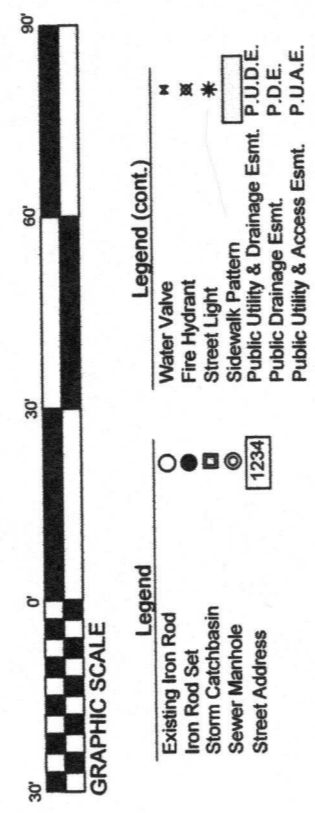
Any redevelopment of Lot 8 requires removal of the driveway entrance on South Margin Street. The driveway entrance must connect to Evans Street and meet the City of Franklin Street Standards.

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 stormwater management features.

Present Owners or HOA shall be responsible for maintenance of all stormwater management features. 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 its easement or to replace its easement with a City of Franklin easement. The City of Franklin shall be responsible for 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 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 homeowners' lot at the homeowners' expense.



VICINITY MAP NOT TO SCALE



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 10th day of September, 2016.

Keith R. Brotherton, RLS, Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
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kbrotherton@wilsonpc.com



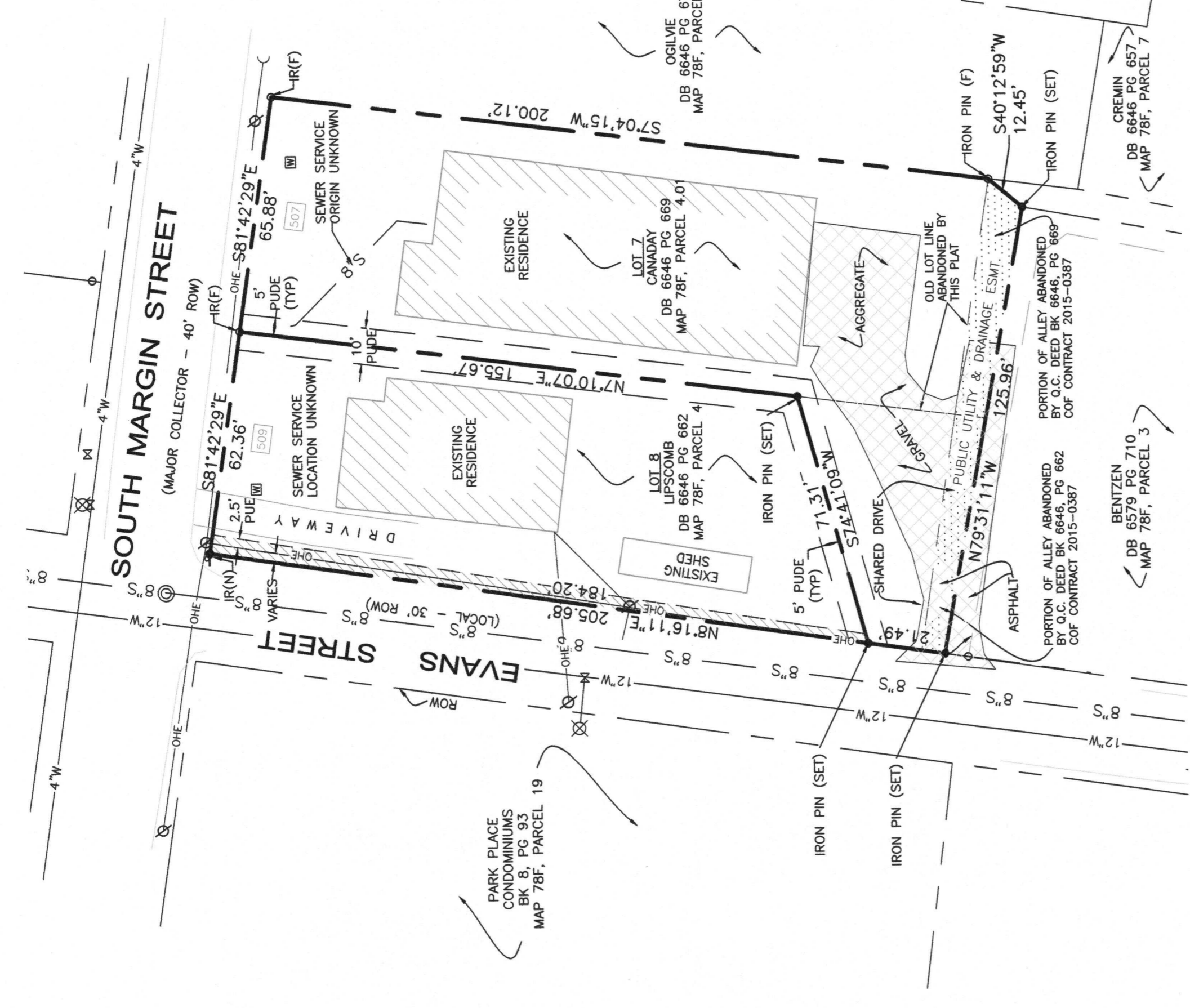
**CLOUSTON PARK
ADDITION SUBDIVISION
REVISION 2 FINAL PLAT
Lot 7, Lot 8, and Lot 9**

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE	
TOTAL ACRES 0.622	TOTAL # OF LOTS 2
ACRES NEW RD/ST 0.00	L.F. OF NEW RD/ST 0.00
ACRES OPEN SPACE 0.00	CIVIL DISTRICT 9 th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=30'	DATE = 09/29/16

COF PROJECT # 6273 SHEET 1 OF 1

Parcel 4 Area	Existing Area 12,817.88 sf
	New Area 10,871.87 sf
Parcel 4.01 Area	Existing Area 13,200.69 sf
	New Area 16,247.50 sf
* New area for Parcel 4.01 includes the 1100.81 square feet abandoned alley right-of-way.	



CERTIFICATE OF OWNERSHIP	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, Page _____, R.O.W.C., Tennessee, and I have adopted 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, re-subdivided, 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.	Subdivision name and street names approved by the Williamson County Emergency Management Agency. Date _____ Williamson County Emergency Management Agency City of Franklin	I hereby certify that: (1) the water and sewer systems designated in Clouston Park Addition Subdivision, Lot 7 and Lot 8 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 system. Director Water Management Department City of Franklin, Tennessee Date _____	Middle Tennessee Electric Membership Corporation will provide electric service to the subject property according to the normal operating practices 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 (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. Approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements. Date _____ Middle Tennessee Electric Membership Corporation
	CERTIFICATE OF APPROVAL OF DRAINAGE AND SIDEWALKS I hereby certify that: (1) the streets, drainage, and sidewalks designated in Clouston Park Addition Subdivision, Lot 7 and Lot 8 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 APPROVAL OF SEWER SYSTEMS I hereby certify that: (1) the sewer system designated in Clouston Park Addition Subdivision, Lot 7 and Lot 8 has 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 Sewer Management Department City of Franklin, Tennessee Date _____	CERTIFICATE OF APPROVAL OF 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 Registrar's Office of Williamson County, Tennessee. Secretary Franklin Municipal Planning Commission Date _____