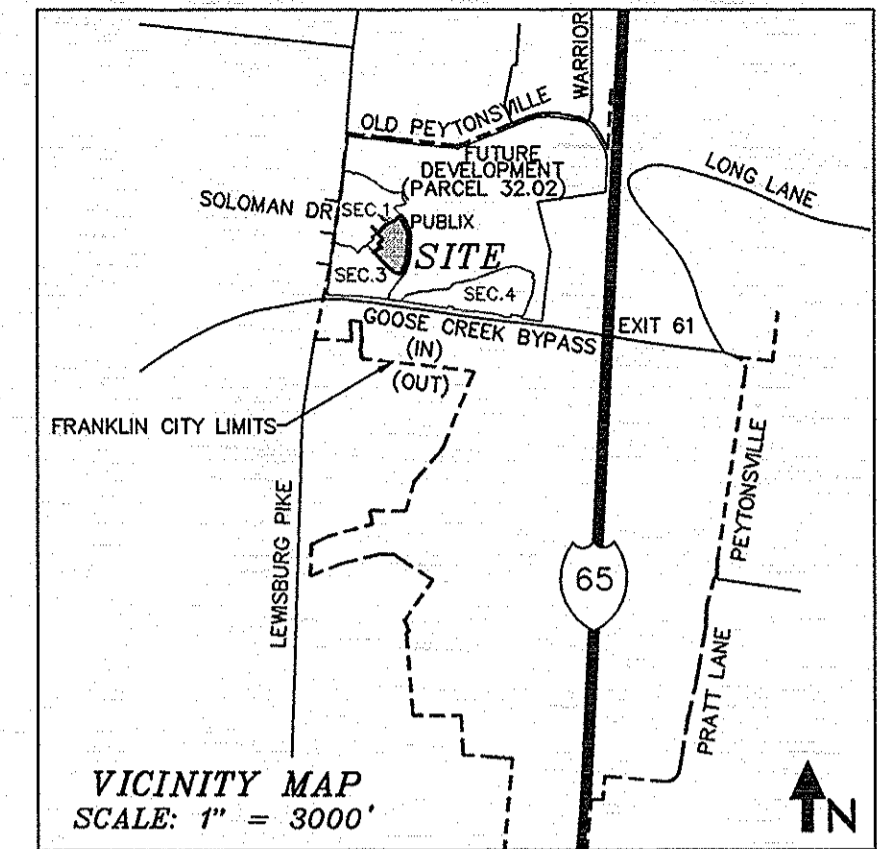


NOTES:

- THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 1 BUILDABLE LOT.
- EXISTING BASE ZONING: ML (LOCAL MIXED-USE DISTRICT)
CHARACTER AREA OVERLAY: GCCO-3
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 "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106P, GROUP E, AND IS KNOWN AS PARCELS 34 AND TAX MAP 106, PARCEL 32.02.
- OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP
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@leainc.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 WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- 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".
- NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
- PRIVATE STREETS 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.
- MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

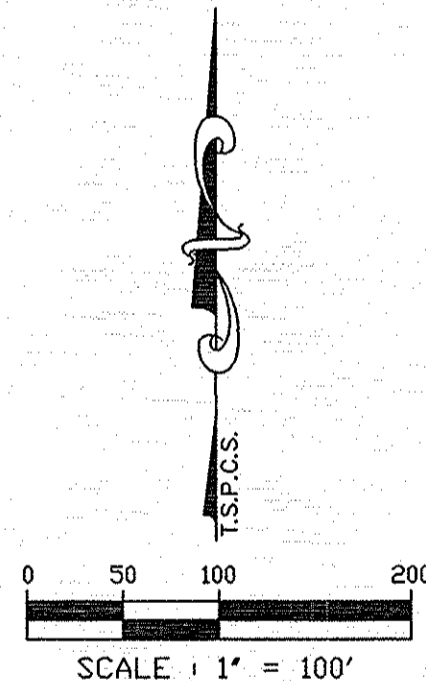
LINE	LENGTH	BEARING
L1	41.84'	S77°00'00"W
L2	88.76'	N44°05'41"W
L3	89.58'	S45°54'19"W
L4	21.00'	S44°05'41"E
L5	10.50'	N45°54'19"E
L6	87.22'	N44°05'41"W
L7	82.60'	N45°54'19"E
L8	10.50'	S44°05'41"E
L9	68.97'	N76°56'23"E
L10	50.00'	N53°20'48"E
L11	49.98'	N61°11'39"W
L12	0.77'	S45°54'19"W

BERRY FARMS TOWN CENTER SECTION 1
P.B. P55, PG. 123

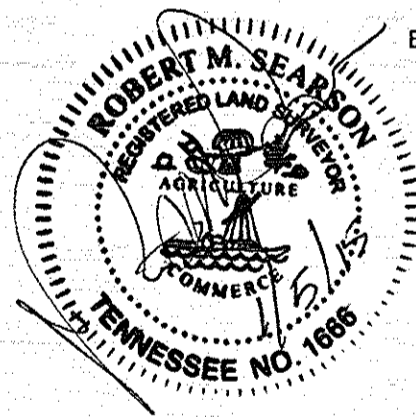
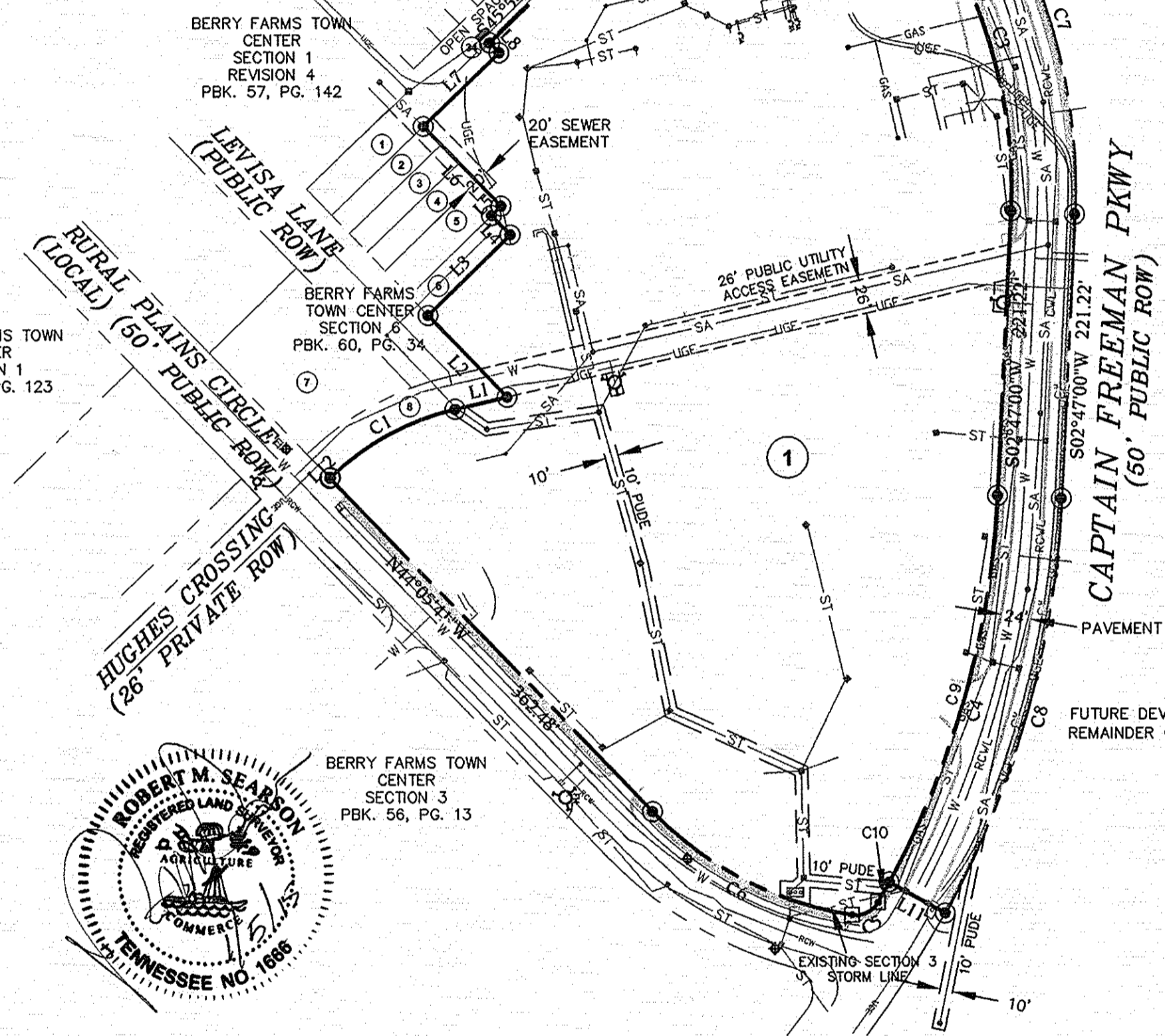


LEGEND

- PARCEL NO. ()
- LOT NUMBER (00)
- STREET ADDRESS (000)
- CONC MONUMENT (OLD) [MON(O)]
- IRON ROD (SET) [●]
- CONC MONUMENT (SET) [■]
- PROPERTY LINE [---]
- CORPORATE LIMIT LINE [---]
- FLOODWAY FRINGE [---]
- FLOODWAY [---]
- PROPOSED SANITARY SEWER LINE [8"SA]
- PROPOSED STORM SEWER LINE [ST]
- UNDERGROUND ELECTRIC [UGE]
- RECLAIMED WATER LINE [RCWL]
- PROPOSED WATER LINE [8"W]
- PROPOSED STREET LIGHT [●]
- PROPOSED FIRE HYDRANT [PROF FH]
- PROPOSED WATER VALVE [●]
- PROPOSED STORM STRUCTURE [■]
- MANHOLE [●]
- TRANSFORMER [■]



BERRY FARMS TOWN CENTER SECTION 1
PBK. 55, PG. 123



BERRY FARMS TOWN CENTER SECTION 3
PBK. 56, PG. 13

AREA SUMMARY		
LOT	SQFT	ACRES
1	297,086	6.82
ROW DEDICATION	46,846	1.08
TOTAL AREA	343,932	7.90

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	112.34'	207.00'	31°05'41"	57.59'	110.97'	S61°27'09"W
C2	24.37'	45.00'	31°02'04"	12.49'	24.08'	S61°25'21"W
C3	266.39'	387.00'	39°26'20"	138.71'	261.16'	N16°56'10"W
C4	333.83'	695.90'	27°29'08"	170.19'	330.64'	N16°31'47"E
C5	23.93'	20.00'	68°32'25"	13.63'	22.52'	N64°24'10"E
C6	178.70'	275.00'	37°13'56"	92.63'	175.57'	S62°42'39"E
C7	300.80'	437.00'	39°26'20"	156.64'	294.90'	N16°56'10"W
C8	338.59'	745.51'	26°01'21"	172.27'	335.69'	N15°47'41"E
C9	315.89'	695.90'	26°00'29"	160.71'	313.18'	N15°47'28"E
C10	17.95'	695.90'	1°28'39"	8.97'	17.95'	N29°32'02"E

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, Public - Section 8" 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 _____ Date _____
City of Franklin

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 _____, 2014, and this plat has been approved for recording in the Registers 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 _____

CERTIFICATE OF ELECTRIC POWER

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins 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. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation _____ 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, Public - Section 8" 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 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 30th day of December, 2013.

Robert M. Searson, Tenn. License No. 1666 _____ Date 1/5/15

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 unless 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 _____ Date _____
Owner



1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

**BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
PUBLX - SECTION 8
C.O.F. NO. 5743**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	7.90	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS:	±0.56	DISTRICT:	10TH
LFT NEW PUBLIC STREETS:	±937.33	CLOSURE ERROR:	1:10000
DATE:	12-15-2014		
REV:	1-5-2015		
LEA PROJECT #20140985 SHEET 1 OF 1			

L:\Projects\2014\20140985\dwg\20140985.dwg\15_Publix_Final_Plat.dwg-Model Jan 05, 2015 1:14pm zdavis