

LEGEND

- FIRE HYDRANT
- GAS LINE
- WATER LINE
- SEWER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE/CATV
- SANITARY SEWER MANHOLE
- BOUNDARY/LOT LINE
- IRON ROD (OLD)
- IRON ROD (NEW)
- CONCRETE MONUMENT (NEW)
- BUFFER YARD
- EASEMENT LINE
- LOT NUMBER
- STREET ADDRESS
- STREET LIGHT

OWNERS OF RECORD:

Developer: LV Development, LLC
 Address: 302 Public Square
 Franklin, Tennessee 37064

Partner: Thomas F. Magli
 Address: 302 Public Square
 Franklin, Tennessee 37064

Tel. No.: (615) 460-5485
 Email Address: tom@magli.com

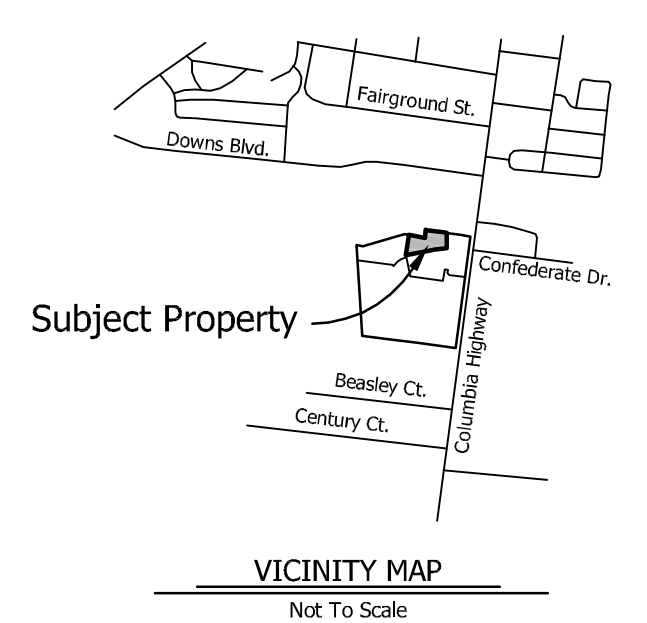
Partner: Timothy Wallace
 Address: 354 Cool Springs Blvd, Suite 106
 Franklin, Tennessee 37067
 Email Address: twallace@athenahousing.com

CURVE DATA CHART					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	764.50'	166.89'	166.56'	S 84°32'53" W	83.78'

LINE DATA CHART		
LINE	BEARING	DISTANCE
L1	S 83°25'36" E	15.70'
L2	S 81°30'23" E	49.27'

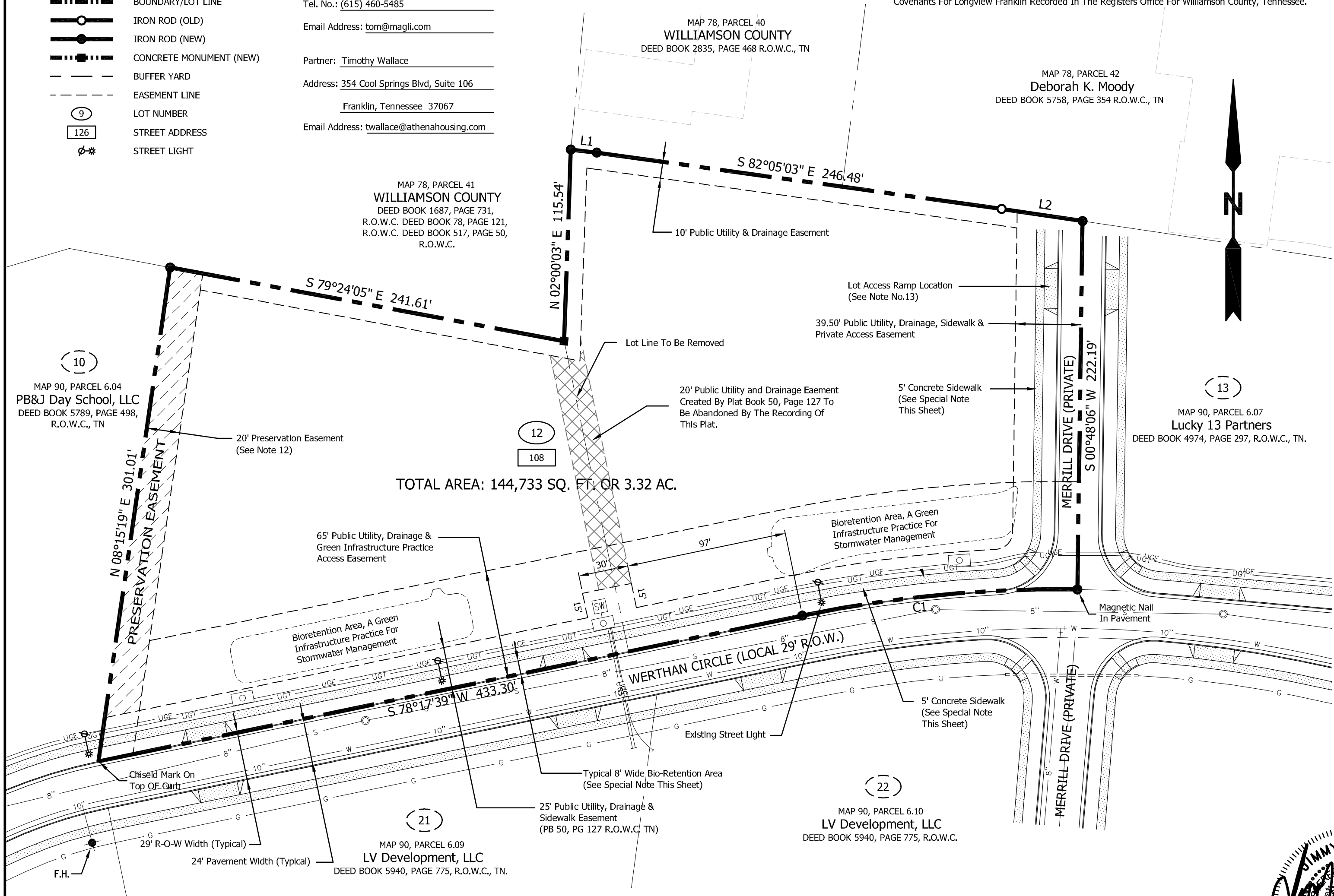
SPECIAL NOTE:

Lot Owners In Section One, Longview Including The Owner(s) Of The Lot Created Hereon Are Be Jointly Responsible For Maintenance Of The Private Drives, Sidewalks And The Bio-Retention Areas, Including All Underdrain Pipes And Landscaping. The Obligations Shall Run With The Land And Shall Be Binding Upon The Owners Of Each Lot, Their Representatives, Successors, Heirs And Assigns, As Set Forth In The Restrictive Covenants For Longview Franklin Recorded In The Registers Office For Williamson County, Tennessee.



GENERAL NOTES:

- The Purpose Of This Plat Is To Consolidate Lot 11 & 12 Of Section One, Longview As Of Record In Plat Book 50, Page 127, R.O.W.C., TN Into One Lot.
- The Property Is Zoned Light Industrial / Conventional, SOCO-1.
- The Property Shown Hereon Is Map 90, Parcel 6.05 and Parcel 6.06.
- Iron Pins Shall Be Placed At All Lot Corners.
- Bearings Based On The Final Plat of Section One, Longview As Of Record In Plat Book 50, Page 127, R.O.W.C., TN.
- This Entire Tract Is Located Within Zone "X" (Areas Determined To Be Outside The 0.2%% Annual Chance Floodplain) As Shown On FEMA FIRM Community Panel No. 470206 0195 F, Effective Date September 29, 2006.
- Utilities Shown Hereon Were Taken From Visible Structures In The Field And Recorded Maps. Verification Of Existence, Size, Location And Depth Should Be Confirmed With The Appropriate Utility Sources.
- 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.
- Minimum Building Setback Lines:
 Front Yard - 75'
 Side Yard - 25'
 Rear Yard - 25'
- Street Light Locations And Quantities Are Approximate. Final Positioning And Quantity Shall Be At The Direction Of MTEM.
- Buildings Shall Have Front Elevations On Both Werthan Circle And Merrill Drive When Formal Site Plans Are Submitted.
- All Areas Within Preservation Easements Shall Be Preserved In Their Present Condition And Natural State.
- Access From Lot To Public Streets And Private Drives Shall Only Be Allowed At The Lot Access Ramp Locations Shown Hereon.
- Property Owner Shall Be Responsible For The Maintenance Of All Stormwater Management Features Including Green Infrastructure Practices (Bioretention Areas).
- The City Of Franklin Water Management Department Is Not Responsible For Landscaping, Concrete, Asphalt Or Any Features On Franklin Utility Lines, During Maintenance Or Emergency Repairs To Said Utility.
- Fee Simple Title Owner Holds All Mineral Rights On The Property.
- The Recording Of This Plat Voids, Vacates And Supercedes The Recording Of Lot 11 and Lot 12 On The Final Plat Of Section One, Longview As Of Record In Plat Book 50, Page 127, R.O.W.C., TN.



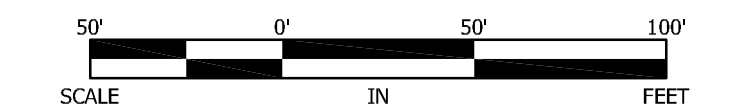
TOTAL AREA: 144,733 SQ. FT. OR 3.32 AC.

Section One - Longview
Lot 11 & 12

CITY OF FRANKLIN NO: 5798
 9th CIVIL DISTRICT
 108 WERTHAN CIRCLE
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum

PREPARED BY:
 WAMBLE & ASSOCIATES, PLLC
 40 MIDDLETON STREET NASHVILLE, TN 37210
 TELE: (615) 251-9555
 Email: jcyates@wambleassociates.com
 W&A FILE NO.: 853-0114

SCALE: 1" = 50'



SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP & DEDICATION

I (We) Herby 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 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.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision Name And Street Names Approved By The Williamson County Emergency Communications.

Williamson County Emergency Management Agency _____ Date _____

City Of Franklin _____ Date _____

CERTIFICATE OF SURVEY

I (We) Herby 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 9th Day Of March, 2015.

Name: Wamble & Associates, PLLC
 Jimmy C. Yates, TN Reg. No. 1597
 April 2, 2015
 Date

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM

I Herby Certify That:
 1. The Water And Sewer Systems Designated In First Rev., Section I, Longview, Lot 11 & 12 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, Tennessee, To Assure Completion Of Such Systems.

Director Water Management Dept.
 City Of Franklin, Tennessee _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I Herby Certify That:
 1. The Streets, Drainage And Sidewalks Designated In First Rev., Section I, Longview, Lot 11 & 12 Have Been Installed In Accordance With City Specifications, Or
 2. A Performance Agreement And Surety In The Amount Of \$ _____ For Streets, \$ _____ For Drainage, \$ _____ For Sidewalks Has Been Posted With The City Of Franklin, Tennessee, To Assure Completion Of Such Improvements.

Director, Streets Dept.
 City Of Franklin, Tennessee _____ 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 _____, 2015, And This Plat Has Been Approved For Recording In The Register's Office Of Williamson County.

Secretary
 Franklin Municipal Planning Commission _____ Date _____

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres: _____	3.32
Acres New Streets: _____	N/A
Civil District: _____	9TH
Scale: 1" = _____	50'
Total Lots: _____	1
Feet New Streets: _____	N/A
Closure Error: _____	1:55,692.94
Date: _____	April 2, 2015
Revised: _____	

Owner:
 LV Development, LLC (Deed Book 5940, Page 778 R.O.W.C., TN)

By: _____ Date: _____

