

NOTES

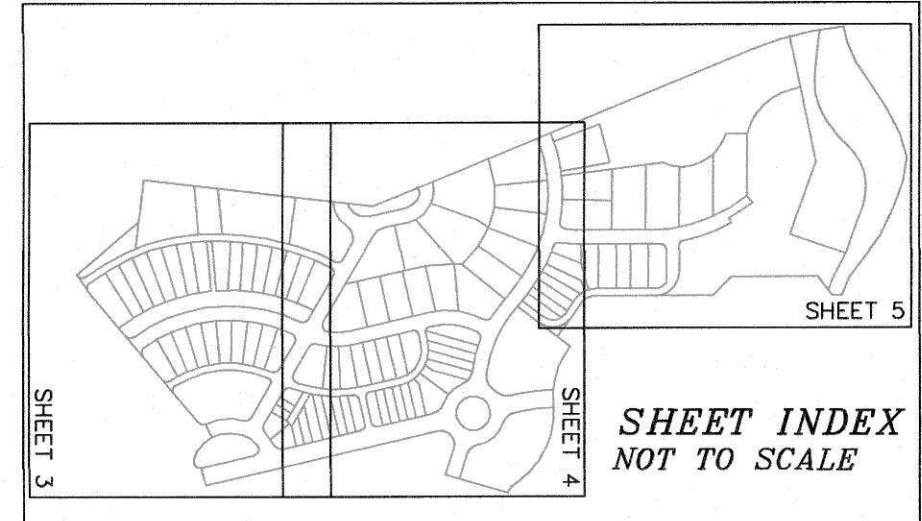
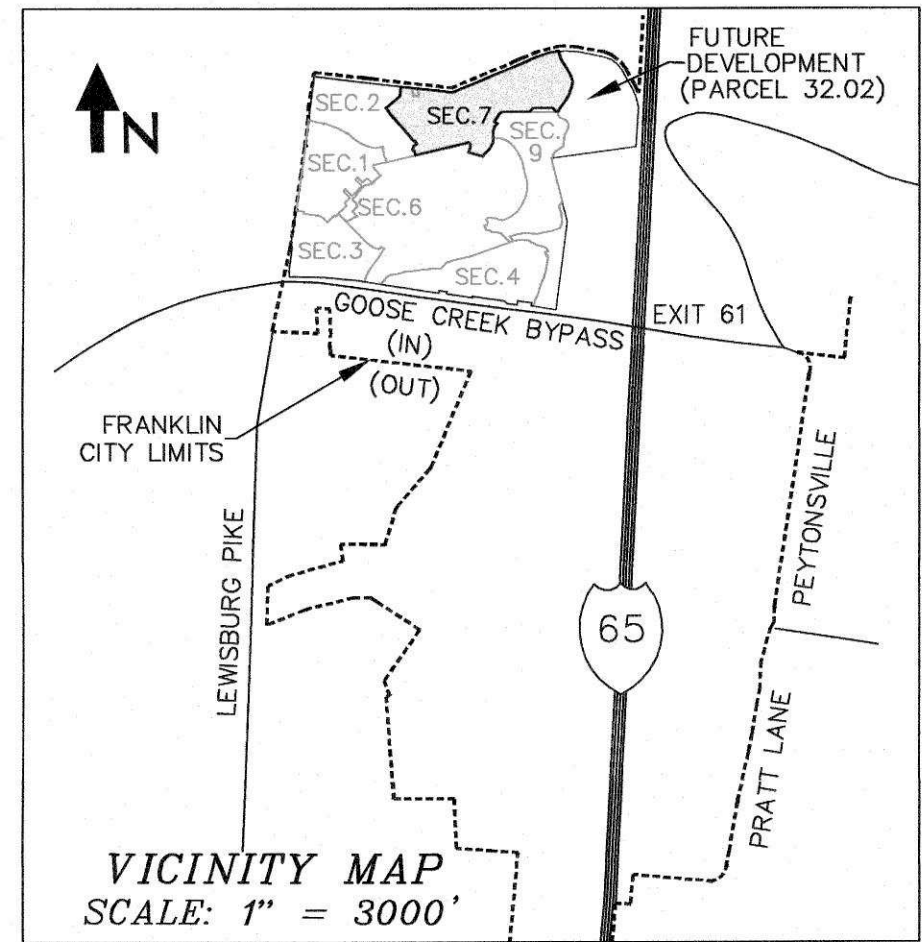
- THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 112 LOTS (98 BUILDABLE, 10 NON-BUILDABLE OPEN SPACE, 3 NON-BUILDABLE ACCESS & PUDE LOTS, AND 1 PRIVATE RESIDENCE LOT).
- EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
- NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND IS KNOWN AS A PORTION OF PARCEL 32.02.
- 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 (pawcett@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 WAY OR PUBLIC ACCESS 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 CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR 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 FOR THE BENEFIT OF THE BERRY FARMS TOWN CENTER PUD ONLY.
- LOTS 7097, 7098 AND 7099 WILL REQUIRE SEPARATE SITE PLANS AND FINAL PLATS.
- LOT 7110, CONTAINING THE HISTORIC HOME AND ITS ASSOCIATED BUILDINGS, SHALL BE REZONED BY THE APPLICANT UPON RECORDATION OF THE FINAL PLAT, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT PLAN.
- LOTS 133 AND 134 (NOT INCLUDED IN THIS PLAT) SHALL ONLY BE ACCESSED THROUGH LOT 7100.
- 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.

LOT TREE REQUIREMENT TABLE

LOT NO.	AREA (SF)	ACI	# TREES
7001	18296	12	4
7002	15885	12	4
7003	17202	12	4
7004	16769	12	4
7005	12100	9	3
7006	10791	9	3
7007	13657	12	4
7008	8055	6	2
7009	6225	6	2
7010	4980	3	1
7011	6225	6	2
7012	5566	6	2
7013	4679	3	1
7014	3534	3	1
7015	3195	3	1
7016	3426	3	1
7017	2895	3	1
7018	2902	3	1
7019	15052	12	4
7020	11674	9	3
7021	11674	9	3
7022	11673	9	3
7023	11041	9	3
7024	13074	12	4
7025	9520	6	2
7026	8451	6	2
7027	8450	6	2
7028	8450	6	2
7029	11473	6	3
7030	14358	12	4
7031	12957	12	4
7032	19208	12	4
7033	21949	12	4
7034	22497	12	4

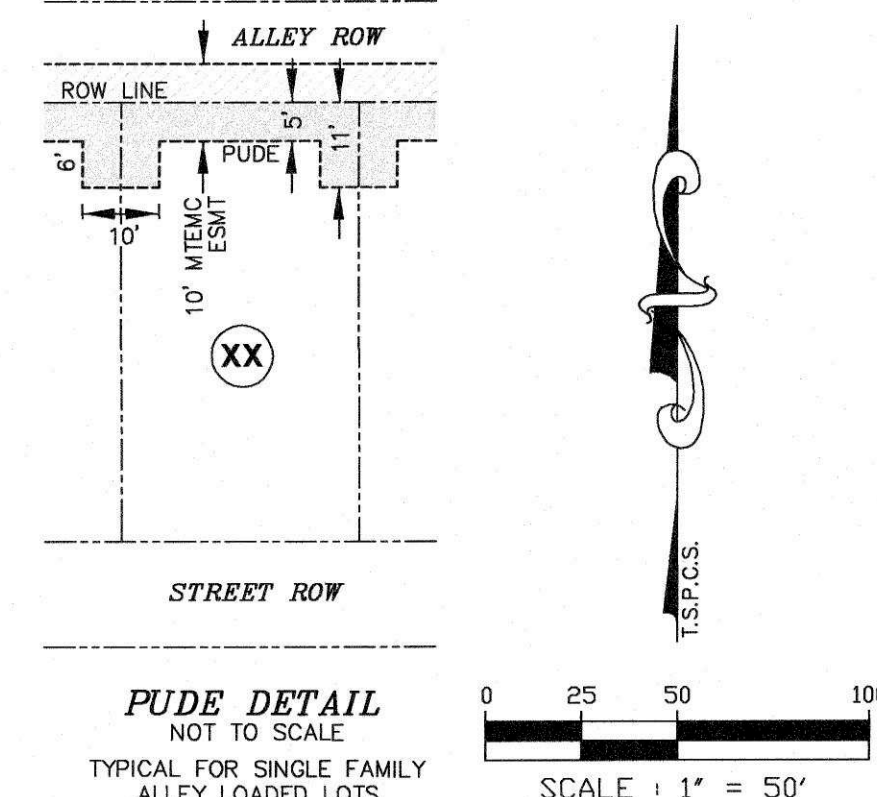
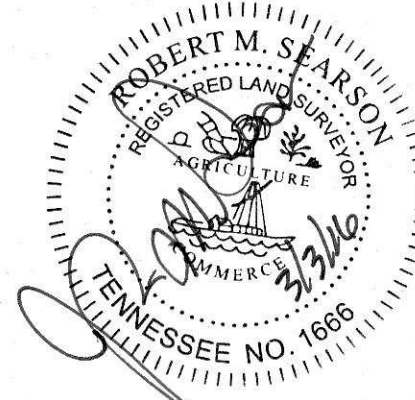
LOT NO.	AREA (SF)	ACI	# TREES
7035	25564	12	4
7036	25148	12	4
7037	9125	6	2
7038	5736	6	2
7039	5730	6	2
7040	5729	6	2
7041	5699	6	2
7042	5573	6	2
7043	5449	6	2
7044	5454	6	2
7045	5814	6	2
7046	4597	3	1
7047	5027	6	2
7048	4961	3	1
7049	4907	3	1
7050	4886	3	1
7051	4884	3	1
7052	7862	6	2
7053	5893	6	2
7054	4564	3	1
7055	4525	3	1
7056	4525	3	1
7057	4525	3	1
7058	4525	3	1
7059	4525	3	1
7060	4525	3	1
7061	4525	3	1
7062	6002	6	2
7063	8272	6	2
7064	5002	6	2
7065	5002	6	2
7066	4435	3	1
7067	4200	3	1
7068	4200	3	1

LOT NO.	AREA (SF)	ACI	# TREES
7069	4167	3	1
7070	5211	6	2
7071	5002	6	2
7072	3557	3	1
7073	3536	3	1
7074	3145	3	1
7075	3402	3	1
7076	4473	3	1
7077	5642	6	2
7078	2962	3	1
7079	2414	3	1
7080	2400	3	1
7081	2400	3	1
7082	2400	3	1
7083	2804	3	1
7084	2863	3	1
7085	2527	3	1
7086	2646	3	1
7087	2807	3	1
7088	3012	3	1
7089	3508	3	1
7090	2236	3	1
7091	1621	3	1
7092	3084	3	1
7093	2976	3	1
7094	1200	3	1
7095	1200	3	1
7096	1898	3	1
7097	30054	15	5
7098	36320	15	5
7099	37012	15	5
7100	6852	6	2
7101	2165	3	1
7109	1987	3	1



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 (WV)	PROPOSED ELECTRIC PULL BOX
GUY WIRE (—)	PROPOSED SANITARY SEWER LINE 8"SA
LIGHT POLE (L)	PROPOSED STORM SEWER LINE 15"RCP
ELECTRIC POLE (E)	PROPOSED WATER LINE 8"W
SIGN (S)	PROPOSED RECLAIMED WATER LINE 4"RCW
FENCE (x-x-x-x)	PROPOSED UNDERGROUND ELECTRIC LINE UGE
GAS LINE (G)	PROPOSED OVERHEAD ELECTRIC LINE OH
UNDERGROUND TELEPHONE LINE (UGT)	
PROPOSED STREET LIGHT (⊕)	
PROPOSED CONCRETE (□)	



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" 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 _____, 2015, 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

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" 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 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666 _____ Date 3/3/16

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 _____ Date _____
Owner

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leinc.com

BERRY FARMS TOWN CENTER PUD SUBDIVISION FINAL PLAT SECTION 7 C.O.F. NO. 6035

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	34.06	TOTAL LOTS:	112
ACRES NEW PUBLIC STREETS:	±5.80	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	±7,500	CLOSURE ERROR:	1:10000

DATE: 2-8-16
REV: 3-3-16

LEA PROJECT #554716002 SHEET 1 OF 5

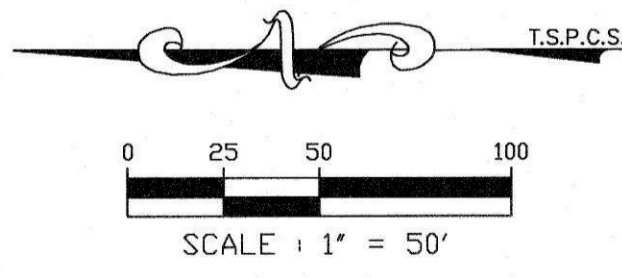
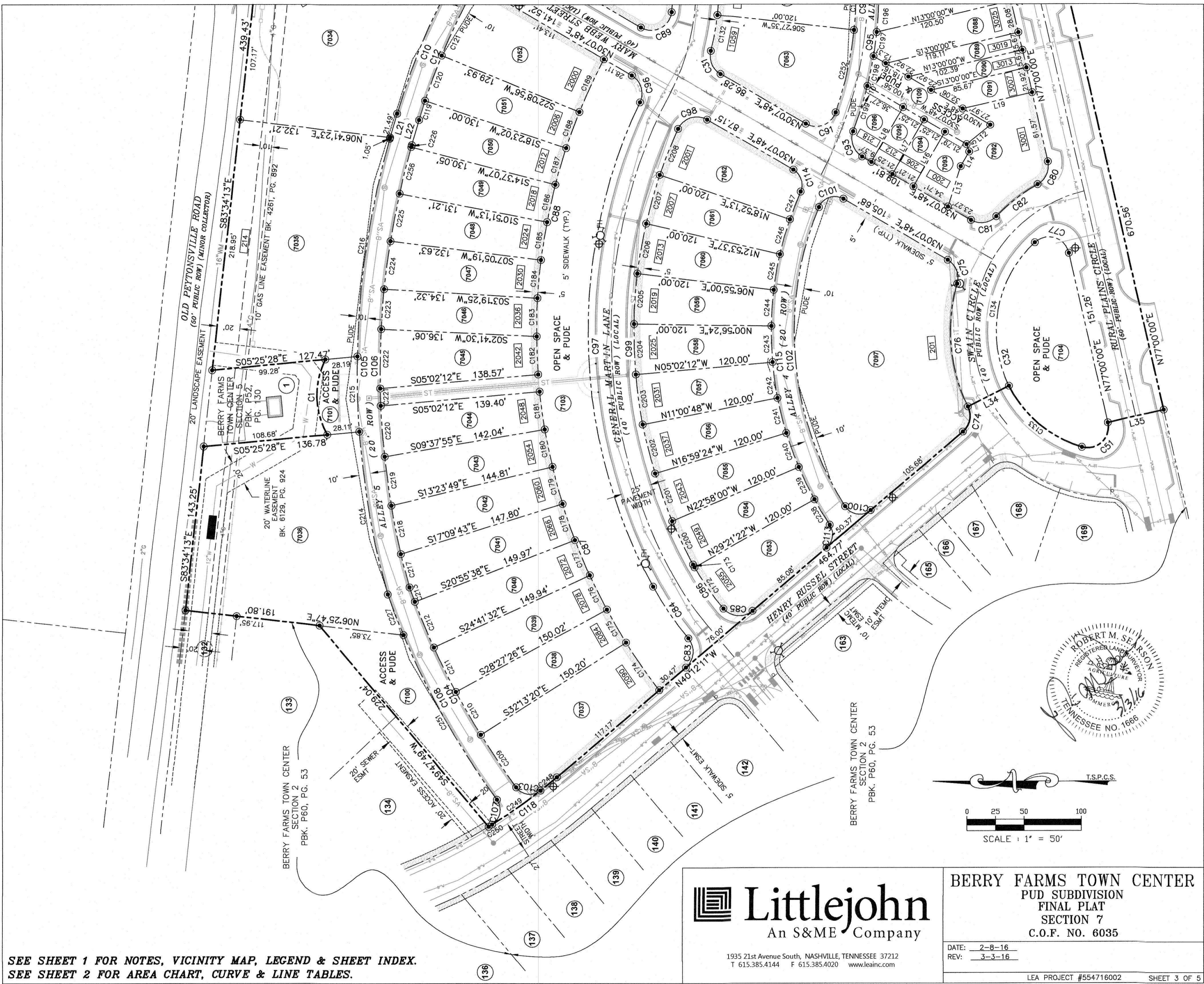
L:\Projects\2016\554716002\dwg\554716002_2016-January_Berry Farms - Section 7_Final Plat.dwg-SHEET 1 Mar 03, 2016 - 12:19pm zdavis

L:\Projects\2016\554716002\dwg\January_Berry_Farms - Section 7_Final Plat.dwg-SHEET 1 Mar 03, 2016 - 11:37am zdavis

AREA	LOT	SQ. FT.	ACRES
7001	20,013	0.46	
7002	15,908	0.37	
7003	17,220	0.40	
7004	16,773	0.39	
7005	12,104	0.28	
7006	10,791	0.25	
7007	13,447	0.31	
7008	6,056	0.14	
7009	6,223	0.14	
7010	4,979	0.11	
7011	6,223	0.14	
7012	5,341	0.12	
7013	5,383	0.12	
7014	3,097	0.07	
7015	2,901	0.07	
7016	2,886	0.07	
7017	2,886	0.07	
7018	3,672	0.08	
7019	15,213	0.35	
7020	11,745	0.27	
7021	11,745	0.27	
7022	11,745	0.27	
7023	11,151	0.26	
7024	13,073	0.30	
7025	9,406	0.22	
7026	8,454	0.19	
7027	8,450	0.19	
7028	8,450	0.19	
7029	11,473	0.26	
7030	14,358	0.33	
7031	13,067	0.30	
7032	19,030	0.44	
7033	21,653	0.50	
7034	22,506	0.52	
7035	25,534	0.59	
7036	25,127	0.58	
7037	9,118	0.21	
7038	5,736	0.13	
7039	5,730	0.13	
7040	5,729	0.13	
7041	5,699	0.13	
7042	5,672	0.13	
7043	5,449	0.13	
7044	5,454	0.13	
7045	5,814	0.13	
7046	4,597	0.11	
7047	5,027	0.12	
7048	4,962	0.11	
7049	4,907	0.11	
7050	4,878	0.11	
7051	4,883	0.11	
7052	7,655	0.18	
7053	5,893	0.14	
7054	4,564	0.10	
7055	4,525	0.10	
7056	4,525	0.10	
7057	4,525	0.10	
7058	4,525	0.10	
7059	4,525	0.10	
7060	4,525	0.10	
7061	4,525	0.10	
7062	6,002	0.14	
7063	8,268	0.19	
7064	5,003	0.11	
7065	5,003	0.11	
7066	4,436	0.10	
7067	4,200	0.10	
7068	4,200	0.10	
7069	4,167	0.10	
7070	5,211	0.12	
7071	6,003	0.14	
7072	3,329	0.08	
7073	3,225	0.07	
7074	3,145	0.07	
7075	4,320	0.10	
7076	3,241	0.07	
7077	5,468	0.13	
7078	2,991	0.07	
7079	2,414	0.06	
7080	2,400	0.06	
7081	2,400	0.06	
7082	2,400	0.06	
7083	2,804	0.06	
7084	2,931	0.07	
7085	2,278	0.05	
7086	2,373	0.05	
7087	3,126	0.07	
7088	3,483	0.08	
7089	1,735	0.04	
7090	1,473	0.03	
7091	1,621	0.04	
7092	6,276	0.14	
7093	1,612	0.04	
7094	1,168	0.03	
7095	1,169	0.03	
7096	1,594	0.04	
7097	30,054	0.69	
7098	38,311	0.88	
7099	37,019	0.85	
7100	6,852	0.16	
7101	2,165	0.05	
7102	6,677	0.15	
7103	26,986	0.62	
7104	11,765	0.27	
7105	7,238	0.17	
7106	117,323	2.69	
7107	121,990	2.80	
7108	3,187	0.07	
7109	2,730	0.06	
7110	61,785	1.42	
7111	82,969	1.90	
7112	941	0.02	
O.S.	452,573	10.39	
ROW	252,703	5.80	
Total	1,483,560	34.06	

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	68.11	70.00	55°44'46"	37.02	S88°21'00"W	65.45
C2	235.74	227.67	59°19'43"	129.67	N26°44'32"E	225.35
C3	45.87	45.00	58°23'59"	25.15	S60°48'00"W	43.91
C4	103.21	65.00	90°58'25"	66.11	N81°48'37"E	92.70
C5	48.22	585.00	4°43'24"	24.13	N33°57'43"E	48.21
C6	94.99	212.36	25°37'40"	48.30	S18°36'54"W	94.20
C7	75.40	48.00	90°00'00"	48.00	S32°00'00"W	67.88
C8	75.40	48.00	90°00'00"	48.00	N58°00'00"W	67.88
C9	23.16	15.00	88°27'54"	14.60	N74°21'45"E	20.93
C10	118.21	544.97	12°25'42"	59.34	N67°37'09"W	117.98
C11	24.00	15.00	91°41'08"	15.45	N15°42'46"W	21.52
C12	112.49	524.97	12°16'40"	56.46	N67°41'40"W	112.28
C13	45.70	105.00	24°56'16"	23.22	S43°56'15"W	45.34
C14	82.21	370.00	12°43'47"	41.27	S14°47'10"W	82.04
C15	173.45	330.00	30°06'54"	88.78	S23°28'44"W	171.46
C16	39.65	370.00	6°08'24"	19.84	S35°27'58"W	39.63
C17	96.80	415.00	13°21'52"	48.62	S83°40'56"W	96.58
C18	88.01	365.00	13°48'55"	44.22	S83°54'28"W	87.80
C19	36.35	45.04	46°14'18"	19.23	N66°52'51"E	35.37
C20	23.56	15.00	90°00'00"	15.00	S32°00'00"W	21.21
C21	265.80	895.00	17°00'58"	133.89	S76°15'05"W	264.83
C22	45.72	44.00	59°32'23"	25.17	S50°24'39"W	43.69
C23	71.86	830.00	4°57'38"	35.95	S18°09'39"W	71.84
C24	132.59	1527.03	4°58'29"	66.34	N19°32'49"E	132.55
C25	185.62	157.37	67°34'45"	105.31	N15°03'22"W	175.05
C26	77.27	300.00	14°45'24"	38.85	S41°28'05"E	77.05
C27	128.34	202.29	36°20'59"	66.41	S18°38'13"E	126.20
C28	34.66	426.21	4°39'33"	17.34	S03°05'36"W	34.65
C29	193.73	177.47	62°32'40"	107.79	S46°28'47"W	184.25
C30	106.53	220.00	27°44'40"	54.33	S89°07'40"E	105.49
C31	23.44	18.00	74°36'52"	13.72	S67°26'14"W	21.82
C32	221.30	105.00	120°45'32"	184.66	S77°00'00"W	182.56
C33	193.60	130.71	84°52'01"	119.49	N71°26'14"E	176.39
C34	66.25	65.00	58°23'59"	36.33	S60°48'00"W	63.42
C35	71.45	45.00	90°58'25"	45.77	N81°48'37"E	64.18
C36	46.57	565.00	4°43'23"	23.30	N33°57'43"E	46.56
C37	92.84	455.00	11°41'28"	46.58	N55°08'38"E	92.68
C38	305.46	430.00	40°42'07"	159.50	N69°38'57"E	299.08
C39	25.87	18.00	82°20'21"	15.74	S60°33'20"W	23.70
C40	45.02	220.00	11°43'30"	22.59	S84°08'15"E	44.94
C41	32.49	180.00	10°20'30"	16.29	S84°49'45"E	32.44
C42	20.61	15.00	78°43'37"	12.31	S39°21'48"W	19.03
C43	145.50	470.00	17°44'15"	73.34	N69°51'29"E	144.92
C44	24.44	15.00	93°20'47"	15.90	N46°40'24"W	21.82
C45	27.45	470.00	3°20'47"	13.73	N88°19'36"E	27.45
C46	102.10	65.00	90°00'03"	65.00	N45°00'01"E	91.92
C47	433.88	405.00	61°22'52"	240.38	N07°50'44"E	413.43
C48	148.74	445.00	19°09'01"	75.07	N28°57'40"E	148.04
C49	28.15	18.00	89°36'38"	17.88	S34°51'11"E	25.37
C50	254.31	445.00	32°44'39"	130.73	N06°25'12"W	250.87
C51	37.58	18.00	119°37'14"	30.94	S43°11'23"E	31.12
C52	75.40	48.00	90°00'00"	48.00	N32°00'00"E	67.88
C53	75.40	48.00	90°00'00"	48.00	S58°00'00"E	67.88
C54	46.84	44.00	60°59'51"	25.92	S22°04'39"E	44.66
C55	44.91	44.00	58°29'05"	24.63	S73°45'28"E	42.99
C56	12.38	88.00	8°03'39"	6.20	N48°32'45"W	12.37
C57	46.84	44.00	60°59'51"	25.92	N38°55'12"E	44.66
C58	44.91	44.00	58°29'05"	24.63	N47°45'28"E	42.99
C59	78.18	88.00	50°54'12"	41.88	S43°58'01"W	75.84
C60	60.49	40.00	86°38'49"	37.72	N131°11'36"W	54.89
C61	82.29	90.00	52°23'14"	44.27	S30°19'24"E	79.45
C62	11.85	18.00	37°43'12"	6.15	S08°24'36"E	11.64
C63	66.09	50.00	75°43'48"	38.87	S65°08'06"E	61.38
C64	17.75	18.00	56°30'37"	9.67	N18°51'01"W	17.04
C65	58.99	50.00	67°35'42"	33.47	N43°12'09"E	55.63
C66	146.66	90.00	93°22'06"	95.45	N30°18'57"E	130.97
C67	42.54	52.00	46°52'12"	22.54	S53°33'54"W	41.36
C68	23.59	15.00	90°06'07"	15.03	S57°56'56"E	21.23
C69	23.56	15.00	90°00'00"	15.00	N32°00'00"E	21.21
C70	26.91	18.00	85°39'28"	16.69	N75°13'30"E	24.47
C71	157.64	220.00	41°03'14"	82.37	N82°28'23"W	154.29
C72	25.92	18.00	82°29'47"	15.78	N20°05'49"W	23.74
C73	130.86	180.00	41°39'17"	68.47	N82°10'21"W	128.00
C74	24.04	18.00	76°31'07"	14.19	S78°27'45"E	22.29
C75	24.04	18.00	76°31'07"	14.19	N68°23'22"E	22.29
C76	109.76	145.00	43°22'14"	57.66	S84°57'48"W	107.16
C77	37.58	18.00	119°37'14"	30.94	N17°11'23"E	31.12
C78	84.14	39.00	123°36'54"	72.76	N41°11'33"W	68.75
C79	74.66	870.00	4°55'02"	37.36	S18°09'23"W	74.64
C80	23.47	18.00	74°42'15"	13.74	S65°38'53"E	21.84
C81	24.04	18.00	76°31'07"	14.19	S08°07'46"E	22.29
C82	45.79	145.00	18°05'34"	23.09	N37°20'32"W	45.60
C83	28.29	18.00	90°03'17"	18.02	S85°13'50"E	25.47
C84	54.59	270.00	11°35'03"	27.39	S55°32'03"W	54.50
C85	28.25	18.00	89°55'32"	17.98	S04°45'35"W	25.44
C86	46.58	230.00	11°36'14"	23.37	S55°31'28"W	46.50
C87	283.37	506.50	32°03'18"	145.50	S68°05'15"W	279.69

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C88	283.37	506.50	32°03'18"	145.50	N78°09'38"W	279.69
C89	35.48	18.00	112°56'27"	27.16	S26°20'26"E	30.01
C90	63.43	180.00	20°11'21"	32.05	N87°05'40"E	63.10
C91	31.83	18.00	101°18'33"	21.96	S20°31'28"E	27.84
C92	188.83	340.00	31°49'15"	96.92	S87°05'22"E	186.41
C93	25.25	18.00	80°23'01"	15.21	S70°19'19"W	23.23
C94	22.17	15.00	84°40'12"	13.67	N55°20'06"W	20.20
C95	177.08	360.00	28°11'02"	90.37	S83°34'41"E	175.30
C96	26.85	18.00	85°27'17"	1		



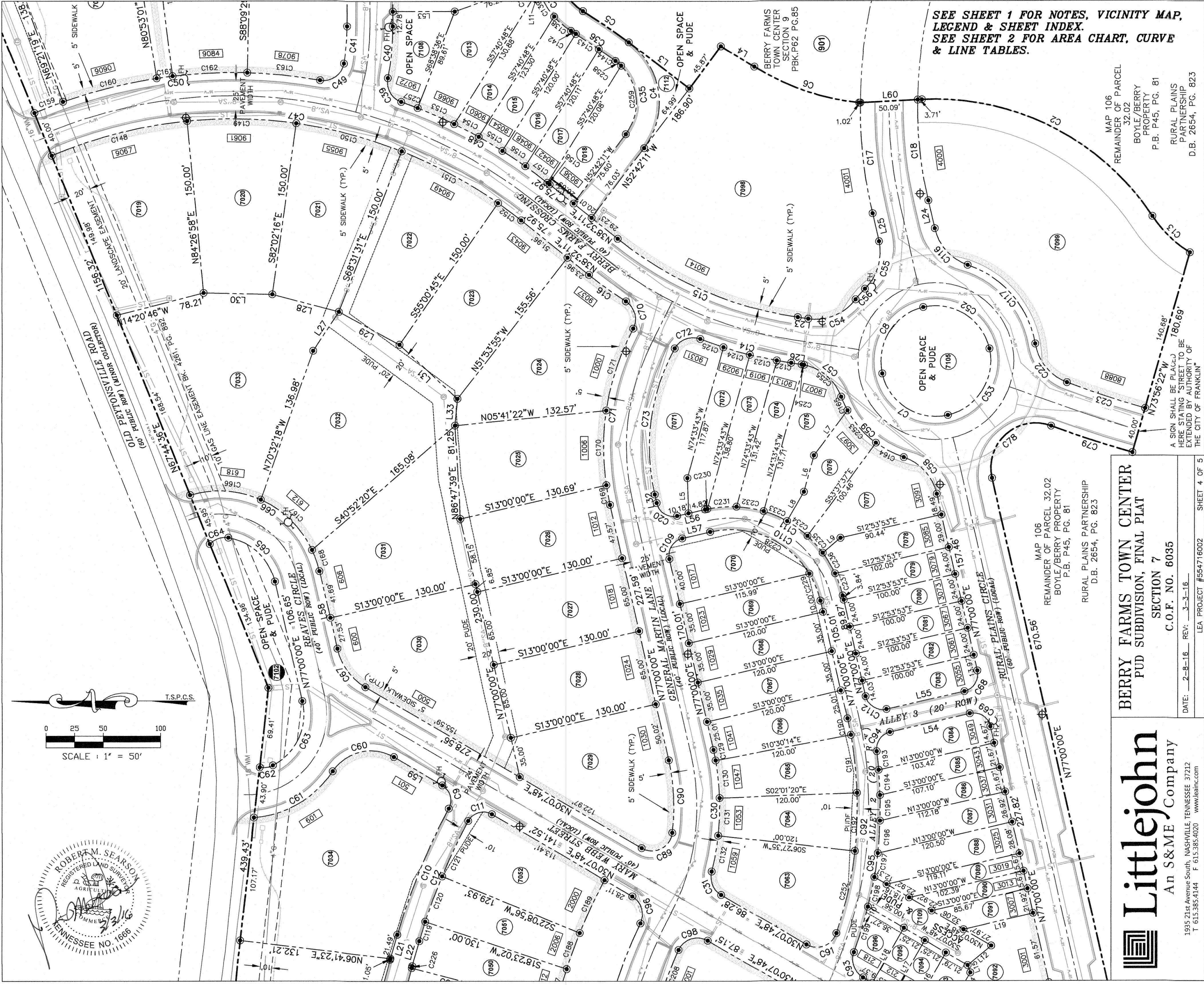
SEE SHEET 1 FOR NOTES, VICINITY MAP, LEGEND & SHEET INDEX.
SEE SHEET 2 FOR AREA CHART, CURVE & LINE TABLES.

Littlejohn
An S&ME Company

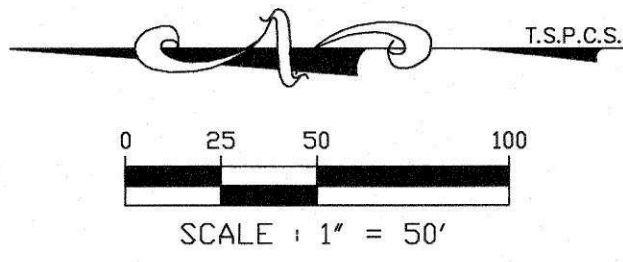
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 7
C.O.F. NO. 6035

DATE: 2-8-16
REV: 3-3-16



SEE SHEET 1 FOR NOTES, VICINITY MAP, LEGEND & SHEET INDEX.
SEE SHEET 2 FOR AREA CHART, CURVE & LINE TABLES.



MAP 106
REMAINDER OF PARCEL
32.02
BOYLE/BERRY
PROPERTY
P.B. P45, PG. 81
RURAL PLAINS
PARTNERSHIP
D.B. 2654, PG. 823

A SIGN SHALL BE PLACED
HERE STATING "STREET TO BE
EXTENDED BY AUTHORITY OF
THE CITY OF FRANKLIN"

BERRY FARMS TOWN CENTER
PUD SUBDIVISION, FINAL PLAT
SECTION 7

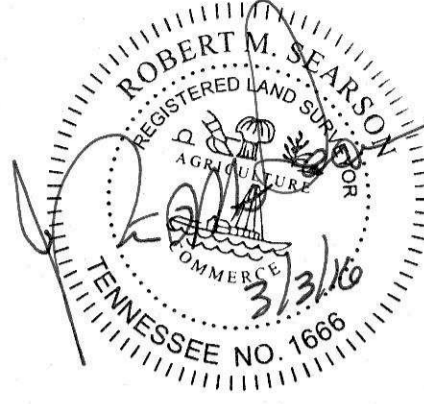
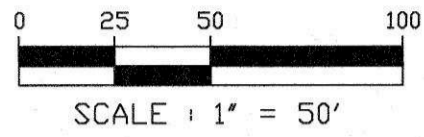
C.O.F. NO. 6035

DATE: 2-8-16 REV: 3-3-16
LEA PROJECT #554716002 SHEET 4 OF 5

MAP 106
REMAINDER OF PARCEL 32.02
BOYLE/BERRY PROPERTY
P.B. P45, PG. 81
RURAL PLAINS PARTNERSHIP
D.B. 2654, PG. 823

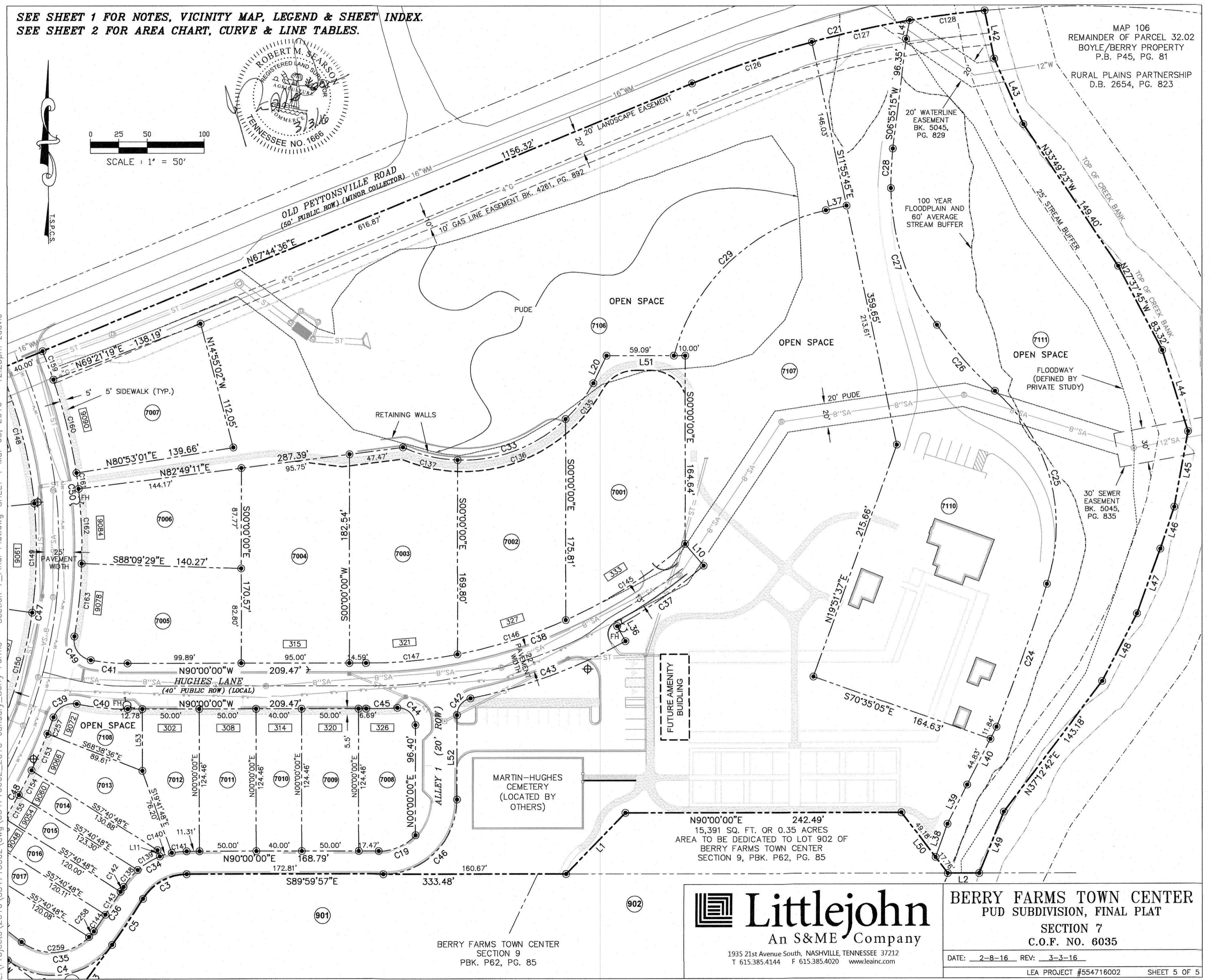
Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leamc.com

SEE SHEET 1 FOR NOTES, VICINITY MAP, LEGEND & SHEET INDEX.
SEE SHEET 2 FOR AREA CHART, CURVE & LINE TABLES.



MAP 106
REMAINDER OF PARCEL 32.02
BOYLE/BERRY PROPERTY
P.B. P45, PG. 81
RURAL PLAINS PARTNERSHIP
D.B. 2654, PG. 823

L:\Projects\2016\554716002\dwg\554716002_2016-January_Berry Farms - Section 7_Final Plat.dwg-SHEET 1 Mar 03, 2016 - 12:25pm zdavis



BERRY FARMS TOWN CENTER
SECTION 9
PBK. P62, PG. 85

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

BERRY FARMS TOWN CENTER
PUD SUBDIVISION, FINAL PLAT
SECTION 7
C.O.F. NO. 6035
DATE: 2-8-16 REV: 3-3-16
LEA PROJECT #554716002 SHEET 5 OF 5