

NOTES:

- Existing Zoning: SD-R, 8.03 WHCO-2 Character Area Overlay. Site is subject to Conventional design standards.
- Minimum Required Setback Lines: MINIMUM BUILDING SETBACKS BETWEEN UNITS IS 0 FEET. MINIMUM SETBACK BETWEEN BUILDINGS OR FROM PROPERTY LINES IS 5 FEET. 12 FEET SEPARATION BETWEEN BUILDINGS
- SURVEYOR:**
Hyde Park Homes, LLC
144 Southeast Parkway, Suite 230
Franklin, TN 37067
Office Ph: 615-567-4424
Contact : Thomas G. King III
tomking3@gmail.com

OWNERS AND SUBDIVIDER'S,
RBF Investments, LLC
144 Southeast Parkway, Suite 230
Franklin, TN 37064
(615)-530-1422

John Franks
1406 Coleman Rd
Franklin, TN 37064
(615)-207-1820
johnfranks@live.com

Alvin Basel
2433 Lakeshore Drive
Spring Hill, TN 37174
(931)-451-5160
alvinbasel@gmail.com

THIS IS A CLASS "A" SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3 OF PRACTICE WITH THE ERROR OF CLOSURE BEING 1:10,000+.

THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

Referenced to Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100, NAD 83 Datum.

FLOOD NOTE: This parcel is not located within areas designated as a special flood hazard area on the latest National Flood Insurance Program maps available to me as of this date. Per Community Panel 47187C0192G dated 12/22/16.

The Street Improvements and Drainage Infrastructure are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.

Property consists of Map 78P Group A Parcel 17 and Map 78P, Group J, Parcel 31.

6 Units to be sold fee simple. Each unit will be designated by a metes and bounds description prior to conveyance.

Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.

Fee in lieu of parkland will be paid before the final plat is recorded. 5 units x 1200 ft² = 6,000 ft² (6 units less existing house equals 5 total accountable units.)

Iron pins to be located at property corners as shown.

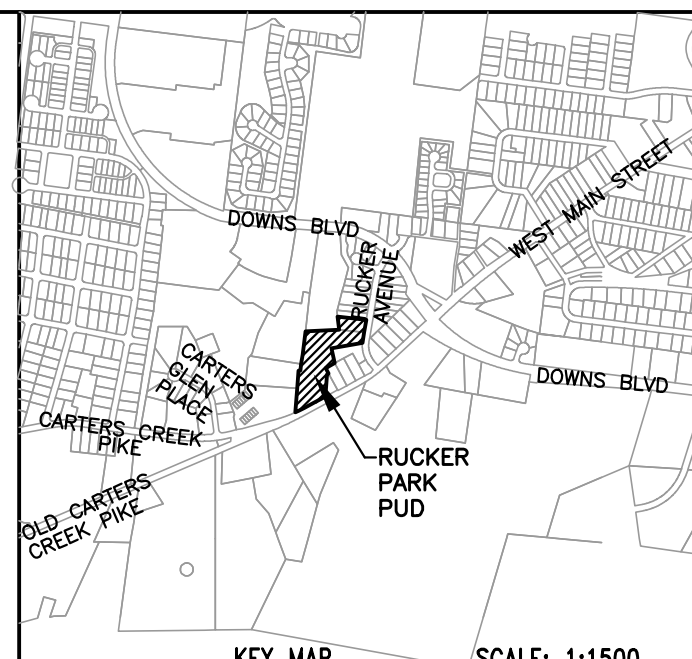
The recording of this plat voids, vacates and supersedes the recording of lot 13 & 14 of Bob Rucker Lot Addition as of record in plat book 1 page 71 and a portion of Lots 131 & 132 of Final Plat Revision One Rucker Park P.U.D. Subd. Replatting of Lot 12 of Rucker Subdivision as of record in plat book P63 Page 34 R.O.W.C.T.

The purpose of this plat is to consolidate and resubdivide lots 13 & 14 of the Bob Rucker Subdivision into the Rucker Park PUD Subdivision Final Plat. Also to consolidate all Open Space, including Private Drive into one lot, Lot 131. For individual lot dimensions and lot area for Lots 101-130 refer to Revison One Rucker Park P.U.D. Subd. Replatting of Lot 12 of Rucker Subdivision plat as of record in Plat Book P63 Page 34 R.O.W.C.T.

The recording of this plat void, vacates supersedes the recording of Rucker Park P.U.D. Subd. Replatting of Lot 12 of Rucker Subdivision as of record in plat book P61 page 81

Sidewalk stipling is to indicate a proposed sidewalk.

Middle TN. Electric Membership Corp. has electrical service to this development and has a 10' easement centered on line. Location shown is not field lotcated.



EASEMENT NOTES PER CITY OF FRANKLIN

- A 20' Wide Sewer Easement (except as otherwise shown) extending 10' to each side of all existing and proposed Sewer Lines within the boundary of this proposed PUD is hereby dedicated to the City of Franklin. All sewer depths are less than 12 feet.
- A 20' Wide Water Easement Extending 10' to each side of all existing and proposed Water Lines within the boundary of this proposed PUD is hereby dedicated to the City of Franklin.
- The transfer of lots shall be subject to the provisions of the shared access easement, which shall provide for a guaranteed, unrestricted, right of access to all owners providing easement and that the owners of lots subject to shared access easements shall be required to execute an agreement specifying responsibility for construction and perpetual maintenance of the easements in accordance with the approved access plans.
- There is a drainage easement across open space areas for all drainage swales hereby dedicated to the City of Franklin.
- All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility Drainage and Access Easement.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. 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.
- 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 the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without 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 as easement on the homeowners lot at the homeowners expense.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.

MTEMC CERTIFICATE
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 times, contingent upon compliance with MTEMC's Requirements.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that: (1) the water and sewer systems designated in this 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.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that: (1) the streets, drainage and sidewalks designated in this 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.

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 6966, Pages 851, 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 6545, Page 14-76, 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 SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 13th day of December 2016.

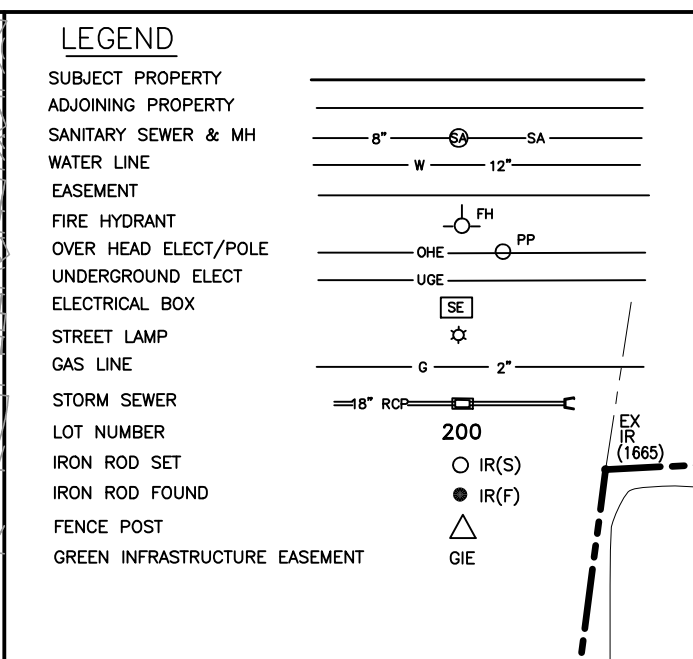
CERTIFICATE OF APPROVAL FOR RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

OWNER(S)
Date _____

DIRECTOR WATER MANAGEMENT DEPARTMENT
City of Franklin, TN
Date _____

DIRECTOR STREETS DEPARTMENT
City of Franklin, Tennessee
Date _____

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION
Date _____



HARDISON HILLS P.U.D. SUBDIVISION SECTION 3
PLAT BK P39 PG 141 ROWCT

HARDISON HILLS P.U.D. SUBDIVISION SECTION 4
PLAT BK P39 PG 142 ROWCT

HARDISON HILLS P.U.D. SUBDIVISION SECTION 5
PLAT BK P45 PG 71 ROWCT

REPLATTING LOT 12 OF RUCKER SUBDIVISION
PLAT BOOK P63 PAGE 34 R.O.W.C.T.
TAX MAP 78P GROUP J PARCEL 31

LINDA & SCOTT GOUGE
DEED BK 7269 Pg 936
MAP 78P GROUP A PARCEL 20.01

LINDA & SCOTT GOUGE
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MAP 78P GROUP A PARCEL 20

LUCIANO MUNGUIA
DEED BK 2574 Pg 256
MAP 78P GROUP A PARCEL 22

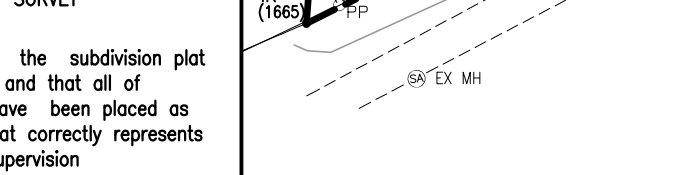
ROBERT L. CROUCH
DEED BK 7197 Pg 776
MAP 78P GROUP A PARCEL 23

BDP LLC
DEED BK 5296 Pg 845
MAP 78P GROUP A PARCEL 24

SHELIA A SWIFT
DEED BK 5305 Pg 264
MAP 78P GROUP A PARCEL 24.01

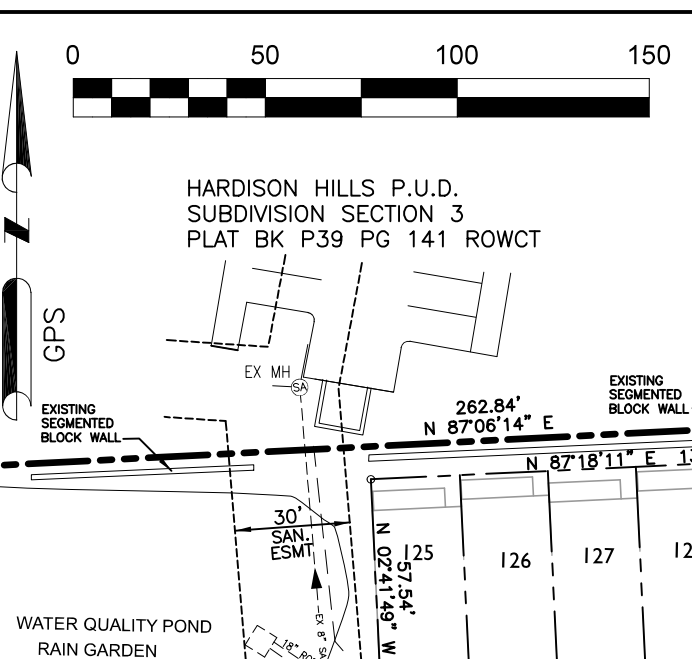
LINE	BEARING	DISTANCE
L1	S 28°02'20" E	10.40'
L2	N 31°11'34" E	25.96'
L3	S 52°53'50" E	14.24'
L4	N 71°49'19" E	13.64'
L5	S 30°10'08" W	10.76'
L6	S 82°03'07" E	28.07'
L7	S 45°27'14" W	33.60'
L8	S 23°18'20" W	32.45'
L9	N 55°11'31" W	23.19'

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.



LOT	ADDRESS	Sq. Ft.	Acres
201	155 VELENA STREET	1,387	0.03
202	157 VELENA STREET	1,341	0.03
203	159 VELENA STREET	1,341	0.03
204	161 VELENA STREET	1,387	0.03
205	163 RUCKER AVENUE	1,294	0.03
206	117 RUCKER AVENUE	1,231	0.05
131	RUCKER AVENUE	131,486	3.02

LOT	Sq. Ft.	Acres
101-106	7,952	0.18
107-112	8,016	0.19
113-116	5,312	0.12
117-120	5,355	0.12
121-124	5,312	0.12
125-130	7,952	0.18
201-204	5,456	0.13
205-206	3,424	0.08
TOTAL LOT AREA	48,779	1.12
LOT 131 OPEN SPACE	131,486	3.02
TOTAL DEVELOPMENT	180,265	4.14



HARDISON HILLS P.U.D. SUBDIVISION SECTION 6
PLAT BK P45 PG 72 ROWCT

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PLAT BOOK P63 PAGE 34 R.O.W.C.T.
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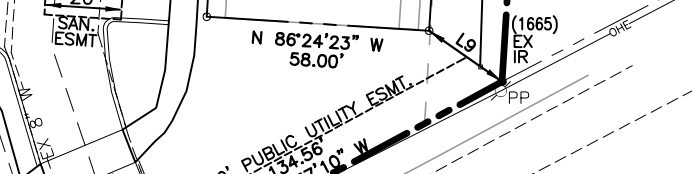
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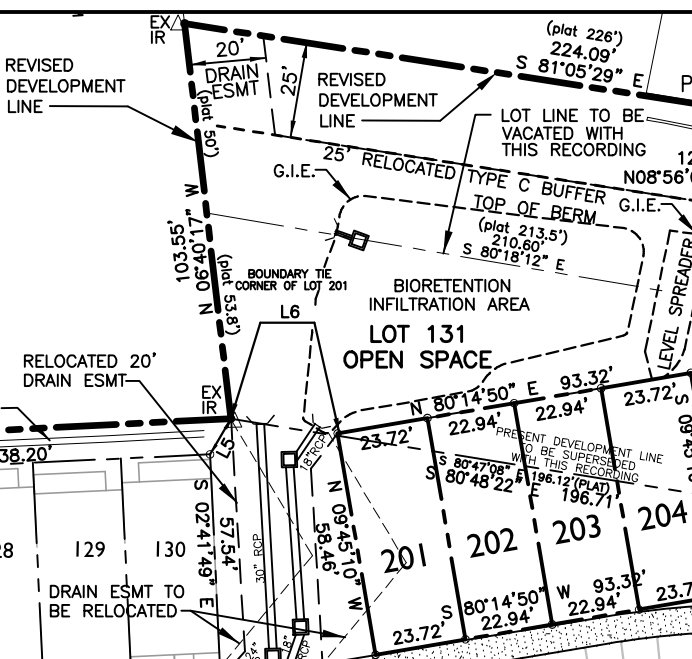
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5-01-2018 PER CITY COMMENTS

RUCKER PARK PUD SUBDIVISION
FINAL PLAT, REVISION 2
RESUBDIVISION OF LOT 131 OF RUCKER PARK PUD SUBDIVISION AND REVISION OF LOTS 13 & 14 BOB RUCKER LOT ADDITION SUBDIVISION

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
Total Acres = 4.14 ac. Total Lots = 7
Acres New Streets = 0.00 ac. Feet New Streets = 0.0'
Civil District : 9th Closure Error : 1/10,000+
Scale: 1" = 50' Date : Feb. 17, 2018 Sheet 1 of 1 City Project No. : 6662



HARDISON HILLS P.U.D. SUBDIVISION SECTION 6
PLAT BK P45 PG 72 ROWCT

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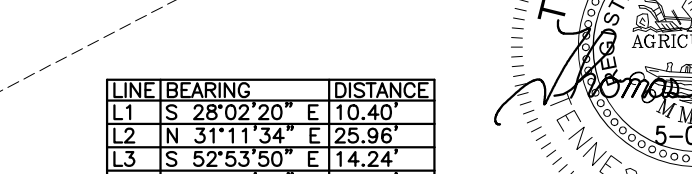
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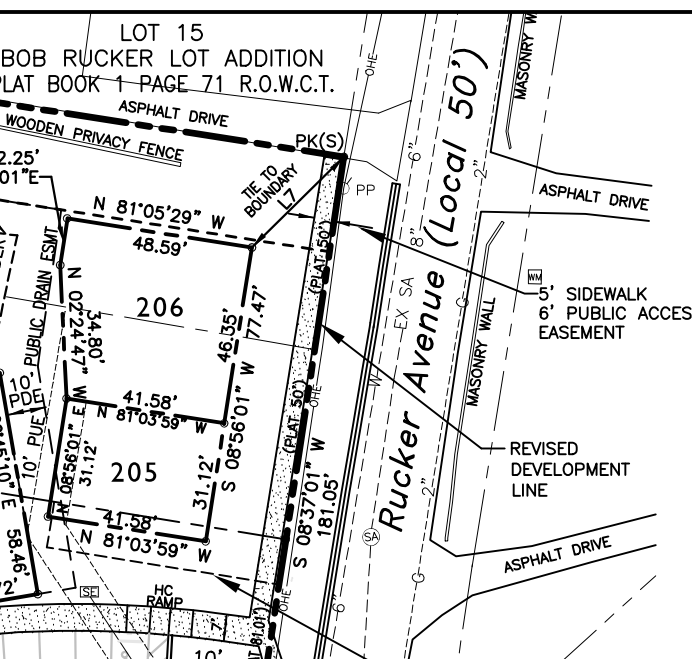
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