

#### UTILITY NOTE:

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. 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 UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED 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 (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

#### PROPERTY MAP REFERENCE

PARCELS 80.00 AND 81.00 AS SHOWN ON  
WILLIAMSON COUNTY PROPERTY TAX MAP 79.

#### DEED REFERENCE

TO: RICHLAND SOUTH, LLC  
FROM: PINNACLE NATIONAL BANK  
RECORD: DEED BOOK 5185, PAGE 953,  
R.O.W.C., TN

#### 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 OWNERSHIP

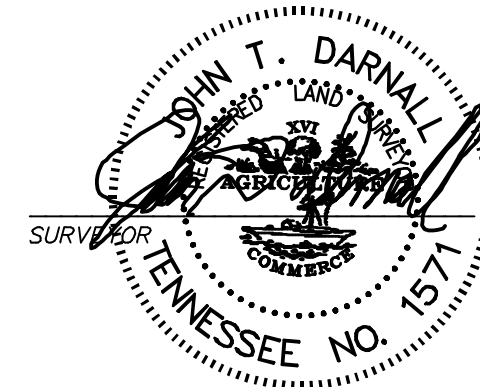
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE  
PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5185, PAGE 953, R.O.W.C.  
TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS  
SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED.  
NO LOT(S) AS SHOWN HEREON SHALL AGAIN 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., TN.

OWNER

DATE

#### 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 13TH DAY OF OCTOBER, 2014.



11-5-2014

DATE

#### CERTIFICATE OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN \_\_\_\_\_  
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  
CITY OF FRANKLIN, TENNESSEE

DATE

#### CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN \_\_\_\_\_  
SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE  
WITH CITY SPECIFICATIONS, OR

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, STREET DEPARTMENT  
CITY OF FRANKLIN

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 \_\_\_\_\_, 20\_\_\_\_, AND THIS PLAT HAS BEEN  
APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY  
FRANKLIN MUNICIPAL PLANNING COMMISSION

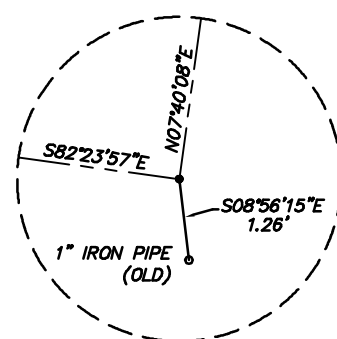
DATE

COF NUMBER 4681

## FINAL PLAT CONSOLIDATION AERIAL ADVENTURE

THE RICHLAND SOUTH, LLC PROPERTY  
CAROTHERS ROAD, CITY OF FRANKLIN,  
9TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

DATE: 10-13-2014 CCPC JOB NO. 14-085  
REV. DATE: 11-4-2014  
REV. DATE: 11-5-2014



DETAIL  
NOT TO SCALE

A=292.59'  
R=860.00'  
Δ=19°29'37\"/>

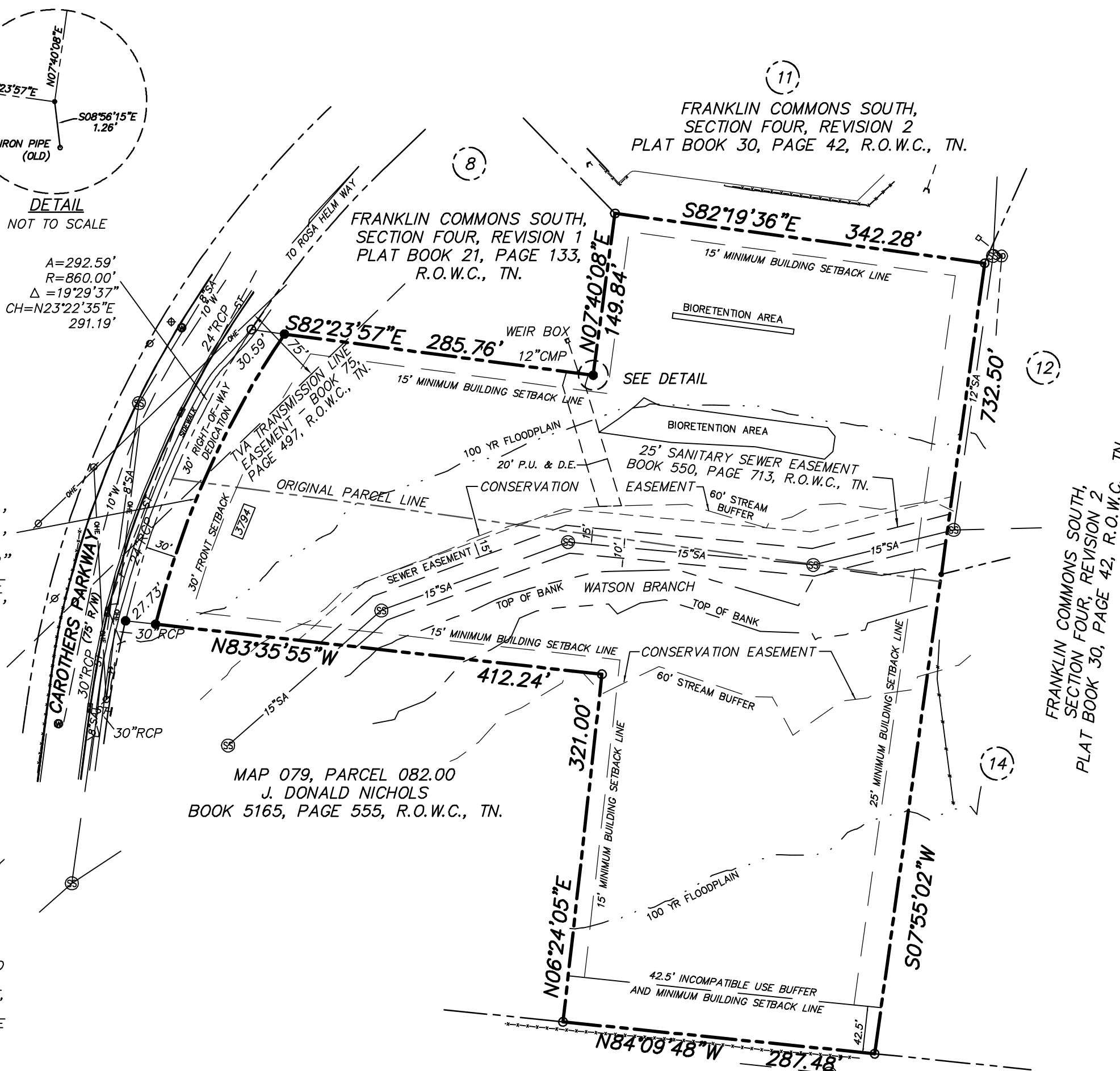
CH=N23°22'35\"/>

291.19'

A=292.93'  
R=832.50'  
Δ=20°09'38\"/>

CH=N23°57'00\"/>

291.42'



MAP 079, PARCEL 082.00  
J. DONALD NICHOLS  
BOOK 5165, PAGE 555, R.O.W.C., TN.

TOTAL AREA = 336,371 ± S.F.  
OR 7.72 ± AC.  
RIGHT-OF-WAY DEDICATION:  
8,051 SQUARE FEET, 0.19 ACRES  
LOT AREA:  
328,320 SQUARE FEET, 7.53 ACRES

MAP 079, PARCEL 083.00  
UNITED DOMINION REALTY, L.P.  
BOOK 1350, PAGE 525, R.O.W.C., TN.

(00) PARCEL NUMBER		LEGEND			
①	LOT NUMBER	○	IRON ROD (OLD)	—W—	WATER LINE
■	CATCH BASIN	●	IRON ROD (NEW)	—SA—	SEWER LINE
⊙	STORM MANHOLE	---	PROPERTY LINE	—G—	GAS LINE
⊙	SANITARY MANHOLE	—X—	FENCE LINE	—OHE—	UTILITY LINE
⊙	FIRE HYDRANT	[1413]	911 ADDRESS	—ST—	STORM LINE
R.O.W.C., TN		P.U.D.E. PUBLIC UTILITY & DRAIN. EASEMENT		⊘	POWER POLE
REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE					

PREPARED FOR:

CIVIL SITE DESIGN GROUP, PLLC  
630 SOUTHGATE AVENUE, SUITE A  
NASHVILLE, TN. 37203  
615-248-9999

OWNER:

RICHLAND SOUTH, LLC  
409 HOPE AVENUE,  
FRANKLIN, TN 37067  
MR. HOSS MOUSAVI  
hossmousavi2005@yahoo.com  
615-566-3250

CRAWFORD & CUMMINGS, P.C.  
1929 21ST. AVENUE SOUTH  
NASHVILLE, TN 37212  
(615) 292-2661 FAX (615) 383-9871  
EMAIL: alan@ccsurveyors.net