(N.T.S.)

GRAPHIC SCALE: 1"=100"

200

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.

300'

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

DEED REFERENCE

EMAIL: alan@ccsurveyors.net

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

R.O.W. CREATE EASEMENTS.

THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE. 4. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100,

6. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS PARTIALLY WITHIN A "SPECIAL" FLOOD HAZARD AREA (SFHA), ZONE "AE" PER F.E.M.A./F.I.R.M. NO. 47187C0212F, MAP REVISED SEPTEMBER 29, 2006.

OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE

9. THE CHARACTER AREA THAT THIS IS LOCATED WITHIN PER THE CITY'S LAND USE PLAN

RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY CITY

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 DATE MANAGEMENT AGENCY

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.

DATE **OWNER**

BIORETENTION ARE/

BIORETENTION AREA

CONSERVATION EASEMENT

20' P.U. & D.E. BOOK 550, PAGE 713, R.O.W.C., TN.

WATSON BRANCH

- $CONSERVATION \setminus ASEMENT-$

15' MINIMUM BUILDING SETBACK LINE

25' SANITARY SEWER EASEMENT

15' MINIMUM BUILDING SETBACK LINE

FRANKLIN COMMONS SOUTH, -S08°56'15"E SECTION FOUR, REVISION 2 PLAT BOOK 30, PAGE 42, R.O.W.C., TN. (8) **DETAIL** FRANKLIN COMMONS SOUTH,

SECTION FOUR, REVISION 1 PLAT BOOK 21, PAGE 133, $A = 292.59^{\circ}$ R.O.W.C., TN. R=860.00' $\Delta = 19^{\circ}29'37'$ CH=N23°22'35"E 15' MINIMUM BUILDING SETBACK LINE

ORIGINAL PARCEL LINE

MAP 079, PARCEL 082.00

J. DONALD NICHOLS

BOOK 5165, PAGE 555, R.O.W.C., TN.

A=292.93' $R = 832.50^{\circ}$ $\triangle = 20^{\circ}09'38"$ CH=N23°57'00"E 291.42'

__S82*<u>2</u>3'<u>5</u>7*<u>E</u>

1" IRON PIPE

(OLD)

NOT TO SCALE

1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CONSOLIDATE 2 PARCELS, DEDICATE

2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000 AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3-.07 (OFFICIAL RULES) ADOPTED BY

5. THIS PROPERTY IS CURRENTLY ZONED GC (GENERAL COMMERCIAL).

SETBACKS: STREET: 30-FEET, SIDE: 15-FEET, REAR: 25-FEET.

7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF,

PLACED UNDERGROUND.

8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

IS MECO-5. 10. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE

 $TOTAL AREA = 336,371 \pm S.F.$

OR 7.72 \pm AC.

RIGHT-OF-WAY DEDICATION:

8,051 SQUARE FEET, 0.19 ACRES

LOT AREA:

328,320 SQUARE FEET, 7.53 ACRES

PREPARED FOR:

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

OWNER:

42.5' INCOMPATIBLE USE BUFFER

AND MINIMUM BUILDING SETBACK LINE

MAP 079, PARCEL 083.00

UNITED DOMINION REALTY, L.P.

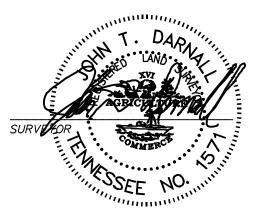
BOOK 1350, PAGE 525, R.O.W.C., TN.

N84'09'48"W

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

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.



||-5-2*0*|4 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,
- 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF _ FOR THE WATER SYSTEM AND \$__ SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT CITY IF FRANKLIN, TENNESSEE

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 DRAINAGE, FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREET DEPARTMENT 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 _____, 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

LEGEND — —W— (00) PARCEL NUMBER o IRON ROD (OLD) (0) LOT NUMBER SEWER IRON ROD CATCH BASIN --- PROPERTY LINE (SD) STORM MANHOLE —X— FENCE LINE CRAWFORD & CUMMINGS, P.C. SANITARY MANHOLE 1413 911 ADDRESS STORM 1929 21ST. AVENUE SOUTH —st — FIRE HYDRANT P.U.D.E. PUBLIC UTILITY & NASHVILLE, TN 37212 POWER POLE R.O.W.C., TN REGISTER'S OFFICE FOR DRAIN. EASEMENT (615) 292-2661 FAX (615) 383-9871 WILLIAMSON COUNTY, TENNESSEE