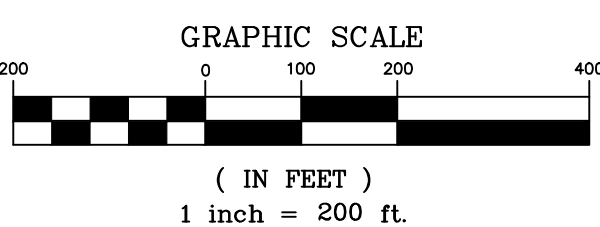


**LEGEND**

- PROPOSED FIRE-HYDRANT: [Symbol]
- PROPOSED LIGHT-POLE: [Symbol]
- CURB INLET: [Symbol]
- PROPOSED MANHOLE: [Symbol]
- 5/8" IRON PIN SET THIS PLAT: [Symbol]
- UTILITY STUB OUT: [Symbol]
- PROPERTY/R.O.W. LINE: [Symbol]
- PUBLIC UTILITY & DRAINAGE EASEMENT: [Symbol]
- PROPOSED 8" WATER LINE: [Symbol]
- PROPOSED 8" SEWER LINE: [Symbol]
- PROPOSED 18" STORM LINE: [Symbol]
- SANITARY SEWER EASEMENT: 20' SSE
- MILCROFTON EASEMENT: 20' MUDEE
- SEE NOTES 12 & 17
- PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT: 10' PUDAE
- ACCESS EASEMENT: AE
- GREEN INFRASTRUCTURE EASEMENT: GIE
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT: 15' MTE
- SEE NOTES 12 & 17
- MANHOLE DEPTH TAKEN FROM PLANS: D=11.2'

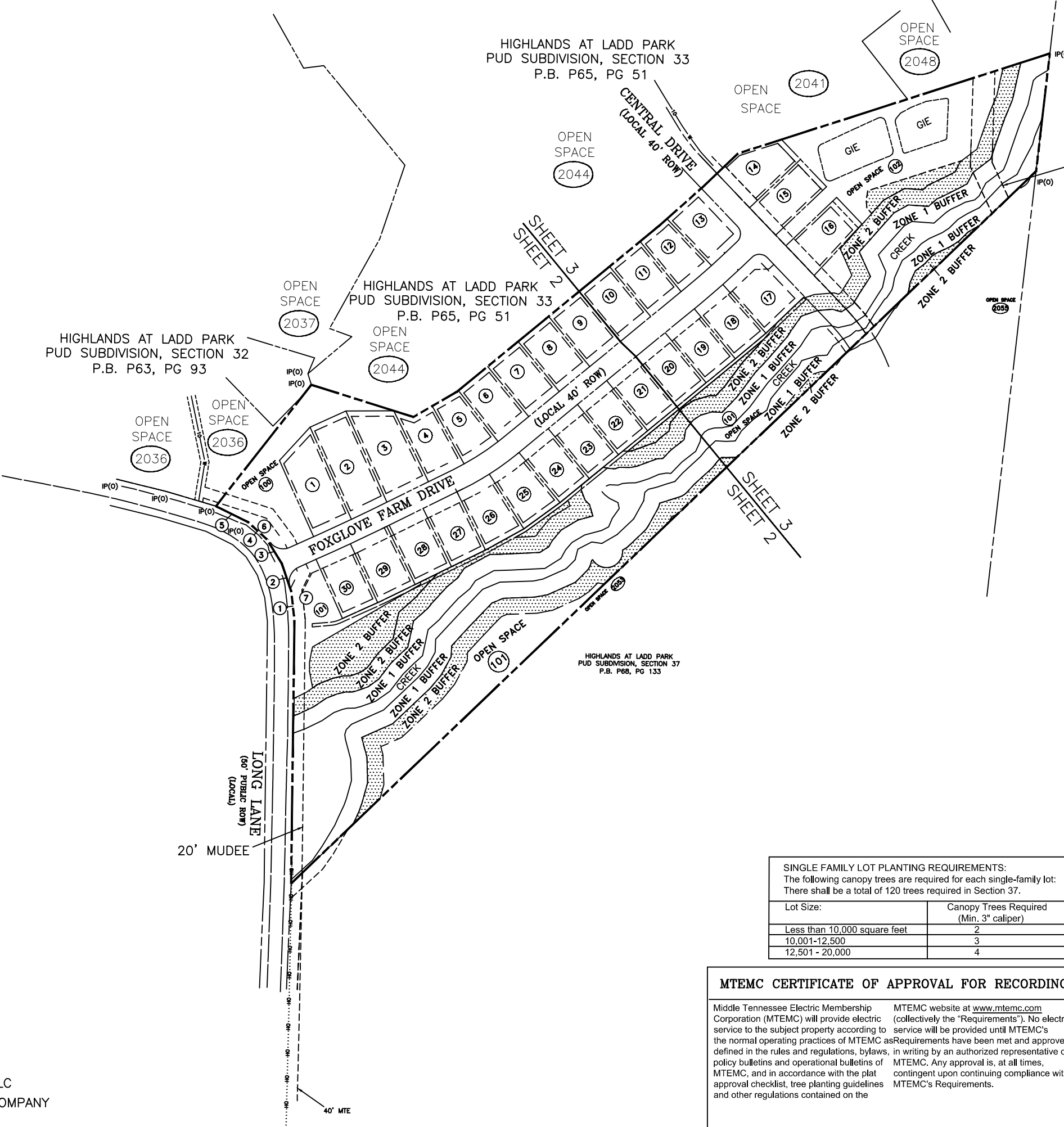
**VICINITY MAP**  
NOT TO SCALE



ADSSZONE 5301, FIPZONE 4100  
S.P.C.S. NAD 83

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 30 NEW RESIDENTIAL LOTS, 3 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR FOXGLOVE FARMS SUBDIVISION.
  - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
  - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
  - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C036DF DATED: 9-29-06.
  - SEE TYPICAL LOT DETAIL FOR EASEMENT AND SETBACK INFORMATION.
  - 5/8" IRON RODS WITH CAPS ( ) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
  - WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
  - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
  - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
  - THIS PROPERTY IS ZONED SD-R AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
  - ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
  - THE ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
  - ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
  - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
  - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
  - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
  - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
  - 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.
  - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
  - 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 AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
  - THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
  - PARKS FEES IN LIEU FOR PARKLAND REQUIREMENTS.
  - \$31,920 CASH CONTRIBUTION TO THE SIDEWALK BANK REQUIRED BY THE ZO FOR LONG LANE.

( IN FEET )  
1 inch = 200 ft.



**CERTIFICATE OF OWNERSHIP**

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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., Tennessee.

By: JULIE M. ELLIS, CFO THE JONES COMPANY Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SUBDIVISION**  
NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

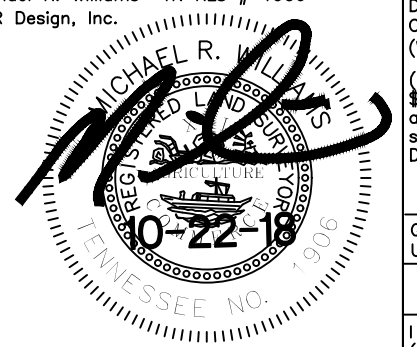
Williamson County Emergency Management Agency Date \_\_\_\_\_

City of Franklin, Tennessee 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Michael R. Williams TN RLS # 1906  
HFR Design, Inc.



**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
(1) the sewer systems designated in Moss Property PUD Subdivision, FINAL PLAT (FOXGLOVE FARM) have been installed in accordance with City specifications, or  
(2) a performance agreement and surety in the amount of \$\_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Date \_\_\_\_\_  
Department: HFR Design, Inc.  
City of Franklin, Tennessee  
(Where applicable)

(3) a performance bond in the amount of \$\_\_\_\_\_ for the on site water system and/or \$\_\_\_\_\_ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Date \_\_\_\_\_  
Utility District

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

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in Moss Property PUD Subdivision, Final Plat, (Foxglove Farm) have been installed in accordance with City specifications, or  
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 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 \_\_\_\_\_

**TYPICAL LOT DETAIL**

MINIMUM SETBACKS & LOT CRITERIA  
N.T.S.

**SINGLE FAMILY LOT PLANTING REQUIREMENTS:**  
The following canopy trees are required for each single-family lot: There shall be a total of 120 trees required in Section 37.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

**MTEMC CERTIFICATE OF APPROVAL FOR RECORDING**

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as Requirements have been met and approved defined in the rules and regulations, bylaws, in writing by an authorized representative 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 defined in the rules and regulations, bylaws, in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Date \_\_\_\_\_  
Membership Corporation

**COF PROJECT # 6860**  
**MOSS PROPERTY, PUD SUBDIVISION, FINAL PLAT (FOXGLOVE FARM)**  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 17.592 TOTAL LOTS: 33  
ACRES NEW STREETS: 1.362 FEET NEW STREETS: 1,490'±  
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+  
SCALE: 1"=200' SHEET 1 OF 3 DATE: 10-22-18

PREPARED BY:

**HFR DESIGN**

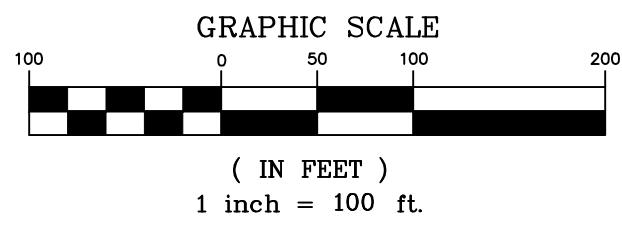
214 Centerview Drive Suite 300  
Brentwood, TN 37027  
615.370.8500

615.370.8530  
hfrdesign.com

Owner/Subdivider:  
THE JONES COMPANY OF TENNESSEE, LLC  
ATT. JULIE M. ELLIS, CFO THE JONES COMPANY  
ACQUISITION AND DEVELOPMENT  
1221 LIBERTY PIKE  
FRANKLIN, TN 37067  
PH. 615-595-5439  
MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

**LEGEND**

- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- CURB INLET
- PROPOSED MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
- ACCESS EASEMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED 18" STORM LINE
- SANITARY SEWER EASEMENT
- MILLCROFTON EASEMENT
- SEE NOTES 12 & 17
- PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
- SEE NOTES 12 & 17
- MANHOLE DEPTH TAKEN FROM PLANS



ADZONE 5301, FIPZONE 4100  
S.P.C.S. NAD 83

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	13,186.57	0.303	4	11	8,760.00	0.201	2	20	8,400.00	0.193	2
2	13,599.95	0.312	4	12	8,339.86	0.191	2	21	8,400.00	0.193	2
3	13,774.43	0.316	4	13	9,992.72	0.229	2	22	8,400.00	0.193	2
4	8,921.54	0.205	2	14	9,978.80	0.229	2	23	8,400.00	0.193	2
5	8,479.28	0.195	2	15	9,100.00	0.209	2	24	8,400.00	0.193	2
6	8,136.60	0.187	2	16	9,372.65	0.215	2	25	8,988.44	0.206	2
7	8,760.00	0.201	2	17	11,425.24	0.262	3	26	8,918.15	0.205	2
8	8,760.00	0.201	2	18	8,597.38	0.197	2	27	8,400.00	0.193	2
9	8,760.00	0.201	2	19	8,400.00	0.193	2	28	9,000.00	0.207	2
10	8,760.00	0.201	2					TOTAL	766,303.01	17.592	

**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, Tennessee Date

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
(1) the sewer systems designated in Moss Property PUD Subdivision, Final Plat, (Foxglove Farm) have been installed in accordance with City specifications, or  
(2) a performance agreement and surety in the amount of \$\_\_\_\_\_ 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 (Where applicable) Date

**CERTIFICATE OF OWNERSHIP**

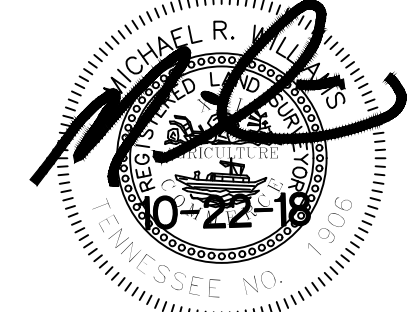
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, redivided, altered, or changed 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 (We) further certify that there are no liens on this property, except as follows:  
Book \_\_\_\_\_ Page \_\_\_\_\_ R.O.W.C., Tennessee.

By: JULIE M. ELLIS, CFO THE JONES COMPANY 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 \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Michael R. Williams TN RLS # 1906  
HFR Design, Inc.



(3) a performance bond in the amount of \$\_\_\_\_\_ for the on-site water system and/or \$\_\_\_\_\_ for off-site water system has been posted with the Williamson County Utility District to assure completion of such systems.

General Manager Milcrofton Utility District Date

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

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in Moss Property PUD Subdivision, Final Plat, (Foxglove Farm) have been installed in accordance with City specifications, or  
(2) a performance agreement and surety in the amount of \$\_\_\_\_\_ for drainage and \$\_\_\_\_\_ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director Streets Department 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 \_\_\_\_\_ 20\_\_\_\_ and this plat has been approved for recording in the Register's Office of Williamson County.

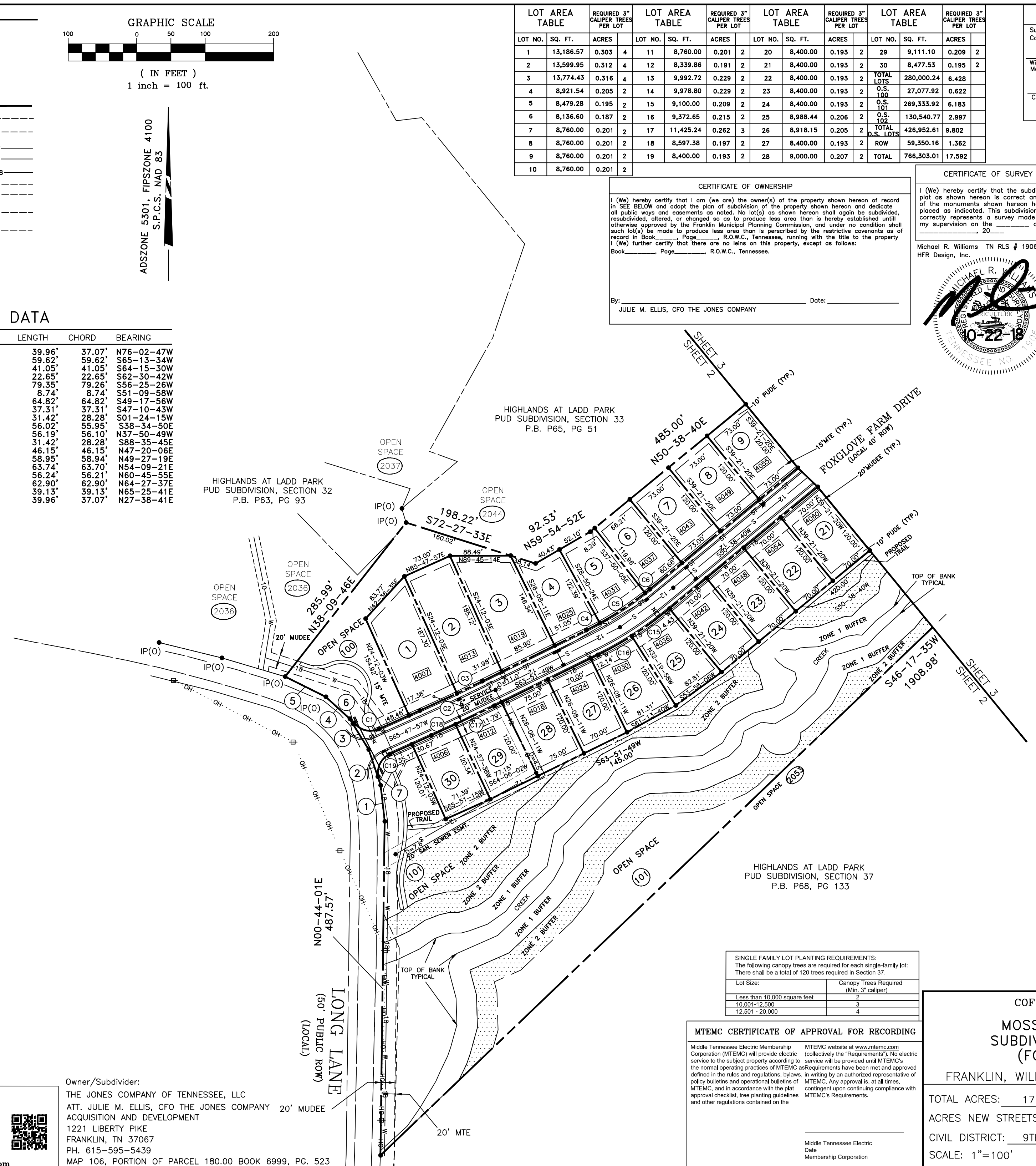
Secretary: Franklin Municipal Planning Commission Date

**CURVE DATA**

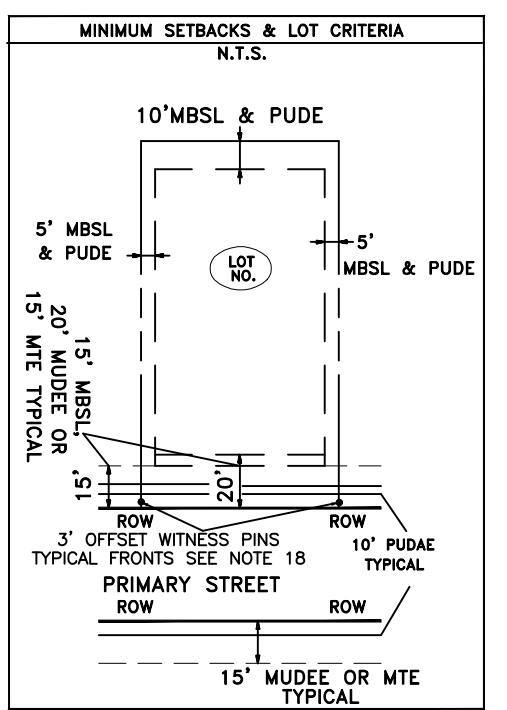
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	76-18-32	30.00'	23.57'	39.96'	37.07'	N76-02-47W
C2	01-08-47	2980.00'	29.81'	59.62'	59.62'	S65-13-34W
C3	00-47-22	2980.00'	20.53'	41.05'	41.05'	S64-15-30W
C4	02-42-13	480.00'	11.33'	22.65'	22.65'	S62-30-42W
C5	09-28-20	480.00'	39.77'	79.35'	79.35'	S56-25-26W
C6	01-02-35	480.00'	4.37'	8.74'	8.74'	S51-09-58W
C7	02-41-29	1380.00'	32.42'	64.82'	64.82'	S49-17-56W
C8	01-32-57	1380.00'	18.66'	37.31'	37.31'	S47-10-43W
C9	90-00-00	20.00'	20.00'	31.42'	28.28'	S01-24-15W
C10	10-01-50	320.00'	28.08'	56.02'	55.95'	S38-34-50E
C11	11-29-54	280.00'	28.19'	56.19'	56.10'	N37-50-49W
C12	90-00-00	20.00'	20.00'	31.42'	28.28'	S88-35-45E
C13	01-51-43	1420.00'	23.08'	46.15'	46.15'	N47-20-06E
C14	02-22-42	1420.00'	29.48'	58.95'	58.94'	N49-27-19E
C15	07-01-21	520.00'	31.91'	63.74'	63.70'	N54-09-21E
C16	06-11-47	520.00'	28.15'	56.24'	56.21'	N60-45-55E
C17	01-11-36	3020.00'	31.45'	62.90'	62.90'	N64-27-37E
C18	00-44-32	3020.00'	19.56'	39.13'	39.13'	N65-25-41E
C19	76-18-32	30.00'	23.57'	39.96'	37.07'	N27-38-41E

**LINE TABLE**

NO.	BEARING	DIST.
1	N06-24-59W	53.10'
2	N18-30-59W	54.91'
3	N31-34-59W	52.76'
4	N47-30-05W	47.36'
5	N63-33-31W	66.51'
6	S58-25-01W	2.32'
7	N71-29-01E	0.73'



**TYPICAL LOT DETAIL**



**SINGLE FAMILY LOT PLANTING REQUIREMENTS:**  
The following canopy trees are required for each single-family lot. There shall be a total of 120 trees required in Section 37.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

**MTEMC CERTIFICATE OF APPROVAL FOR RECORDING**

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, in writing by an authorized representative 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](http://www.mtemc.com) (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved by MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

**COF PROJECT # 6860**

**MOSS PROPERTY, PUD SUBDIVISION, FINAL PLAT (FOXGLOVE FARM)**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 17.592 TOTAL LOTS: 33

ACRES NEW STREETS: 1.362 FEET NEW STREETS: 1,490±

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=100' SHEET 2 OF 3 DATE: 11-12-18

PREPARED BY:

**HFR DESIGN**

214 Centerview Drive Suite 300  
Brentwood, TN 37027  
615.370.8530  
615.370.8500

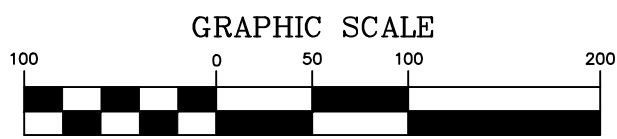
615.370.8530  
hfrdesign.com

SURVEY DIVISION [mwilliams@hfrdesign.com](http://mwilliams@hfrdesign.com)

Owner/Subdivider:  
THE JONES COMPANY OF TENNESSEE, LLC  
ATT. JULIE M. ELLIS, CFO THE JONES COMPANY 20' MUDEE  
ACQUISITION AND DEVELOPMENT  
1221 LIBERTY PIKE  
FRANKLIN, TN 37067  
PH. 615-595-5439  
MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

**LEGEND**

- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- CURB INLET
- PROPOSED MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
- ACCESS EASEMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPOSED 8" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED 18" STORM LINE
- SANITARY SEWER EASEMENT
- MILLCROFTON EASEMENT
- SEE NOTES 12 & 17
- PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
- GREEN INFRASTRUCTURE EASEMENT
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
- SEE NOTES 12 & 17
- MANHOLE DEPTH TAKEN FROM PLANS



( IN FEET )  
1 inch = 100 ft.

ADSZONE 5301, FIPZONE 4100  
S.P.C.S. NAD 83

**LINE TABLE**

NO.	BEARING	DIST.
1	N06-24-59W	53.10'
2	N18-30-59W	54.91'
3	N31-34-59W	52.76'
4	N47-30-05W	47.36'
5	N63-33-31W	66.51'
6	S58-25-01W	2.32'
7	N71-29-01E	0.73'

**CURVE DATA**

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	76-18-32	30.00'	23.57'	39.96'	37.07'	N76-02-47W
C2	01-08-47	2980.00'	29.81'	59.62'	59.62'	S65-13-34W
C3	00-47-22	2980.00'	20.53'	41.05'	41.05'	S64-15-30W
C4	02-42-13	480.00'	11.33'	22.65'	22.65'	S82-30-42W
C5	09-28-20	480.00'	39.77'	79.35'	79.35'	S56-25-26W
C6	01-02-35	480.00'	4.37'	8.74'	8.74'	S51-09-58W
C7	02-41-29	1380.00'	32.42'	64.82'	64.82'	S49-17-56W
C8	01-32-57	1380.00'	18.66'	37.31'	37.31'	S47-10-43W
C9	90-00-00	20.00'	20.00'	31.42'	28.28'	S01-24-15W
C10	10-01-50	320.00'	28.08'	56.02'	55.95'	S38-34-50E
C11	11-29-54	280.00'	28.19'	56.19'	56.10'	N37-50-49W
C12	90-00-00	20.00'	20.00'	31.42'	28.28'	S85-35-45E
C13	01-51-43	1420.00'	23.08'	46.15'	46.15'	N47-20-06E
C14	02-22-42	1420.00'	29.48'	58.95'	58.94'	N49-27-19E
C15	07-01-21	520.00'	31.91'	63.74'	63.70'	N54-09-21E
C16	06-11-47	520.00'	28.15'	56.24'	56.21'	N60-45-55E
C17	01-11-36	3020.00'	31.45'	62.90'	62.90'	N64-27-37E
C18	00-44-32	3020.00'	19.56'	39.13'	39.13'	N65-25-41E
C19	76-18-32	30.00'	23.57'	39.96'	37.07'	N27-38-41E

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	13,186.57	0.303	4	11	8,760.00	0.201	2	20	8,400.00	0.193	2
2	13,599.95	0.312	4	12	8,339.86	0.191	2	21	8,400.00	0.193	2
3	13,774.43	0.316	4	13	9,992.72	0.229	2	22	8,400.00	0.193	2
4	8,921.54	0.205	2	14	9,978.80	0.229	2	23	8,400.00	0.193	2
5	8,479.28	0.195	2	15	9,100.00	0.209	2	24	8,400.00	0.193	2
6	8,136.60	0.187	2	16	9,372.65	0.215	2	25	8,988.44	0.206	2
7	8,760.00	0.201	2	17	11,425.24	0.262	3	26	8,918.15	0.205	2
8	8,760.00	0.201	2	18	8,597.38	0.197	2	27	8,400.00	0.193	2
9	8,760.00	0.201	2	19	8,400.00	0.193	2	28	9,000.00	0.207	2
10	8,760.00	0.201	2					TOTAL	280,000.24	6.428	
								O.S. 100	27,077.92	0.622	
								O.S. 101	269,333.92	6.183	
								O.S. 102	130,540.77	2.997	
								TOTAL O.S. LOTS	426,952.61	9.802	
								ROW	59,350.16	1.362	
								TOTAL	766,303.01	17.592	

**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, Tennessee Date

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
(1) the sewer systems designated in Moss Property PUD Subdivision, Final Plat, (Foxglove Farm) have been installed in accordance with City specifications, or  
(2) a performance agreement and surety in the amount of \$\_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Date  
City of Franklin, Tennessee

**CERTIFICATE OF OWNERSHIP**

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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.

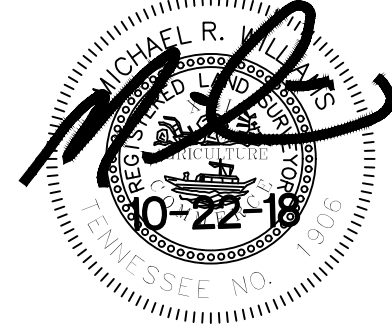
I (We) further certify that there are no liens on this property, except as follows:  
Book \_\_\_\_\_ Page \_\_\_\_\_, R.O.W.C., Tennessee.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
JULIE M. ELLIS, CFO THE JONES COMPANY

**CERTIFICATE OF SURVEY**

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Michael R. Williams TN RLS # 1906  
HFR Design, Inc.



MAP 117, PARCEL 36.00  
BRAXTON R. RICHARDSON, III  
BOOK 1295, PG. 879

(3) a performance bond in the amount of \$\_\_\_\_\_ for the on site water system and/or \$\_\_\_\_\_ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager Milcrofton Date  
Utility District

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

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in Moss Property PUD Subdivision, Final Plat, (Foxglove Farm) have been installed in accordance with City specifications, or

amount of \$\_\_\_\_\_ 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

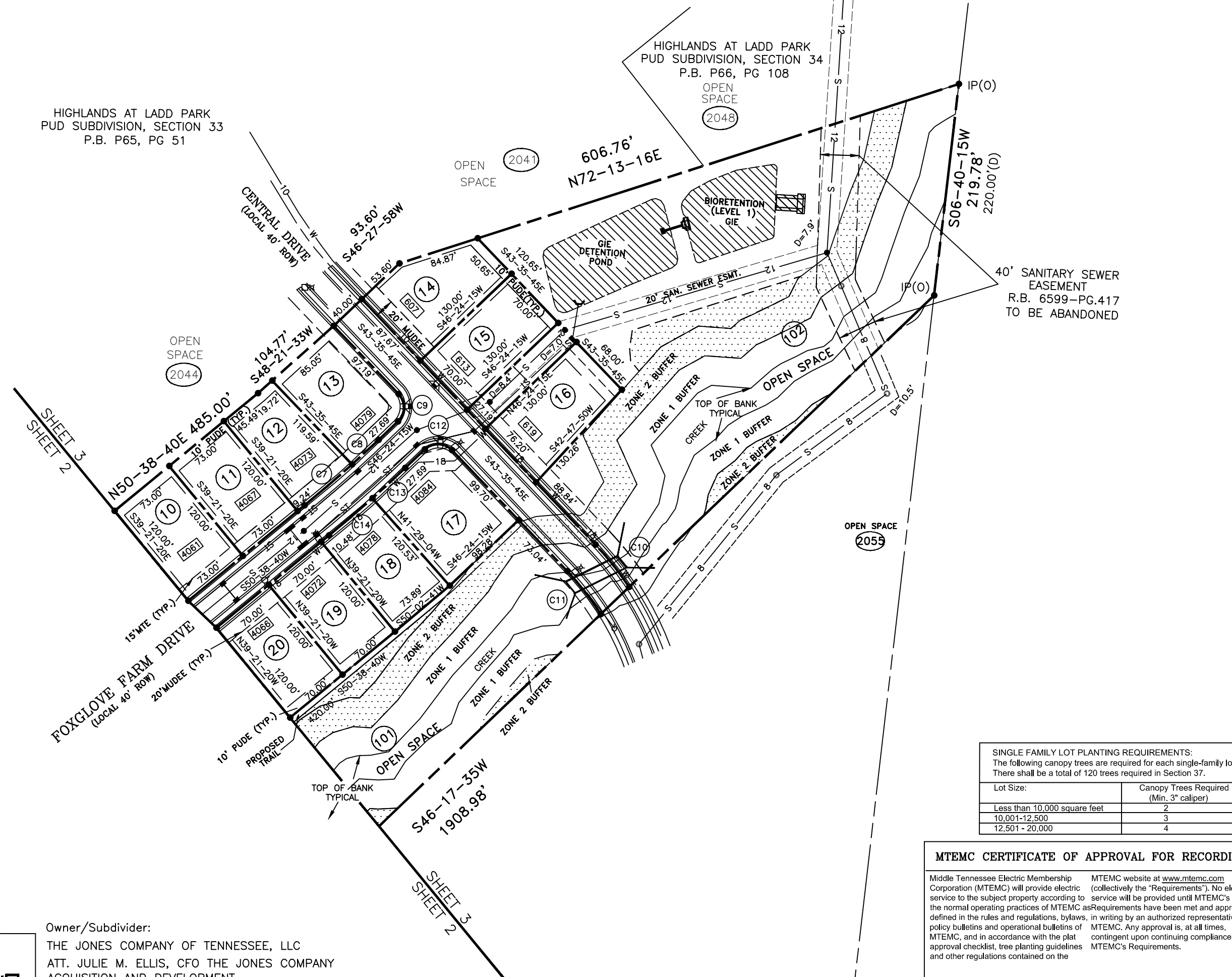
**CERTIFICATE OF APPROVAL FOR RECORDING**

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

**TYPICAL LOT DETAIL**

MINIMUM SETBACKS & LOT CRITERIA  
N.T.S.



**SINGLE FAMILY LOT PLANTING REQUIREMENTS:**  
The following canopy trees are required for each single-family lot. There shall be a total of 120 trees required in Section 37.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

**MTEMC CERTIFICATE OF APPROVAL FOR RECORDING**

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as Requirements have been met and approved defined in the rules and regulations, bylaws, in writing by an authorized representative 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 all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Date Membership Corporation

**COF PROJECT # 6860**  
**MOSS PROPERTY, PUD SUBDIVISION, FINAL PLAT (FOXGLOVE FARM)**  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 17.592 TOTAL LOTS: 33  
ACRES NEW STREETS: 1.362 FEET NEW STREETS: 1,490±  
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+  
SCALE: 1"=100' SHEET 3 OF 3 DATE: 11-12-18

PREPARED BY:

**HFR DESIGN**

214 Centerview Drive Suite 300  
Brentwood, TN 37027  
615.370.8530  
615.370.8500  
hfrdesign.com

Owner/Subdivider:  
THE JONES COMPANY OF TENNESSEE, LLC  
ATT. JULIE M. ELLIS, CFO THE JONES COMPANY  
ACQUISITION AND DEVELOPMENT  
1221 LIBERTY PIKE  
FRANKLIN, TN 37067  
PH. 615-595-5439  
MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523