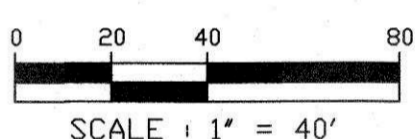
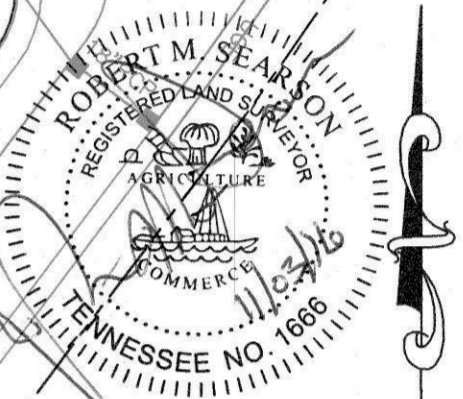
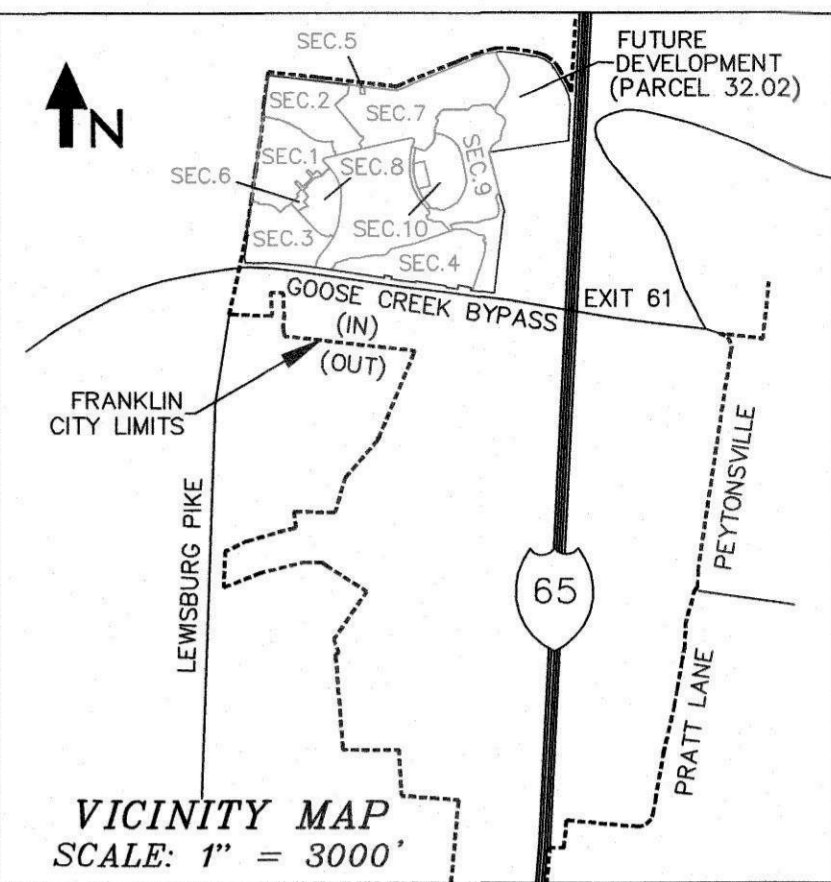
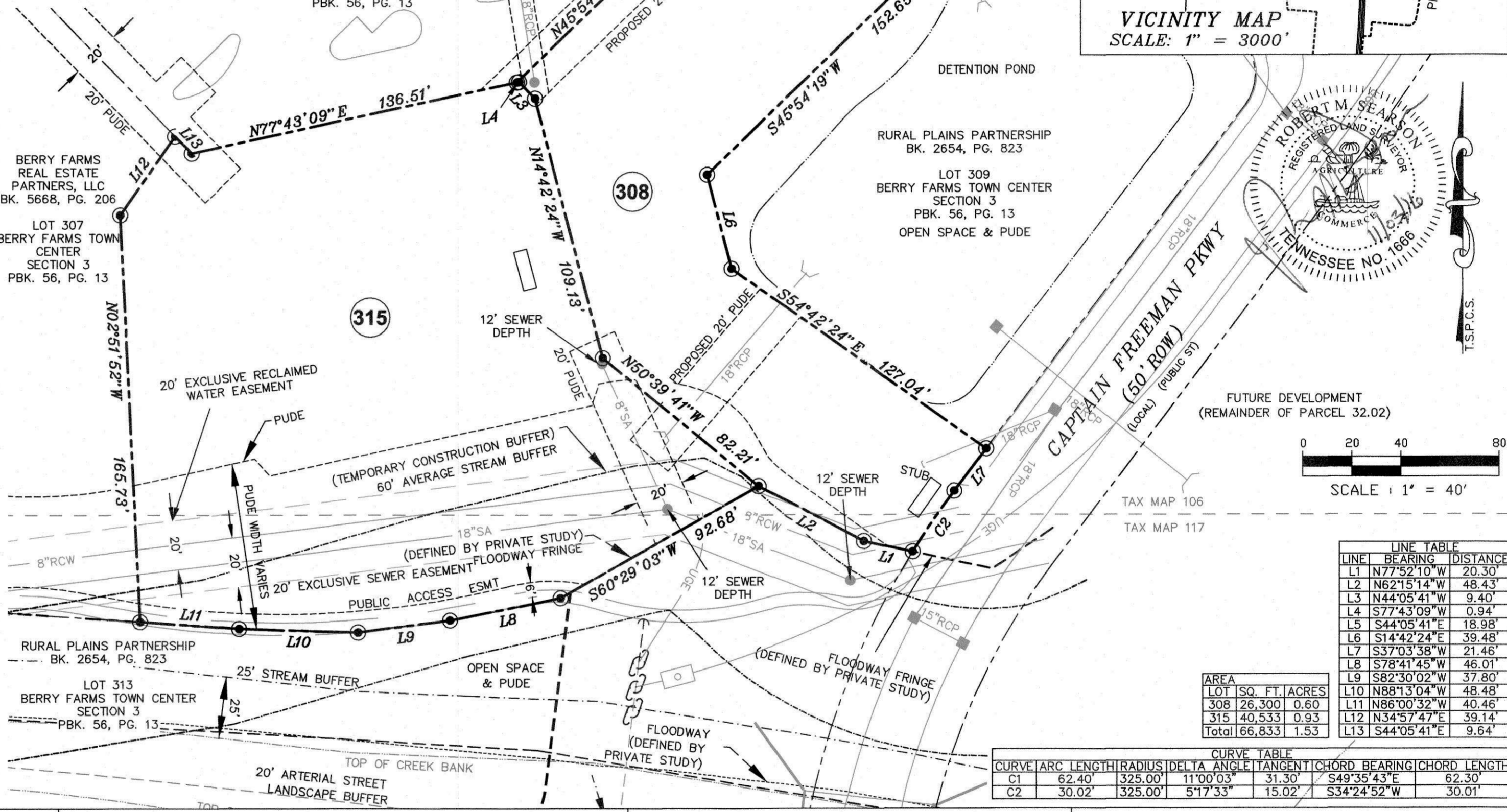


NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 2 BUILDABLE LOTS.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 308 OF BERRY FARMS TOWN CENTER SECTION 3 AS RECORDED IN PLAT BOOK P56, PAGE 13, REGISTER'S OFFICE OF WILLIAMSON COUNTY, (ROWC).
- EXISTING BASE ZONING: ML (LOCAL MIXED-USE DISTRICT)
CHARACTER AREA OVERLAY: GCCO-3
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 106P, GROUP E, AND IS KNOWN AS PARCELS 34 AND TAX MAP 106, PARCEL 32.02.
- OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP
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@leainc.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. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- 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".
- 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.
- MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- RIGHTS OF CROSS ACCESS FOR EACH LOT SHALL BE DETERMINED BY THE C.C.R.'S OF BERRY FARMS SECTION 3 AS RECORDED IN BOOK 5614, PAGE 741, ROWC, AND AS AMENDED IN BOOK 5654, PAGE 212. SAID C.C.R.'S PROVIDE PEDESTRIAN AND VEHICULAR CROSS ACCESS THROUGH ALL LOTS IN THIS DEVELOPMENT.
- 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.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- 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.
- 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.

LEGEND

- PARCEL NO. ()
 LOT NUMBER (00)
 STREET ADDRESS (000)
 CONC MONUMENT (OLD) (O)
 IRON ROD (SET) (O)
 CONC MONUMENT (SET) (O)
 PROPERTY LINE (---)
 FLOODWAY FRINGE (---)
 FLOODWAY (---)
 EXISTING SANITARY SEWER LINE (---)
 EXISTING STORM SEWER LINE (---)
 UNDERGROUND ELECTRIC (---)
 RECLAIMED WATER LINE (---)
 EXISTING WATER LINE (---)
 EXISTING FIRE HYDRANT (---)
 EXISTING WATER VALVE (---)
 EXISTING STORM STRUCTURE (---)
 MANHOLE (---)
 TRANSFORMER (---)



LINE	BEARING	DISTANCE
L1	N77°52'10"W	20.30'
L2	N62°15'14"W	48.43'
L3	N44°05'41"W	9.40'
L4	S77°43'09"W	0.94'
L5	S44°05'41"E	18.98'
L6	S14°42'24"E	39.48'
L7	S37°03'38"W	21.46'
L8	S78°41'45"W	46.01'
L9	S82°30'02"W	37.80'
L10	N88°13'04"W	48.48'
L11	N86°00'32"W	40.46'
L12	N34°57'47"E	39.14'
L13	S44°05'41"E	9.64'

LOT	SQ. FT.	ACRES
308	26,300	0.60
315	40,533	0.93
Total	66,833	1.53

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	BEARING	CHORD LENGTH
C1	62.40'	325.00'	11°00'03"	31.30'	54°35'43"E	62.30'	
C2	30.02'	325.00'	5°17'33"	15.02'	S34°24'52"W	30.01'	

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 3, Revision 3 - Resubdivision of Lot 308" 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 _____, 2014, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary _____ Date _____
 Franklin Municipal Planning Commission

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 8th day of July, 2015.

Robert M. Searson, Tenn. License No. 1666 _____ 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

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

CERTIFICATE OF ELECTRIC POWER
 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 all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation _____ Date _____

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 3, REVISION 3 RESUBDIVISION OF LOT 308 C.O.F. NO. 6272

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 1.53	TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: 0	DISTRICT: 10TH
LFT NEW PUBLIC STREETS: 0	CLOSURE ERROR: 1:10000

DATE: 10-10-2016
 REV: 11-03-2016

LEA PROJECT #554716073 SHEET 1 OF 1

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