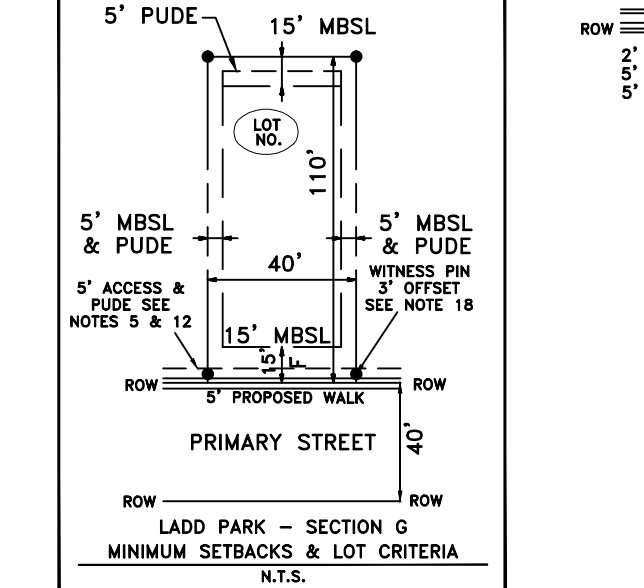
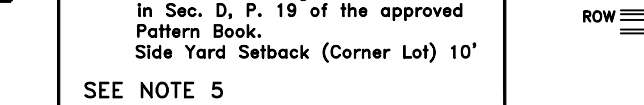


VICINITY MAP

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 37 RESIDENTIAL LOTS 3 OPEN SPACE LOTS AND DEDICATE ROW FOR SECTION 27 HIGHLANDS AT LADD PARK PUD 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 0.2% ANNUAL CHANCED FLOODPLAIN AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0360F DATED: 9-29-06.
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 - WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
 - DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS FOLLOWS: PORTION OF PARCEL 181.00 THE JONES COMPANY OF TENNESSEE, LLC IN BOOK 6297, PG. 12 AND BEING ON TAX MAP 106.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEM.
 - THIS PROPERTY IS PORTIONS OF WILLIAMSON COUNTY TAX MAP 106, PARCEL 181.00.
 - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
 - ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FAÇADE 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 RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 17).
 - MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURE WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTINGS OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNERS EXPENSE ON THE HOMEOWNER'S LOT DISTURBED BY MILCROFTON AT THE HOMEOWNERS EXPENSE ON THE HOMEOWNER'S LOT.
 - ALL CORNERS FALLING ALONG RIGHT OF WAY THAT FALL WITHIN THE PROPOSED CONCRETE WALKS AS SHOWN HEREON WILL BE SET 3' OFFSET FROM THE PROPERTY LINE BEHIND THE WALK AS A WITNESS PIN.

LEGEND

- FIRE HYDRANT PROPOSED
- LIGHT POLE PROPOSED
- EXISTING POWER POLE
- CURB INLET PROPOSED
- IRON PIN FOUND
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- SEWER MANHOLE PROPOSED
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPOSED 16" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED 16" SEWER LINE
- PROPOSED CURB LINES
- SANITARY SEWER EASEMENT
- MILCROFTON EASEMENT
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT
- HOME OWNERS ASSOCIATION EASEMENT
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 16



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 of Middle Tennessee Electric bylaws, policy bulletins and operational bulletins of Middle Tennessee Electric 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.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

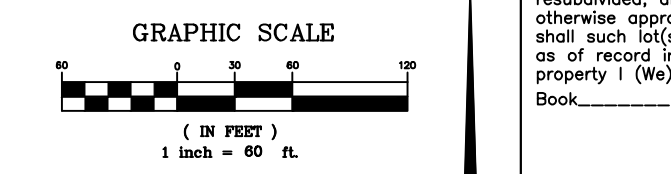
Williamson County Emergency Management Agency Date

City of Franklin, Tennessee Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) 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: DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC Date:



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 27, Subdivision have been installed in accordance with City specifications, or
- 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 Sewer Management Department City of Franklin, TN Date

(Where applicable)

General Manager Milcrofton Utility District Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:

- the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 27, 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 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 _____

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	3" CALIPER TREES PER LOT
658	9,573.04	0.220	2
659	7,560.00	0.174	2
660	7,560.00	0.174	2
661	7,560.00	0.174	2
662	10,356.98	0.238	3
663	11,838.24	0.272	3
666	8,674.13	0.199	2
667	7,560.00	0.174	2
668	9,713.96	0.223	2
669	7,717.53	0.177	2
670	7,560.00	0.174	2
671	7,560.00	0.174	2
672	7,560.00	0.174	2
673	9,529.55	0.219	2
674	9,529.55	0.219	2
675	7,560.00	0.174	2
676	7,560.00	0.174	2
677	7,560.00	0.174	2
678	7,560.00	0.174	2
679	8,144.61	0.187	2
680	7,560.00	0.174	2
681	8,738.95	0.201	2
682	8,355.24	0.192	2
683	7,560.00	0.174	2
684	7,560.00	0.174	2

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____.

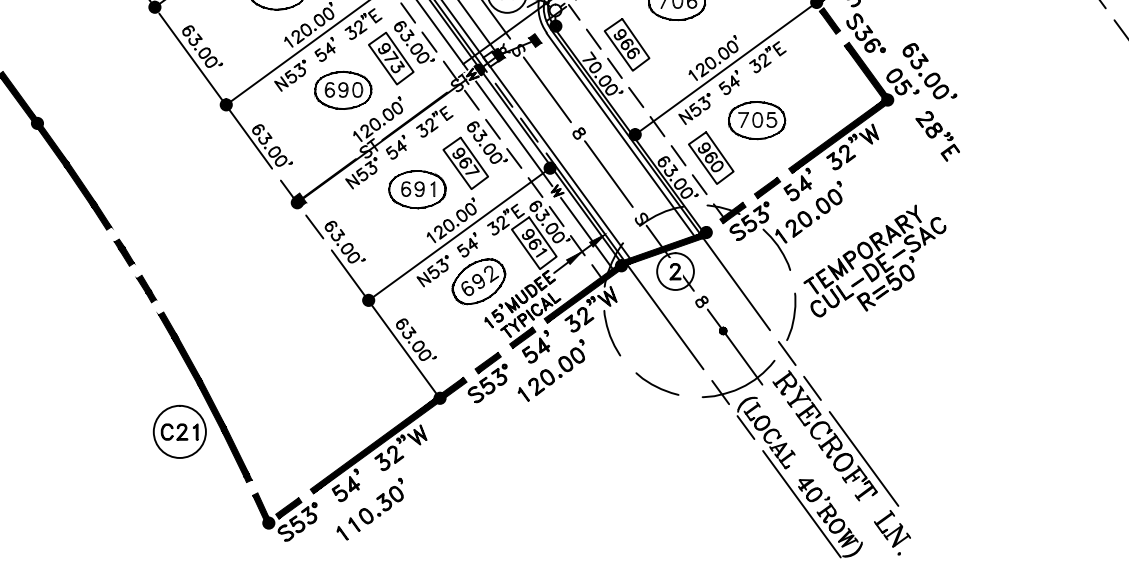
Michael R. Williams TN RLS # 1906 HFR Design, Inc.

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	3" CALIPER TREES PER LOT
685	7,560.00	0.174	2
686	7,560.00	0.174	2
687	7,560.00	0.174	2
688	7,560.00	0.174	2
689	7,560.00	0.174	2
690	7,560.00	0.174	2
691	7,560.00	0.174	2
692	7,560.00	0.174	2
705	7,560.00	0.174	2
706	10,714.16	0.246	3
707	10,714.16	0.246	3
764	8,777.18	0.201	2
TOTAL LOTS	305,608.86	7.016	
O.S. 2018	10,114.16	0.232	
O.S. 2019	48,883.72	1.122	
O.S. 2020	4,421.87	0.102	
TOTAL OPEN SPACE	63,419.75	1.456	
ROW	69,442.90	1.594	
TOTAL	438,471.51	10.066	

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	83-40-43	20.00'	17.91'	29.21'	26.68'	S84-15-07E
C2	95-19-17	20.00'	22.34'	33.62'	29.80'	N05-44-53E
C3	08-19-17	190.00'	10.49'	20.96'	20.95'	N05-15-07W
C4	06-19-17	150.00'	8.28'	16.55'	16.54'	S39-15-07E
C5	90-00-00	20.00'	20.00'	31.42'	28.28'	N81-05-28W
C6	90-00-00	20.00'	20.00'	31.42'	28.28'	N08-54-32E
C7	90-00-00	20.00'	20.00'	31.42'	28.28'	S08-54-32W
C8	90-00-00	20.00'	20.00'	31.42'	28.28'	S81-05-28E
C9	90-00-00	20.00'	20.00'	31.42'	28.28'	N08-54-32E
C10	90-00-00	20.00'	20.00'	31.42'	28.28'	N81-05-28W
C11	22-18-23	130.00'	25.63'	50.61'	50.29'	S24-56-17E
C12	06-52-58	130.00'	1.00'	2.00'	2.00'	S13-20-37E
C13	23-11-21	90.00'	36.43'	18.47'	36.43'	N24-29-48W
C14	01-51-46	130.00'	4.23'	4.23'	4.23'	N13-50-01W
C15	20-10-11	130.00'	23.12'	45.76'	45.53'	N24-51-00W
C16	01-09-23	130.00'	1.31'	2.62'	2.62'	N35-30-47W
C17	21-31-06	90.00'	17.10'	33.80'	33.60'	S23-39-40E
C18	01-40-15	90.00'	1.31'	2.62'	2.62'	S35-15-21E
C19	90-00-00	20.00'	20.00'	31.42'	28.28'	S81-05-28E
C20	90-00-00	20.00'	20.00'	31.42'	28.28'	N08-54-32E
C21	12-00-19	1,150.00'	120.92'	240.96'	240.52'	N30-03-10W
C22	89-59-59	20.00'	20.00'	31.42'	28.28'	N08-54-31E



LINE TABLE

NO.	BEARING	DIST.
1	S31-55-58W	43.13'
2	S70-36-29W	41.76'

SINGLE FAMILY LOT PLANTING REQUIREMENTS:

The following canopy trees are required for each single-family lot: There shall be a total of 96 trees required in Section 27.

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

PREPARED BY:

HFR DESIGN

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

SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439

COF PROJECT # 5783

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 27

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 10.066 TOTAL LOTS: 40
ACRES NEW STREETS: 1.594 FEET NEW STREETS: 1,600'±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 2-09-15