

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/ HUFFINES DEVELOPMENT, LLC (GREG COOKE)
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

MAD 62 / PARCELS 19.04 + 19.05
(Property Parcel/Tax ID Number)

and located at:

1340 HUFFINES RIDGE DRIVE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

RAGAN SMITH ASSOCIATES, INC (TED STEVENSON)
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes

[Signature]
Signature

7128 South Springs Dr.
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

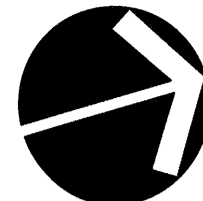
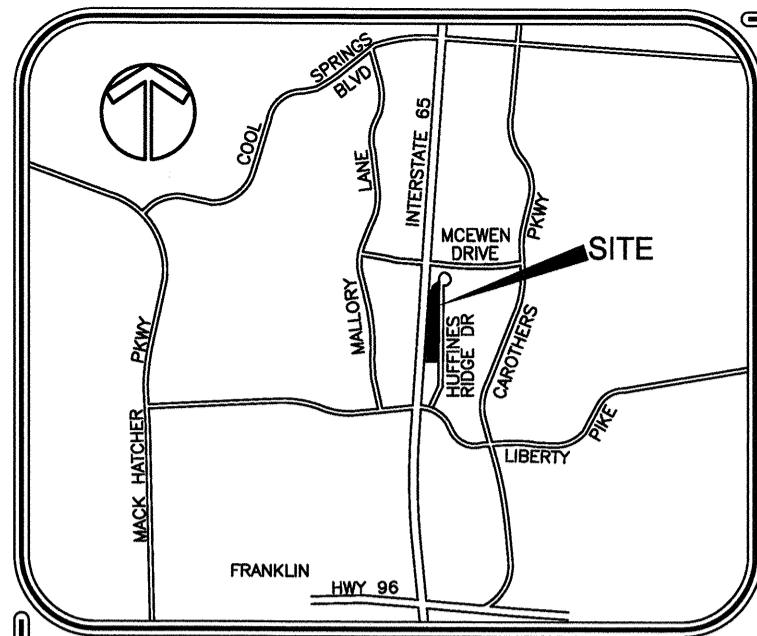
Subscribed and sworn to before me this

8 day of Feb, 2014.

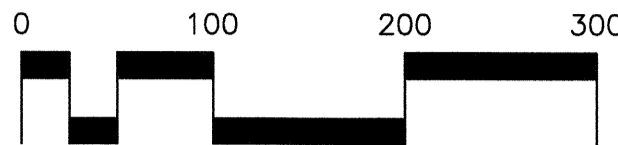
[Signature]
Notary Public

My Commission Expires: 10-2-17





SEE NOTE 2.



OWNER
 HUFFINES DEVELOPMENT, LLC
 2410 HIDDEN RIVER LANE
 FRANKLIN, TN., 37067
 CONTACT: GREG COOKE
 615-771-7775
 greg@revmotorsports.com

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 6344, PAGE 325, AND DEED BOOK 6256, PAGE 709, 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., TENNESSEE.
HUFFINES DEVELOPMENT, LLC

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 8TH DAY OF OCTOBER, 2015. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 72,122.
 SURVEYOR: *Joseph Stevens* DATE: 3/3/16
 TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
 I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN _____, 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 DATE
 CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN _____, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS
 I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN _____, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) 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.

SUPERINTENDENT STREETS FRANKLIN TN. 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 DATE

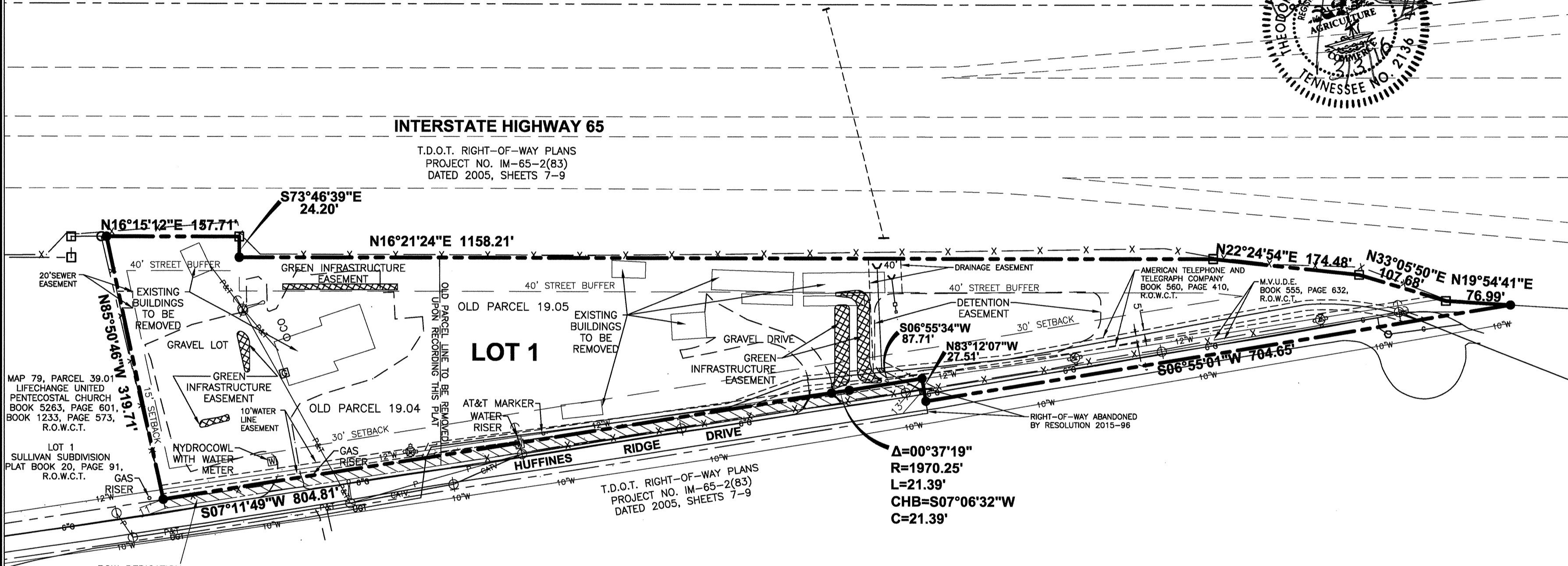
CERTIFICATE OF APPROVAL FOR RECORDING
 APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT
HUFFINES DEVELOPMENT SUBDIVISION
 COF# 6052 (5988)
 1340 HUFFINES RIDGE DRIVE
 NINTH CIVIL DISTRICT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: MARCH 03, 2016 JOB NO: 15121 WO: 0346

RAGAN SMITH
 315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
 (615) 244-8591 WWW.RAGANSMITH.COM
 CONTACT: TED STEVENSON
 EMAIL: tstevenson@ragansmith.com



LEGEND

□ CM(O)	CONCRETE MONUMENT (OLD)	—●—	SIGN
○ IR(O)	IRON ROD (OLD)	○	UTILITY POLE
● IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	○→	UTILITY POLE W/ ANCHOR
⊙	FIRE HYDRANT	○	UTILITY POLE W/ LIGHT
⊗	WATER VALVE	○	GAS VALVE
⊕	WATER METER	⊠	GAS METER
■	CATCH BASIN	—P—	TELEPHONE RISER
⊙	SANITARY SEWER MANHOLE	—P&T—	OVERHEAD ELECTRIC POWER LINE
○	SEWER CLEAN-OUT	—CATV—	OVERHEAD POWER AND TELEPHONE LINES
*	LIGHT STANDARD	—SA—	OVERHEAD CABLE TELEVISION LINE
⊠	ELECTRIC BOX	—G—	SANITARY SEWER LINE
⊠	AIR CONDITIONER	—W—	GAS LINE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	—UGT—	WATER LINE
		—X—X—	UNDERGROUND TELEPHONE LINE
			FENCE

- GENERAL NOTES**
1. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO PARCELS INTO A ONE LOT SUBDIVISION.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
 3. THIS PROPERTY IS CURRENTLY ZONED GC-(GENERAL COMMERCIAL DISTRICT). CHARACTER AREA: MCEWEN; STANDARDS: TRADITIONAL OR CONVENTIONAL; OVERLAY: 500 FT BUFFER OF HILLSIDE/HILLCREST.
 4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 5. BEING PARCEL NUMBERS 19.04 AND 19.05 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.
 6. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 7. 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.
 8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
 9. THERE SHALL BE NO CLEARING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 10. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
 11. THIS PROPERTY IS SUBJECT TO, INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, OF RECORD IN BOOK _____ PAGE _____, R.O.W.C.T.
 12. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 13. A PORTION OF HUFFINES RIDGE ROAD RIGHT-OF-WAY HAS BEEN ABANDONED PER RESOLUTION 2015-96.

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