

VICINITY MAP - NOT TO SCALE

**Certificate of Approval of Streets, Drainage, and Sidewalks**

I hereby certify that:  
 (1) The streets, drainage, and sidewalks designated in \_\_\_\_\_ Subdivision 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 systems.

Director \_\_\_\_\_ Date \_\_\_\_\_  
 Streets Department  
 City of Franklin, Tennessee

**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 \_\_\_\_\_ Date \_\_\_\_\_  
 Emergency Management Agency  
 City of Franklin \_\_\_\_\_ Date \_\_\_\_\_

**Certificate of Approval of Water System**

I hereby certify that:  
 (1) The water system designated in \_\_\_\_\_ Subdivision has been installed in accordance with City specifications, or  
 (2) A performance agreement and surety in the amount of \$ \_\_\_\_\_ for the water system and has been posted with the \_\_\_\_\_ Utility District, Tennessee, to assure completion of such systems.

Director \_\_\_\_\_ Date \_\_\_\_\_  
 Water Management Department  
 City of Franklin, Tennessee

**Certificate of Approval of Sewer Systems**

I hereby certify that:  
 (1) The sewer system designated in \_\_\_\_\_ Subdivision has been installed in accordance with City specifications, or  
 (2) A performance agreement and surety in the amount of \$ \_\_\_\_\_ for the sewer system and has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director \_\_\_\_\_ Date \_\_\_\_\_  
 Water Management Department  
 City of Franklin, Tennessee

**Certificate of Approval of Electric Power**

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for MTEM. Any approval is at all times contingent upon continuing compliance with the MTEM.

Electric Provider \_\_\_\_\_ 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 \_\_\_\_\_ Date \_\_\_\_\_  
 Franklin Municipal Planning Commission

**Certificate of Survey**

I (We) hereby certify that the subdivision plat as shown hereon is accurate and that all of the monuments shown hereon will be placed upon completion of construction. This subdivision plat accurately represents survey made under my supervision on the 10th day of June, 2017.

\_\_\_\_\_  
 Kenneth D. Church, TN RLS 1004  
 Senior Program Director, CESO Inc. 8/2/2017  
 Date

I hereby certify that this is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03-.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey is 1:28,877 as shown hereon.

**PRELIMINARY  
 FOR REVIEW  
 ONLY**

Kenneth D. Church, TN RLS 1004  
 Senior Program Director, CESO, Inc.  
 [P] 615.932.5187 [M] 615.332.2651  
 [E] church@cesoinc.com



**Certificate of Ownership**

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 6529, Page 981, 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, re-subdivided, 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.

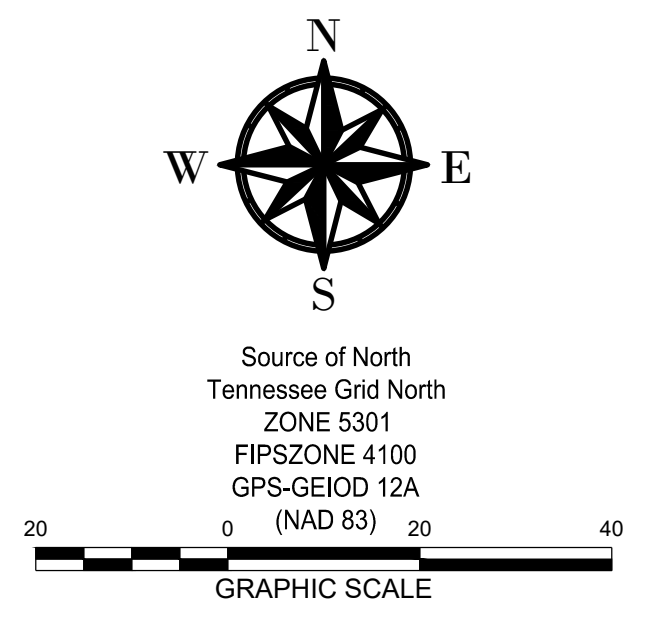
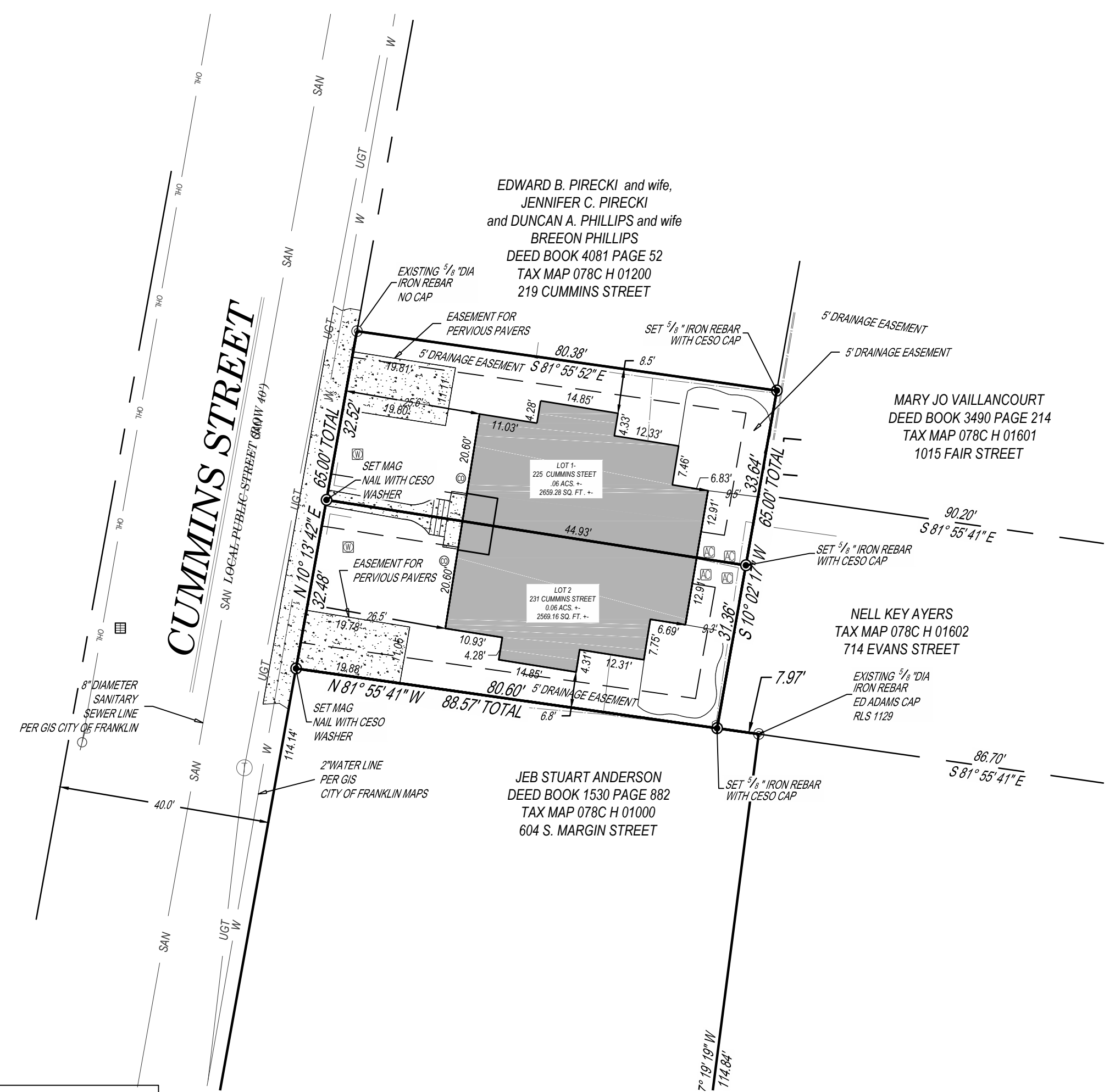
Owner(s) \_\_\_\_\_ Date \_\_\_\_\_  
**Owner**  
 Name: Garden Gate Development LLC  
 Address: 427 Murfreesboro Road  
 Franklin, Tennessee 37064  
 Phone: 615-426-7829  
 Email: Matt Christensen <matt.christensen@comcast.net>

**SURVEYOR NOTES:**

- The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
- Survey not final without black signed Seal and Signature of Surveyor on mylar.
- All set property corners are marked with 5/8" diameter rebar with a CESO cap.
- This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.
- This property has direct access to a dedicated public right-of-way.
- As shown on survey, there are no gaps or gores between tracts.

**UTILITY DISCLAIMER:**

CESO/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. CESO 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. CESO makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. CESO further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility accompany. 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 three (3) 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 811.



- GENERAL NOTES:**
- This Plat is being recorded to create two lots.
  - Total Area .012 Acres (+/-) or 5,228.47 Sq.Ft (+/-) (More or Less)
  - Zoning Property Setbacks**  
 Zoning: R-6 Residential  
 Front Yard: 20 Ft  
 Side Yard: 0-5 Ft  
 Rear Yard: 5 Ft.
  - 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.
  - Recorded documents do not indicate ownership of Mineral Rights or Statement of Claim in accordance with TCA Code 67-5-90.
  - Deed Book 6529 Page 981
  - No obstructions or encroachments which impede the flow of stormwater shall be permitted within 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.
  - Lot trees required 2 @ 3" caliper per each lot
  - 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.
  - Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
  - Per contractor pervious pavers were installed.

**RESERVED FOR  
 REGISTER OF DEEDS**

**REVISIONS**

NO.	DATE	DESCRIPTION
1	7/21/2017	REVISED TO TWO LOTS
2	8/3/2017	REVISIONS PER COF COMMENTS 7/25/17

**SUBDIVISION PLAT COF NUMBER 6498**

**CHRISTENSEN SUBDIVISION**

223 AND 225 CUMMINS STREET TAX PARCEL NUMBERS: 078C-H-01100  
 CITY OF FRANKLIN 7TH DISTRICT WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 20' DATE: 7/10/17

DESIGN: KDC	 WWW.CESOINC.COM	JOB NO.: P01937-01
DRAWN: KDC		SHEET NO.:
CHECKED: KDC		1 OF 1