

VICINITY MAP
(N.T.S.)

UTILITY NOTE:

THIS SURVEYOR 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. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. 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 (3) THREE 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 1-615-366-1987 OR 1-800-351-1111.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN SUBDIVISION 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, STREET DEPARTMENT 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 _____

NOTES:

1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE 2 LOTS.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000 AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-3 (OFFICIAL RULES) ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
4. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83 (1995).
5. THIS PROPERTY IS CURRENTLY ZONED SD-X 5.25/11,000. SETBACKS: OBTAINED FROM APPROVED DEVELOPMENT PLAN. FRONT YARD AND STREET: 50-FEET, SIDE: 25-FEET, REAR: 40-FEET.
6. MAP AND PARCEL NUMBERS REFER TO WILLIAMSON COUNTY TAX ASSESSOR'S MAPS.
7. BY GRAPHIC PLOTTING ONLY, PART OF THE SUBJECT SITE IS WITHIN A FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP NO. 47187C0205F, REVISED SEPTEMBER 29, 2006.
8. 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.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
10. CHARACTER OVERLAY IS BERRY'S CHAPEL (BCCO-4).

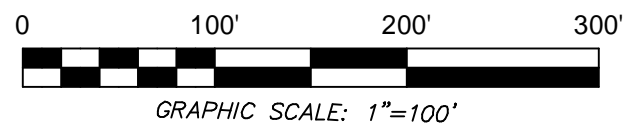
CRAWFORD & CUMMINGS, P.C.
1929 21ST. AVENUE SOUTH
NASHVILLE, TN. 37212
(615) 292-2661 FAX (615) 383-9871
EMAIL: alan@ccsurveyors.net

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 OWNERSHIP

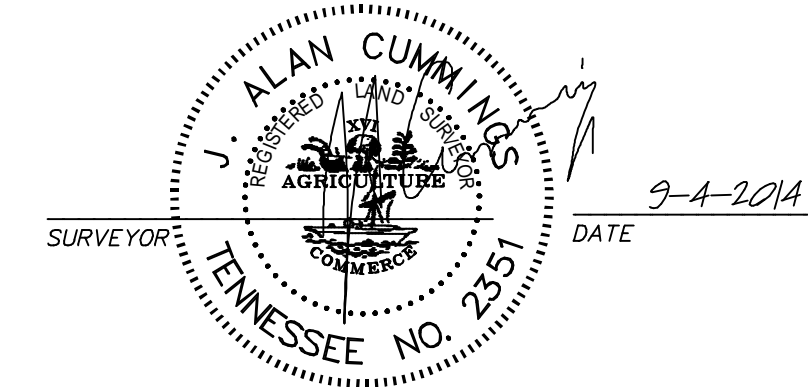
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 4368, PAGE 300, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, 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., TN.

OWNER(S) PARCEL 46 DATE _____

OWNER(S) PARCEL 47 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 14TH DAY OF APRIL, 2014.



CERTIFICATE OF WATER AND SEWER SYSTEMS

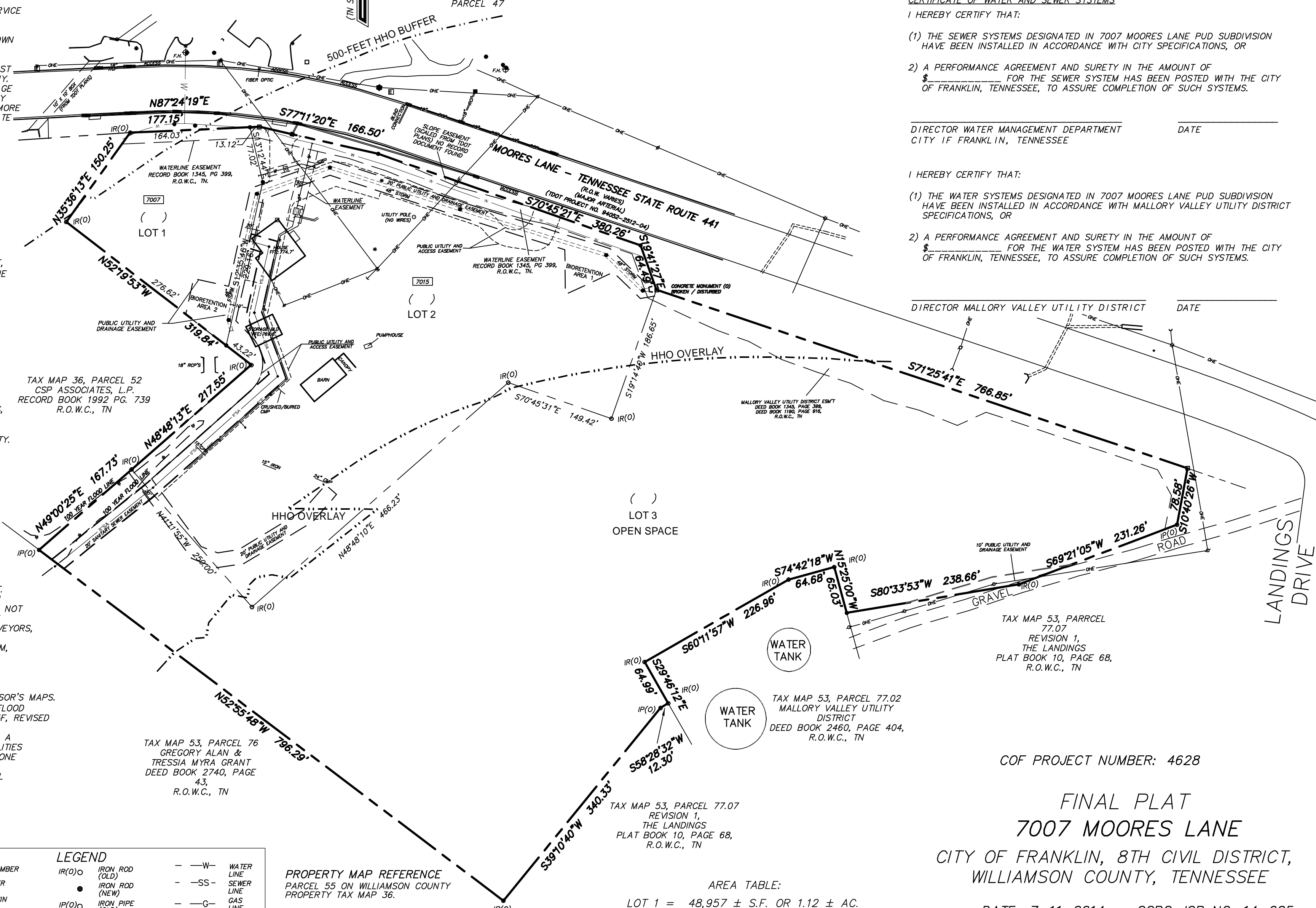
- I HEREBY CERTIFY THAT:
- 1) THE SEWER SYSTEMS DESIGNATED IN 7007 MOORES LANE PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
 - 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE DATE _____

I HEREBY CERTIFY THAT:

- 1) THE WATER SYSTEMS DESIGNATED IN 7007 MOORES LANE PUD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MALLORY VALLEY UTILITY DISTRICT 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.

DIRECTOR MALLORY VALLEY UTILITY DISTRICT DATE _____



TAX MAP 36, PARCEL 52
CSP ASSOCIATES, L.P.
RECORD BOOK 1992 PG. 739
R.O.W.C., TN

TAX MAP 53, PARCEL 76
GREGORY ALAN &
TRESSIA MYRA GRANT
DEED BOOK 2740, PAGE
43,
R.O.W.C., TN

TAX MAP 53, PARCEL 77.02
MALLORY VALLEY UTILITY
DISTRICT
DEED BOOK 2460, PAGE 404,
R.O.W.C., TN

LEGEND	
(00) PARCEL NUMBER	IRON ROD (OLD)
(0) LOT NUMBER	IRON ROD (NEW)
[] CATCH BASIN	IRON PIPE (OLD)
[] STORM MANHOLE	CONCRETE MONUMENT (OLD)
[] SANITARY MANHOLE	PROPERTY LINE
[] FIRE HYDRANT	FENCE LINE
[] WATER VALVE	911 ADDRESS
R.O.W.C. - REGISTER'S OFFICE OF WILLIAMSON COUNTY	
— W — WATER LINE	
— SS — SEWER LINE	
— G — GAS LINE	
— OHE — UTILITY LINE	
*	LIGHT POLE

PROPERTY MAP REFERENCE
PARCEL 55 ON WILLIAMSON COUNTY
PROPERTY TAX MAP 36.

DEED REFERENCE
TO: WILLIAM F. MADDUX, ET UX
FROM: WILLIAM F. MADDUX, ET UX
RECORD: BOOK 4368, PAGE 300,
R.O.W.C., TENNESSEE.

AREA TABLE:

LOT 1 =	48,957 ± S.F. OR 1.12 ± AC.
LOT 2 =	235,332 ± S.F. OR 5.40 ± AC.
OPEN SPACE =	513,063 ± S.F. OR 11.78 ± AC.
TOTAL =	797,352 ± S.F. OR 18.30 ± AC.

COF PROJECT NUMBER: 4628

FINAL PLAT
7007 MOORES LANE
CITY OF FRANKLIN, 8TH CIVIL DISTRICT,
WILLIAMSON COUNTY, TENNESSEE

DATE: 7-11-2014 CCPC JOB NO. 14-025
REV. DATE: 8-7-2014
REV. DATE: 9-4-2014