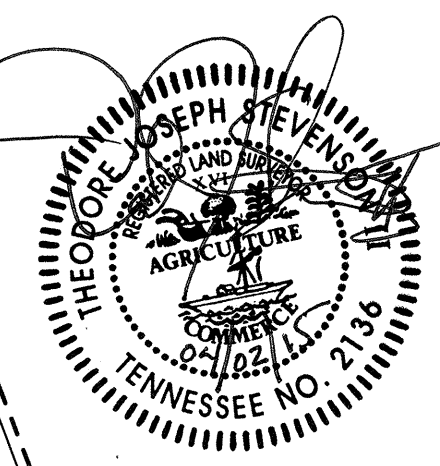
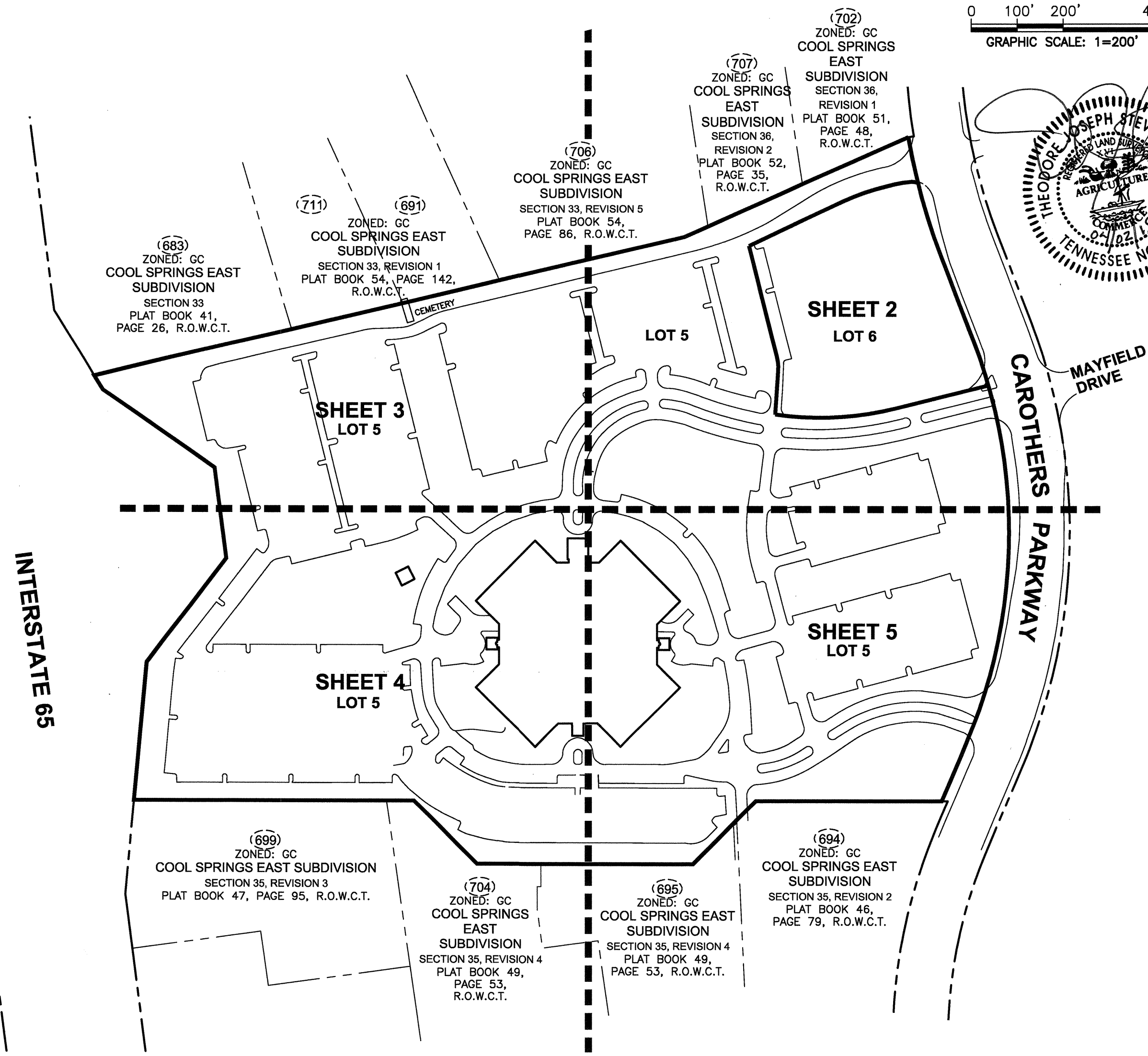


SEE NOTE 3.
0 100' 200' 400'
GRAPHIC SCALE: 1"=200'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 5 ON THE FINAL PLAT ENTITLED "COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION ONE" OF RECORD IN PLAT BOOK 22, PAGE 46, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, NAD 83 DATUM, ZONE 5301, FIPS ZONE 4100.
4. EXISTING ZONING: GC, GENERAL COMMERCIAL DISTRICT. CHARACTER AREA: MECO-4. DEVELOPMENT STANDARD: TRADITIONAL OR CONVENTIONAL. LAND USE: OFFICE. MINIMUM REQUIRED SETBACK LINES: FRONT YARD: 30' SIDE YARD: 15' REAR YARD: 25'
5. SUBJECT PROPERTY IS SHOWN AS PARCEL 142 ON WILLIAMSON COUNTY PROPERTY MAP 53.
6. THE SURVEY SHOWS, BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THAT THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0208F, 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. 0208, 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 BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. 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 NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
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, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
9. PROPERTY OWNERS OR MANAGEMENT COMPANY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
10. THE SEWER LINE DEPTH SHALL DETERMINE THE WIDTH OF THE SEWER EASEMENT (EXISTING AND PROPOSED). 0-12' IS 20' EASEMENT. 13-20' IS A 30' EASEMENT. DEEPER THAN 20' HAS TO HAVE WMD APPROVAL. THE DEPTHS HAVE BEEN MEASURED AND THE EASEMENT WIDTHS HAVE BEEN ADJUSTED ACCORDINGLY.



CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5710, PAGE 666, 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 UNLESS 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.

OWNER: LCFRE NASHVILLE CAROTHERS, L.P. 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 9th DAY OF OCTOBER, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.
SURVEYOR: *[Signature]* DATE: 04/02/15
TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE _____
CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 DATE _____
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 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
COOL SPRINGS EAST SUBDIVISION
SECTION ONE, REVISION TWO
COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=200' DATE: APRIL 02, 2015
JOB NO. 12067 W.O. 0005

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

OWNER
LCFRE NASHVILLE CAROTHERS, L.P.
100 WAUGH, SUITE 600
HOUSTON, TX, 77007
CONTACT: MR. AARON RUSSELL
DIRECTOR LIONSTONE INVESTMENTS
PH: 713.533.5820
FAX: 713.533.5897
E-MAIL: ARUSSELL@LIONSTONEINVESTMENTS.COM

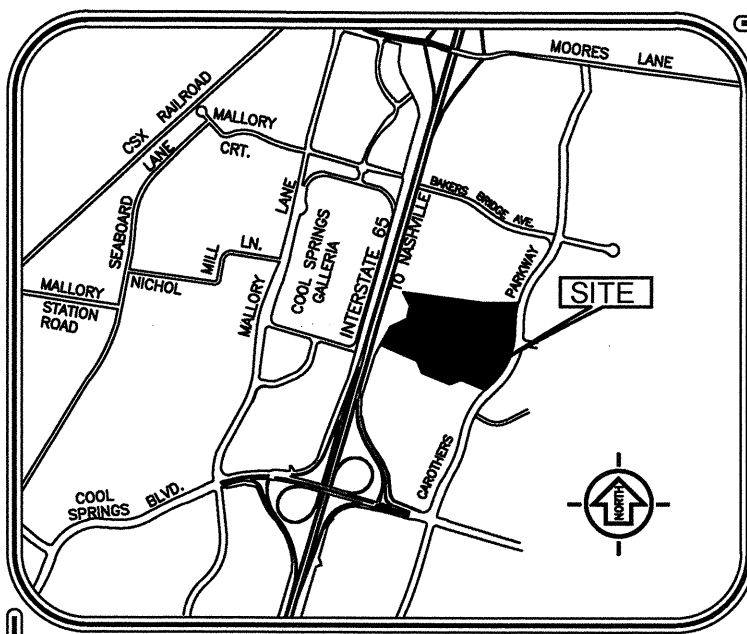
RECORDER'S INFORMATION

LEGEND

- IRON ROD (NEW)
- ◻ CM(O) CONCRETE MONUMENT (OLD)
- IRON ROD (OLD)
- SANITARY SEWER MANHOLE
- * LIGHT STANDARD
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- CATCH BASIN
- SA— SANITARY SEWER LINE
- W— WATER LINE
- RCP— REINFORCED CONCRETE PIPE
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE
- ⑤ LOT NUMBER

LOT 5 = 1,989,769 SQUARE FEET OR 45.68 ACRES±
LOT 6 = 186,922 SQUARE FEET OR 4.29 ACRES±
TOTAL AREA = 2,176,691 SQUARE FEET OR 49.97 ACRES±

G:\12067\00051-SURVEY\PLAT\0005 PLAT COVER.DWG



- LEGEND**
- IRON ROD (NEW)
 - 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Ragan-Smith Associates
 - IRON ROD (OLD)
 - MONUMENT (OLD)
 - P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - R.O.W.C. REGISTER'S OFFICE FOR WILLIAMSON COUNTY
 - 123 STREET ADDRESS
 - STORM DRAIN
 - ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊠ WATER METER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊞ CATCH BASIN
 - X- FENCE LINE
 - W- WATER LINE
 - SA- SANITARY SEWER
 - G- GAS LINE
 - UT- UNDERGROUND TELEPHONE LINE
 - UG- UNDERGROUND ELECTRIC LINE

GENERAL NOTES
SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5710, PAGE 666, 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., TENNESSEE.

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, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

OWNER: LCFRE NASHVILLE CAROTHERS, L.P. DATE _____

SURVEYOR: THEOPHORE JOSEPH STEVENSON, JR. DATE: 04/02/15
TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE _____
CITY OF FRANKLIN TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 DATE _____
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.

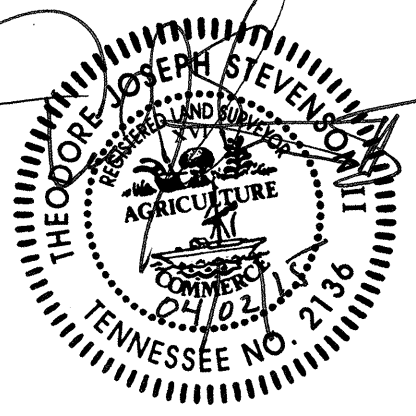
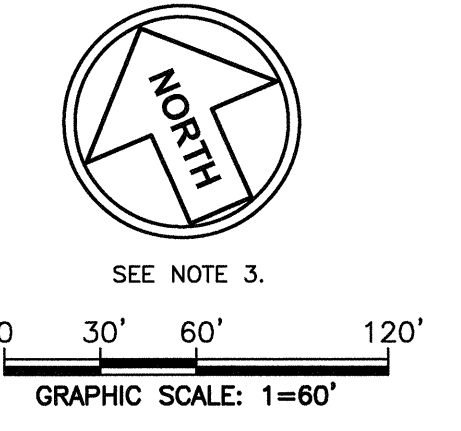
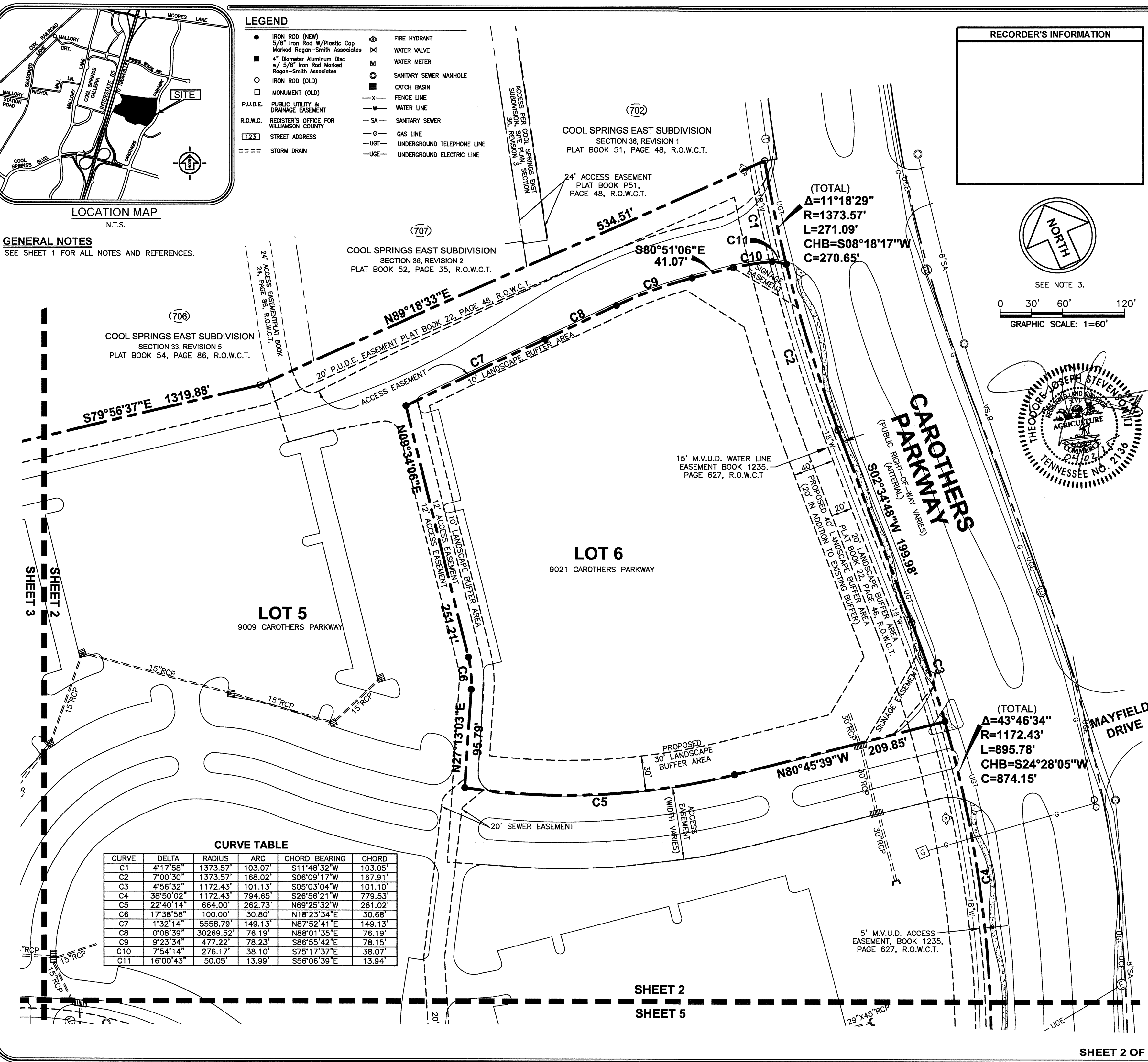
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____
CITY OF FRANKLIN DATE _____

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 _____

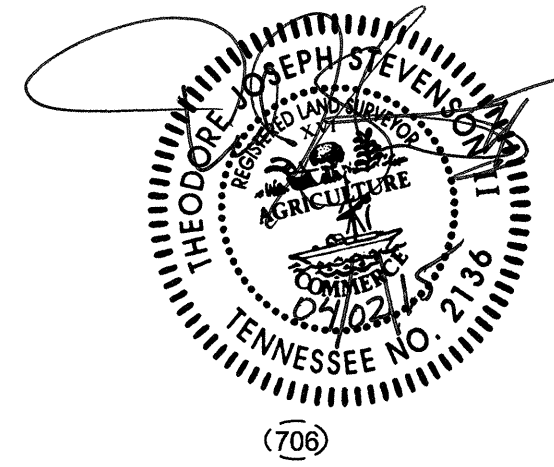
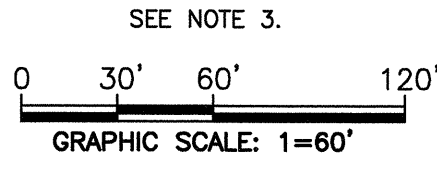
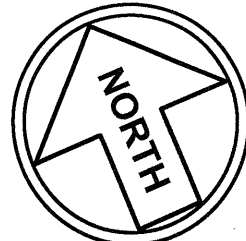
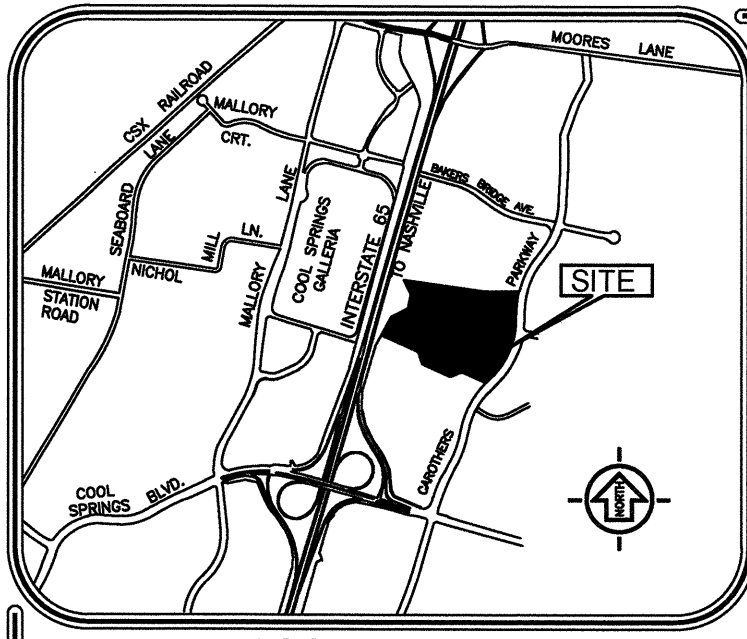
FINAL PLAT
COOL SPRINGS EAST SUBDIVISION
SECTION ONE, REVISION TWO
COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=60' DATE: APRIL 02, 2015
JOB NO. 12067 W.O. 0005

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CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com



G:\12067-00051-SURVEY\PLAT\0005 PLAT SHEETS.DWG

SHEET 2
SHEET 5



CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5710, PAGE 666, 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., TENNESSEE.

OWNER: LOFRE NASHVILLE CAROTHERS, L.P. 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 9th DAY OF OCTOBER, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

SURVEYOR: *[Signature]* DATE: 04/02/15
 TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
 I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE _____
 CITY OF FRANKLIN TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
 I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 DATE _____
 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 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
COOL SPRINGS EAST SUBDIVISION
 SECTION ONE, REVISION TWO
 COF PROJECT NUMBER: 4719
 9009 & 9021 CAROTHERS PARKWAY
 EIGHTH CIVIL DISTRICT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 SCALE: 1"=60' DATE: APRIL 02, 2015
 JOB NO. 12067 W.O. 0005

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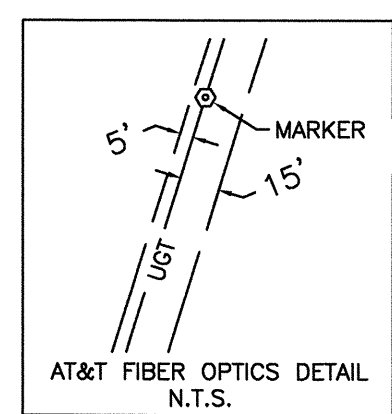
(683)
 COOL SPRINGS EAST SUBDIVISION
 SECTION 33
 PLAT BOOK 41, PAGE 26, R.O.W.C.T.

(711)
 COOL SPRINGS EAST SUBDIVISION
 SECTION 33, REVISION 1
 PLAT BOOK 54, PAGE 142, R.O.W.C.T.

(691)
 COOL SPRINGS EAST SUBDIVISION
 SECTION 33, REVISION 5
 PLAT BOOK 54, PAGE 86, R.O.W.C.T.

LOT 5
 9009 CAROTHERS PARKWAY

40' LANDSCAPE BUFFER PLAT BOOK 22, PAGE 46, R.O.W.C.T.
 20' AT&T ROW & ESMT BOOK 570, PAGE 505, R.O.W.C.T.
 20' CONTROLLED ACCESS FENCE
 N08°28'54"W 35.56'
 N31°26'27"W 296.92'



INTERSTATE 65

SHEET 3
 SHEET 4

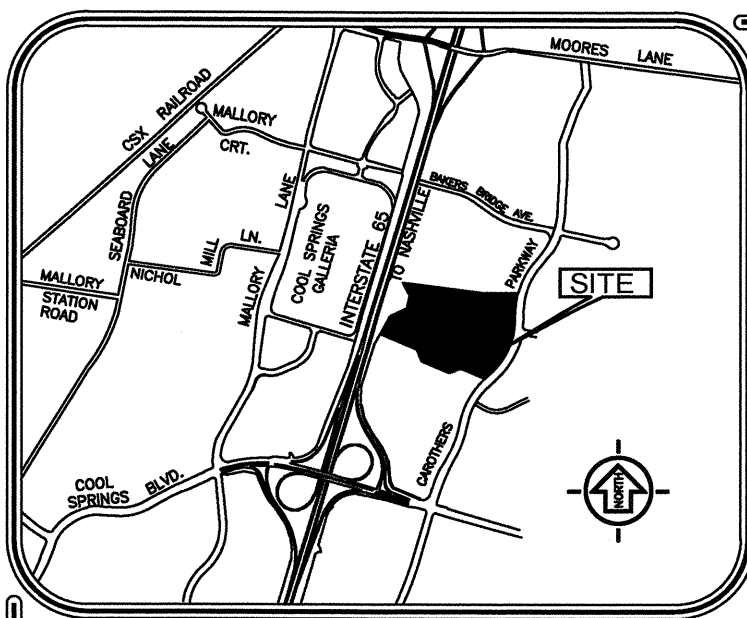
SHEET 2
 SHEET 3

LEGEND

● IRON ROD (NEW)	⊕ FIRE HYDRANT
○ IRON ROD (OLD)	⊗ WATER VALVE
□ MONUMENT (OLD)	⊠ WATER METER
— P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT	○ SANITARY SEWER MANHOLE
— R.O.W.C. REGISTER'S OFFICE FOR WILLIAMSON COUNTY	■ CATCH BASIN
— STREET ADDRESS	— FENCE LINE
— STORM DRAIN	— WATER LINE
	— SA— SANITARY SEWER
	— G— GAS LINE
	— UGT— UNDERGROUND TELEPHONE LINE
	— UGE— UNDERGROUND ELECTRIC LINE

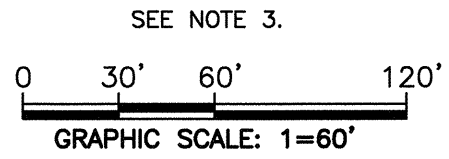
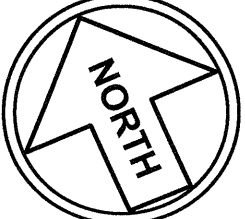
GENERAL NOTES
 SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

RECORDER'S INFORMATION



LEGEND

- IRON ROD (NEW)
5/8" Iron Rod w/Plastic Cap
Marked Ragan-Smith Associates
- 4" Diameter Aluminum Disc
w/ 5/8" Iron Rod Marked
Ragan-Smith Associates
- IRON ROD (OLD)
- MONUMENT (OLD)
- P.U.D.E. PUBLIC UTILITY &
DRAINAGE EASEMENT
- R.O.W.C. REGISTER'S OFFICE FOR
WILLIAMSON COUNTY
- 123 STREET ADDRESS
- === STORM DRAIN
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊠ WATER METER
- ⊞ SANITARY SEWER MANHOLE
- CATCH BASIN
- X- FENCE LINE
- W- WATER LINE
- SA- SANITARY SEWER
- G- GAS LINE
- UGT- UNDERGROUND TELEPHONE LINE
- UGE- UNDERGROUND ELECTRIC LINE



CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5710, PAGE 666, 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 UNLESS 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.

OWNER: LCFRE NASHVILLE CAROTHERS, L.P. 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 9th DAY OF OCTOBER, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

SURVEYOR: [Signature] DATE: 04/02/15
 TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
 I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE _____
 CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
 I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 DATE _____
 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.

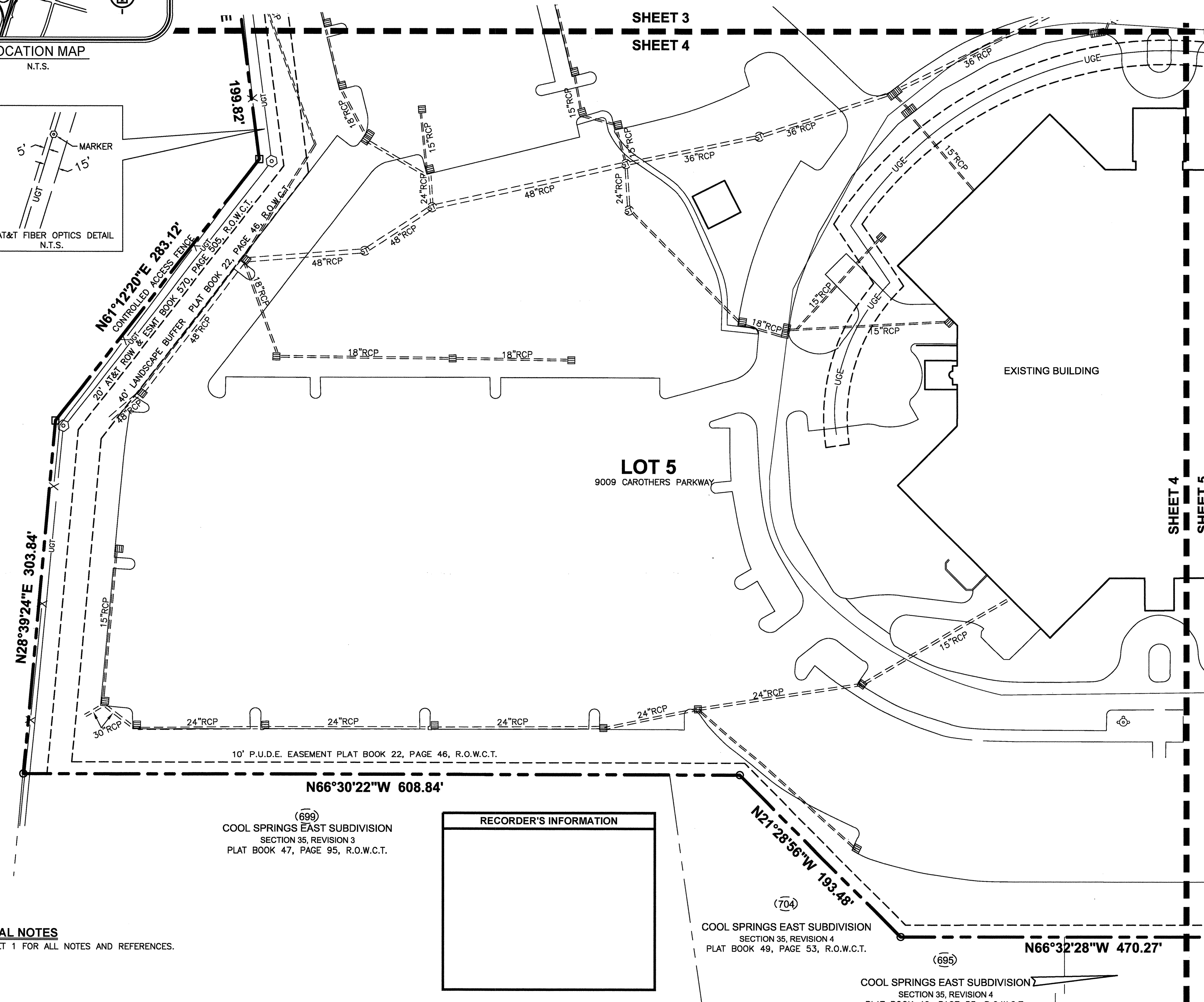
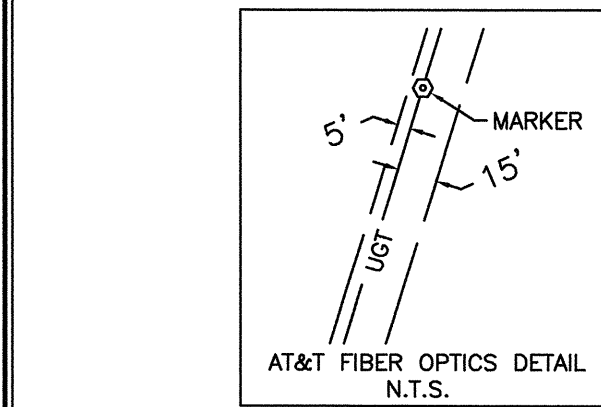
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____
 CITY OF FRANKLIN DATE _____

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
COOL SPRINGS EAST SUBDIVISION
 SECTION ONE, REVISION TWO
 COF PROJECT NUMBER: 4719
 9009 & 9021 CAROTHERS PARKWAY
 EIGHTH CIVIL DISTRICT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 SCALE: 1"=60' DATE: APRIL 02, 2015
 JOB NO. 12067 W.O. 0005

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



(699)
 COOL SPRINGS EAST SUBDIVISION
 SECTION 35, REVISION 3
 PLAT BOOK 47, PAGE 95, R.O.W.C.T.

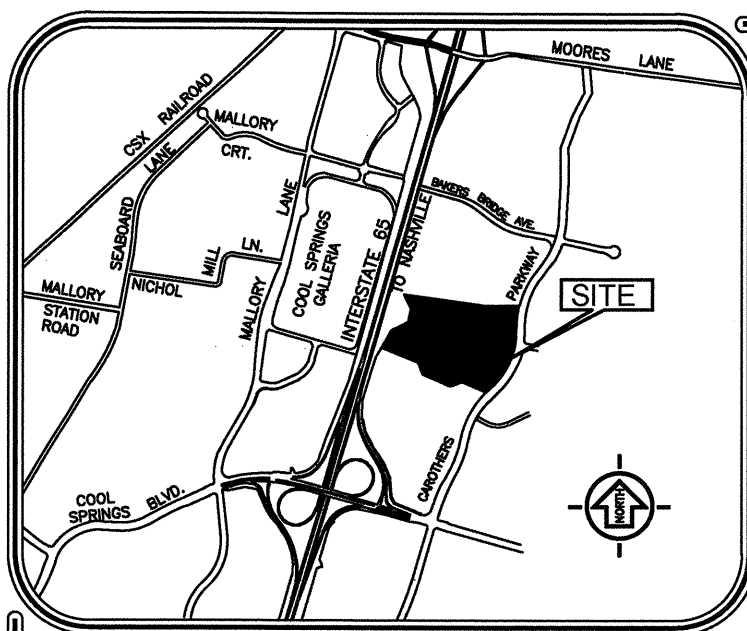
RECORDER'S INFORMATION

(70A)
 COOL SPRINGS EAST SUBDIVISION
 SECTION 35, REVISION 4
 PLAT BOOK 49, PAGE 53, R.O.W.C.T.

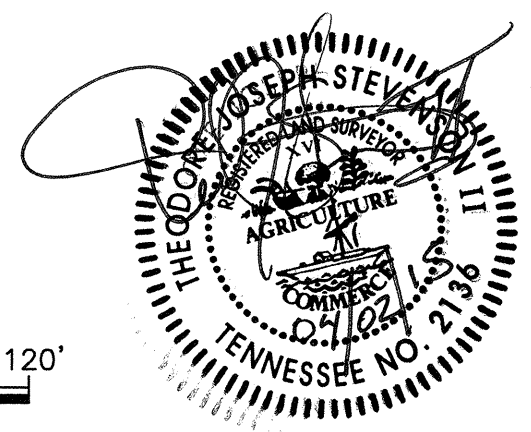
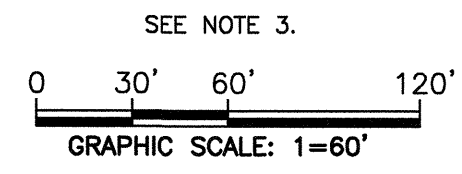
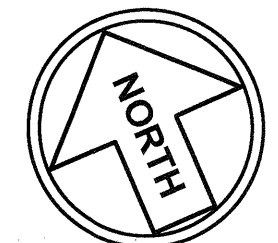
(695)
 COOL SPRINGS EAST SUBDIVISION
 SECTION 35, REVISION 4
 PLAT BOOK 49, PAGE 53, R.O.W.C.T.

GENERAL NOTES
 SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

G:\12067-00051-SURVEY\PLAT\0005 PLAT SHEETS.DWG



- LEGEND**
- IRON ROD (NEW)
 - 5/8" Iron Rod w/Plastic Cap Marked Rogan-Smith Associates
 - 4" Diameter Aluminum Disc w/ 5/8" Iron Rod Marked Rogan-Smith Associates
 - IRON ROD (OLD)
 - MONUMENT (OLD)
 - P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - R.O.W.C. REGISTER'S OFFICE FOR WILLIAMSON COUNTY
 - 123 STREET ADDRESS
 - STORM DRAIN
 - ⊕ FIRE HYDRANT
 - ⊗ WATER VALVE
 - ⊗ WATER METER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊠ CATCH BASIN
 - X- FENCE LINE
 - W- WATER LINE
 - SA- SANITARY SEWER
 - G- GAS LINE
 - UGT- UNDERGROUND TELEPHONE LINE
 - UGE- UNDERGROUND ELECTRIC LINE



RECORDER'S INFORMATION

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Joseph Stevens 04/02/15 DATE

SURVEYOR TN RLS NO. 2136

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MALLORY VALLEY UTILITY DISTRICT DATE _____

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DIRECTOR WATER MANAGEMENT DEPARTMENT DATE _____
 CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
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SUPERINTENDENT STREETS DATE _____
 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 EMERGENCY MANAGEMENT AGENCY DATE _____

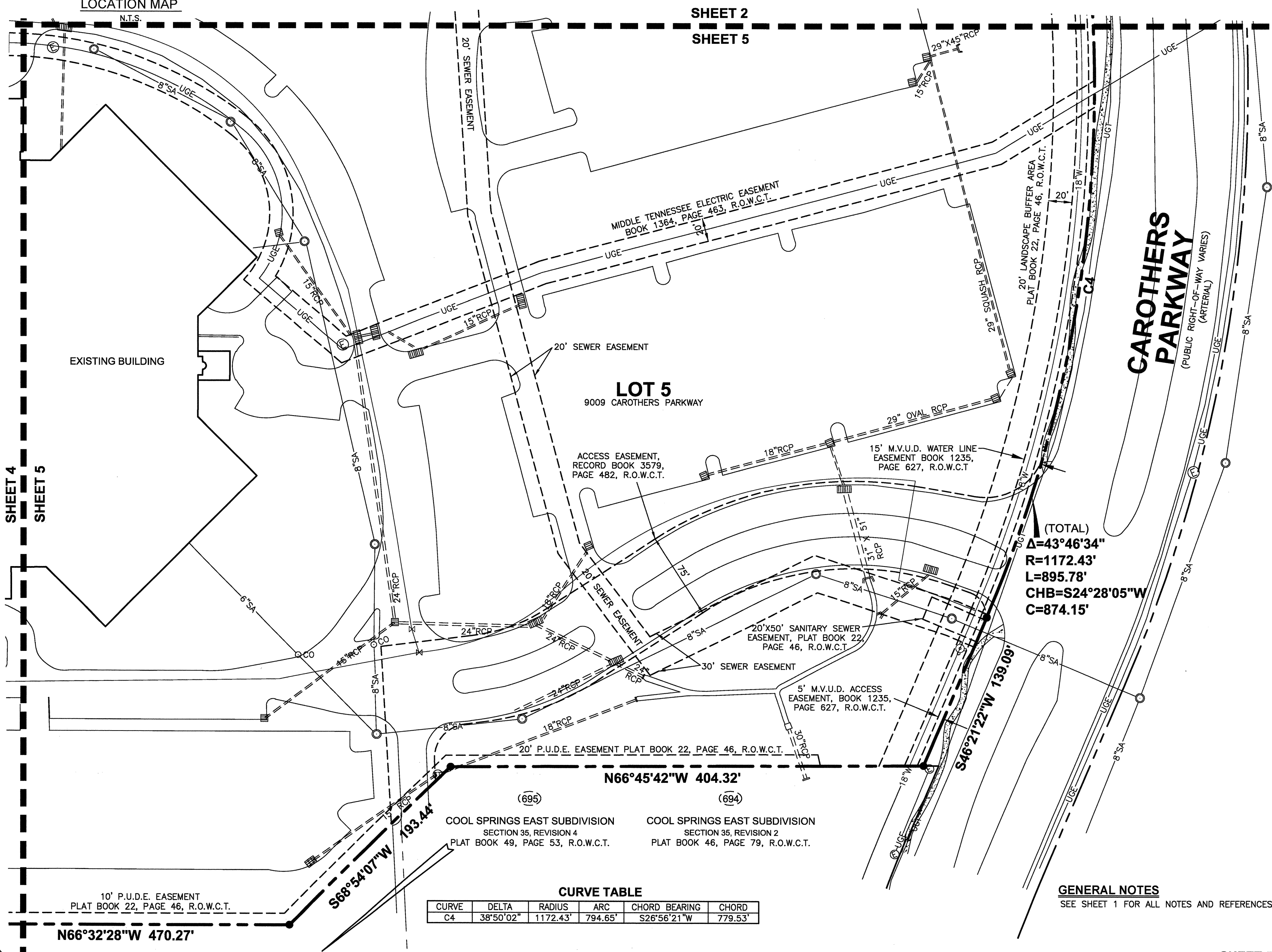
CITY OF FRANKLIN DATE _____

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SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____

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 SECTION ONE, REVISION TWO
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 CONTACT: TED STEVENSON
 EMAIL: tstevenson@ragansmith.com



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C4	38°50'02"	1172.43'	794.65'	S26°56'21"W	779.53'

GENERAL NOTES
 SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

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