

PARCEL INFO

TAX MAP 79, PARCELS 65.01 AND 62.02
ADDRESS: LOT 10 1450 MURFREESBORO ROAD
LOT 4 6201 HOSPITALITY DRIVE
ZONING STANDARDS:
CHARACTER OVERLAY MECO-5; CONVENTIONAL
APPLICABLE OVERLAYS: FFO

LOT 10
212087 SQ. FT.
4.869 ACRES
1450 MURFREESBORO RD

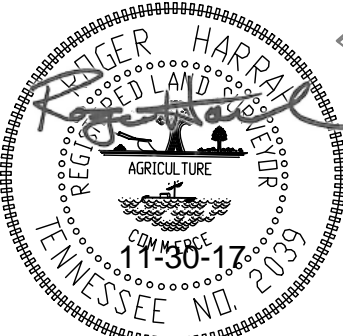
LOT 4
33613 SQ. FT.
0.772 ACRES
LOT 4 6201 HOSPITALITY DRIVE

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

LEGEND

- FOUND IRON ROD AND CAP (FDIRC)
- SET NEW 3/4" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- ⊙ EXISTING SANITARY MANHOLE
- ⦿ POWER POLE
- ⌵ GUY ANCHOR
- WM WATER METER
- ⌵ WATER VALVE
- ST STORM SEWER
- W WATER LINE
- OE OVERHEAD POWER LINE
- SS SANITARY SEWER LINE
- G GAS LINE
- X FENCE LINE
- ▨ CATCH BASIN
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C., TN. REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. RIGHT-OF-WAY
- P/O PART OF



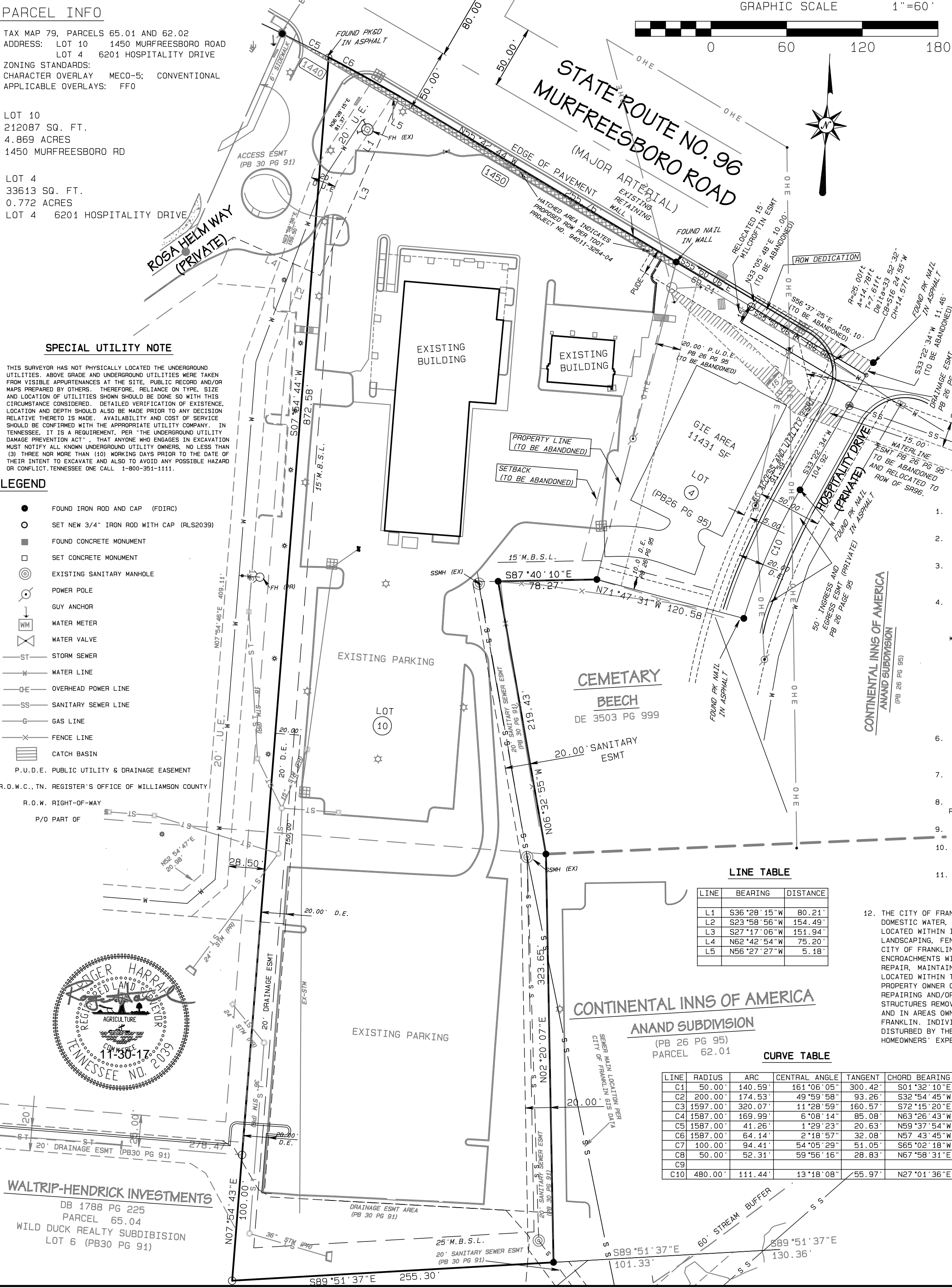
WALTRIP-HENDRICK INVESTMENTS
DB 1788 PG 225
PARCEL 65.04
WILD DUCK REALTY SUBDIVISION
LOT 6 (PB30 PG 91)

GRAPHIC SCALE

1"=60'



STATE ROUTE NO. 96
MURFREESBORO ROAD
(MAJOR ARTERIAL)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S36°28'15"W	80.21'
L2	S23°58'56"W	154.49'
L3	S27°17'06"W	151.94'
L4	N62°42'54"W	75.20'
L5	N56°27'27"W	5.18'

CURVE TABLE

LINE	RADIUS	ARC	CENTRAL ANGLE	TANGENT	CHORD BEARING	CHORD
C1	50.00'	140.59'	161°06'05"	300.42'	S01°32'10"E	98.64'
C2	200.00'	174.53'	49°59'58"	93.26'	S32°54'45"W	169.05'
C3	1597.00'	320.07'	11°28'59"	160.57'	S72°15'20"E	319.53'
C4	1587.00'	169.99'	6°08'14"	85.08'	N63°26'43"W	169.91'
C5	1587.00'	41.26'	1°29'23"	20.63'	N59°37'54"W	41.26'
C6	1587.00'	64.14'	2°18'57"	32.08'	N57°43'45"W	64.14'
C7	100.00'	94.41'	54°05'29"	51.05'	S65°02'18"W	90.94'
C8	50.00'	52.31'	59°56'16"	28.83'	N67°58'31"E	49.95'
C9						
C10	480.00'	111.44'	13°18'08"	55.97'	N27°01'36"E	111.19'

CERTIFICATE OF PROVISION
OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT THE REQUIREMENTS SETFORTH IN RULES, REGULATIONS, BYLAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES, HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

MIDDLE TENNESSEE
ELECTRIC

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 BK 1788, PG 225, 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.

OWNER(S)

DATE

CERTIFICATE OF SURVEY

I 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, 2017.

11-30-17

ROGER H. HARRAH TN. REG. NO. 2039

CERTIFICATE OF APPROVAL OF
WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN WILD DUCK SUBDIVISION PLAT REVISION 7 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM AND \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

SUPT., WATER AND SEWER
FRANKLIN, TENNESSEE

DATE

DEVELOPER / OWNER INFO:

HENDRICK AUTOMOTIVE GROUP
CONTACT: GREG CLARK
6000 MONROE ROAD,
CHARLOTTE, NC. 28212
704 566-5550

CERTIFICATE OF APPROVAL OF
STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN WILD DUCK PUD SUBDIVISION, FINAL PLAT REVISION 7 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR STREETS AND \$ _____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS
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 _____, 2012, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL
PLANNING COMMISSION

DATE

WILD DUCK REALTY PUD SUBDIVISION REVISION 7

BEING A REPLAT OF LOT 10 OF WILD DUCK SUBDIVISION REV 6 PLAT BOOK 57, PAGE 63, WITH LOT 4 REV 1 OF ANAND SUBDIVISION PLAT BOOK 26 PAGE 95.

CITY OF FRANKLIN PROJECT NO. 6587

CERTIFICATE OF APPROVAL OF SUBDIVISION
NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

WILLIAMSON COUNTY DEPARTMENT
OF EMERGENCY COMMUNICATIONS

DATE

REVISIONS:

11/29/17 REV'D. PER COMMENTS
9/28/17 REV'D. PER COMMENTS

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.640 TOTAL LOTS: 1

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 9 CLOSURE ERROR: >1: 15, 410

SCALE: 1" = 60 DATE: October 9th 2017