

FLOOD INSURANCE NOTE:
 By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. **47187C0192F**. Effective date of 9-29-2006. Exact designation can only be determined by an Elevation Certificate. Based on the above information, this property **NOT** in a Special Flood Hazard Area.

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 3 day of March, 2015.

[Signature] 3/5/15
 Surveyor

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

(1) the water and sewer systems designated in Carawood Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety 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.

Director Water Management Department
 City of Franklin, Tennessee:
 Date: _____

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Andover Park PUD Subdivision have been installed in accordance with City specifications, or

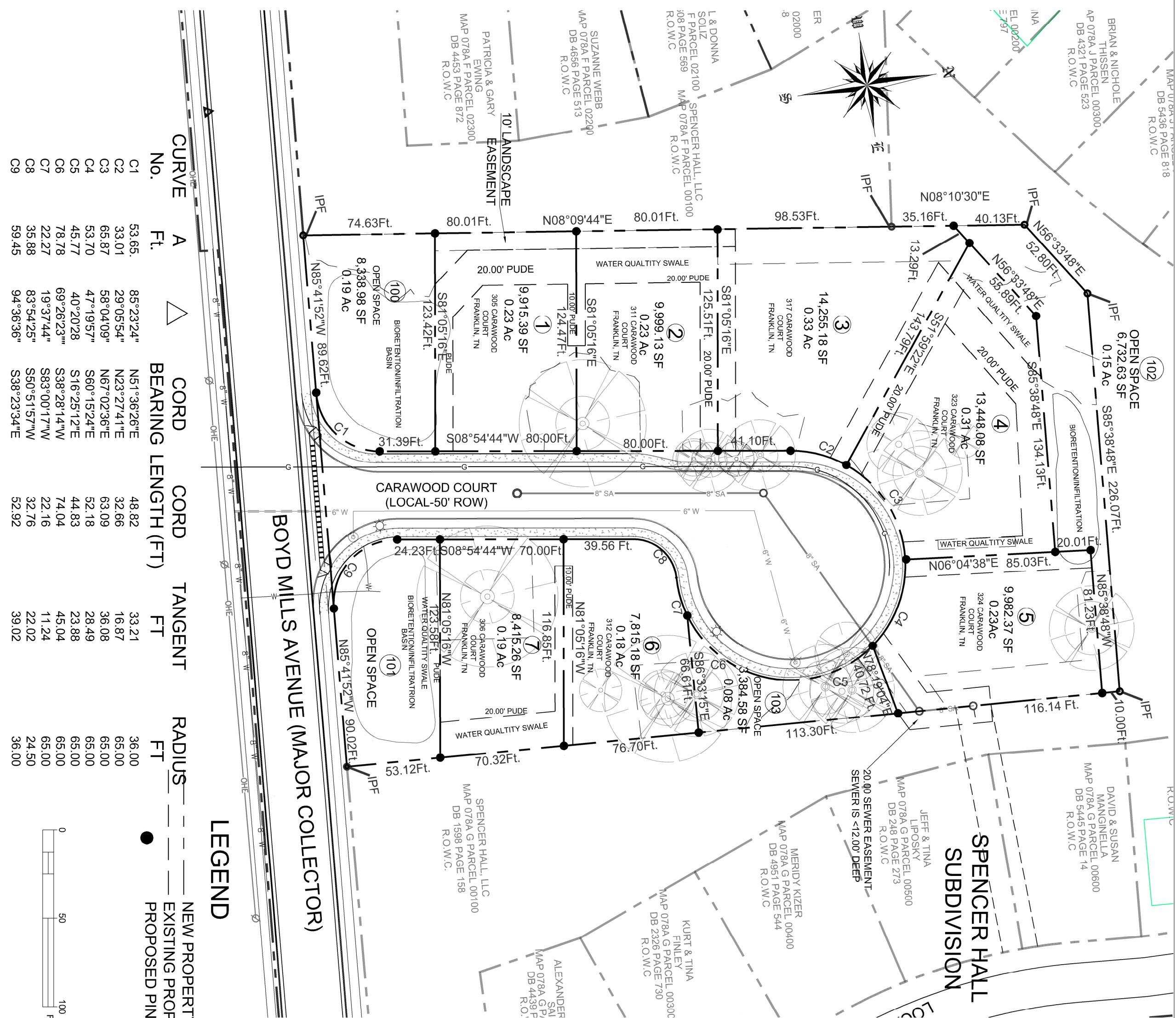
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department:
 Date: _____

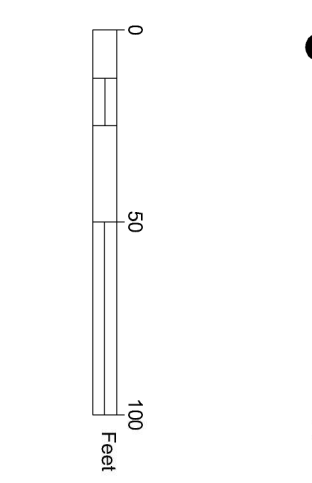
Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5909, Page 122, 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: _____



CURVE No.	A	BEARING	CORD LENGTH (FT)	TANGENT FT	RADIUS FT
C1	53.65	N51°36'26"E	48.82	33.21	36.00
C2	33.01	N23°27'41"E	32.66	16.87	65.00
C3	65.87	N67°02'36"E	63.09	36.08	65.00
C4	53.70	S60°15'24"E	52.18	28.49	65.00
C5	45.77	S16°25'12"E	44.83	23.88	65.00
C6	78.78	S38°28'14"W	74.04	45.04	65.00
C7	22.27	S83°00'17"W	22.16	11.24	65.00
C8	35.88	S50°51'57"W	22.02	32.76	24.50
C9	59.45	S38°36'36"E	52.92	39.02	36.00



- GENERAL NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE SEVEN (7) BUILDABLE LOTS AND FOUR (4) OPEN SPACE LOTS IN A PLANNED UNIT DEVELOPMENT.
 - ALL LOTS ARE CRITICAL TREE LOTS.
 - AREA OF ORIGINAL TRACK 285 ACRES (124,193.6 SF).
 - SURVEY BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83.
 - DEVELOPMENT COMPLETES WITH CITY OF FRANKLIN MAJOR THROUGHFARE PLAN.
 - THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
 - THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCUMBRANCES OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
 - ALL LOTS ARE TO HAVE THE FOLLOWING SETBACKS: FRONT-15.00'; SIDE-10.00'; AND REAR-20.00'.
 - 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.
 - OWNER: CROCKETT WOODS 501 CORPORATE CENTER DRIVE SUITE 400 FRANKLIN, TENNESSEE TELEPHONE 615-394-7434; BWWOODS@GMAIL.COM.
 - EXISTING BASE AND OVERLAY -R3.
 - CHARACTER AREA OVERLAY -WHCO-S WITH TRADITIONAL DEVELOPMENT STANDARDS.
 - AREA AND LF OF NEW STREETS -24,84.3 SF (0.57 Acre) - 277.7 LF.
 - ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE.
 - FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - MINERAL RIGHTS ARE HELD BY OWNER.
 - PROPERTY DOES NOT LAY IN THE 100 YEAR FLOOD PLAIN OR IN FLOODWAY FRINGE OVERLAY ZONING DISTRICT BOUNDARY (FFO).
 - MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS) OR HOA.

Dovle Elkins
 Professional Land Surveyor
 Registered in TN & AL
 610 West College St., Suite 135
 Murfreesboro, TN 37130
 Phone (615) 907-8675
 Fax (615) 907-5956
 Cell (931) 535-2124
 Email: eldovle@elkins.com

[Signature] 3/5/2015
 Surveyor

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 _____, 2015, and this plat has been approved for recording in the Register's Office of Williamson County.

Williamson County Emergency Management Agency:
 Date: _____

Certificate of Approval of Subdivision Name, Street Names, and Addressing
 Subdivision name and street names approved by the Williamson County Emergency Management Agency:
 Management Agency: _____
 Date: _____

FINAL PLAT
CARAWOOD
SUBDIVISION
3150 BOYD MILL AVENUE, FRANKLIN
9TH CIVIL DIST. WILLIAMSON COUNTY, TN
MAP 078 PAR. 00100
 PREPARED FOR: CROCKETT WOODS

DATE	SCALE	SHEET	DRAWN BY	PROJECT
FEBRUARY 1, 2015	1" = 50'	1 OF 1	DNE	14001