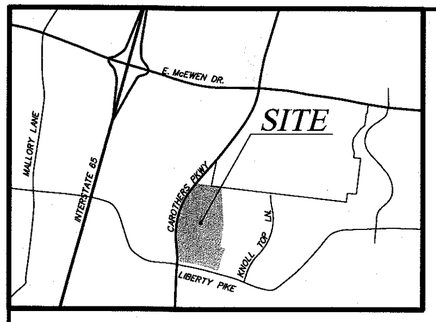

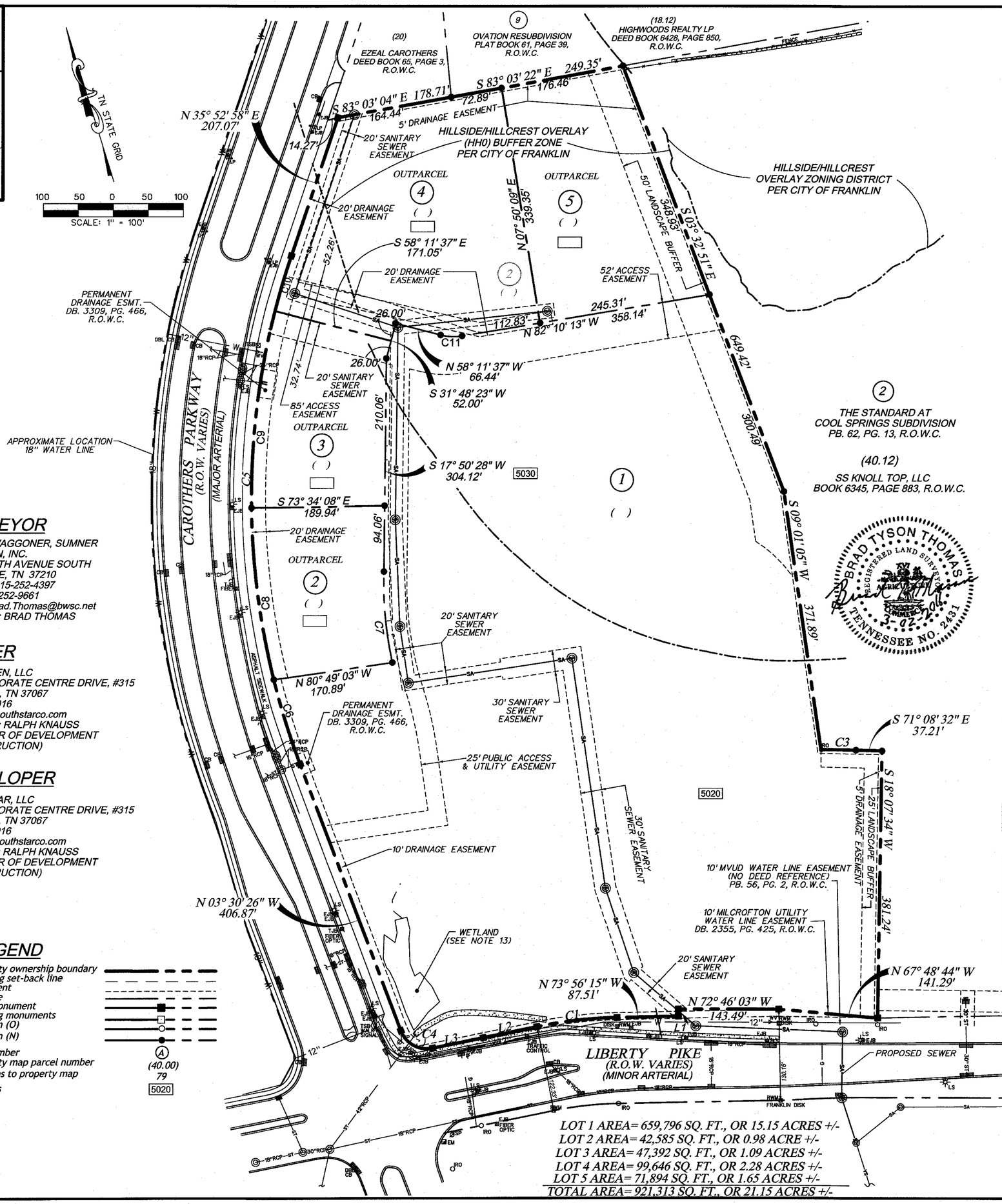

LOT 1 AREA= 659,796 SQ. FT., OR 15.15 ACRES +/-
LOT 2 AREA= 42,585 SQ. FT., OR 0.98 ACRE +/-
LOT 3 AREA= 47,392 SQ. FT., OR 1.09 ACRES +/-
LOT 4 AREA= 99,646 SQ. FT., OR 2.28 ACRES +/-
LOT 5 AREA= 71,894 SQ. FT., OR 1.65 ACRES +/-
TOTAL AREA= 921,313 SQ. FT., OR 21.15 ACRES +/-

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 6602, PAGE 813, 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) _____ _____

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 MAY, 2015.

SURVEYOR Brad T. Thomas DATE 3-02-2016

TN. LICENSE NO. 2431

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN CAROTHERS CROSSING EAST 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE _____ DATE

(1) THE WATER SYSTEM DESIGNATED IN CAROTHERS CROSSING EAST SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH MVUD SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

FUTURE DEVELOPMENT ON LOTS 1, 2, 3, 4, & 5 OR ANY RESUBDIVISION THEREOF, SHALL REQUIRE PUBLIC WATER LINE IMPROVEMENTS, CONSTRUCTION DOCUMENTS AND DEDICATION OF EXCLUSIVE WATER LINE EASEMENTS TO BE REVIEWED AND APPROVED BY THE MVUD IN ORDER TO MEET CURRENT WATER SYSTEM STANDARDS AND HYDRAULIC CONDITIONS OF THE DISTRICT WHICH MAY INCLUDE, BUT NOT LIMITED TO, EXTENSION OF PUBLIC WATER LINES INSIDE AND THROUGH LOTS 1, 2, 3, 4, & 5.

WATER SYSTEM:

MALLORY VALLEY UTILITY DISTRICT _____ DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN CAROTHERS CROSSING EAST 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 CITY OF 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 _____, 2016, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE

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

SURVEYOR

BARGE, WAGGONER, SUMNER & CANNON, INC.
614 FOURTH AVENUE SOUTH
NASHVILLE, TN 37210
PHONE: 615-252-4397
FAX: 615-252-9661
EMAIL: Brad.Thomas@bwsc.net
CONTACT: BRAD THOMAS

OWNER

SS McEWEN, LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067
615-472-8916
rknauss@southstarco.com
CONTACT: RALPH KNAUSS
(DIRECTOR OF DEVELOPMENT & CONSTRUCTION)

DEVELOPER

SOUTHSTAR, LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067
615-472-8916
rknauss@southstarco.com
CONTACT: RALPH KNAUSS
(DIRECTOR OF DEVELOPMENT & CONSTRUCTION)

LEGEND

- Property ownership boundary
- Building set-back line
- Easement
- Lot line
- New Monument
- Existing monuments
- Iron Pin (O)
- Iron Pin (N)
- Lot number — (A)
- Property map parcel number — (40.00)
- Pertains to property map — 79
- Address — 5020

NOTES

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF1983 (NAD-1983).

3. PROPERTY IS ZONED "GC" (GENERAL COMMERCIAL DISTRICT) WITH HHO HILLSIDE/HILLCREST OVERLAY AND A 500' BUFFER OF HILLSIDE/HILLCREST OVERLAY. CHARACTER AREA = MECO 4, DEVELOPMENT STANDARDS = EITHER.

4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X".

5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.

6. 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.

7. MAINTENANCE OF ALL STORMWATER MANAGMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

8. THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 2 INTO 4 NEW LOTS AND TO ADD EASEMENTS TO LOT 1.

9. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES LOT 1 AND LOT 2 OF THE FINAL PLAT OF DUKE PROPERTIES SUBDIVISION, REVISION 1 OF RECORD IN PLAT BOOK ___, PAGE __, IN THE R.O.W.C.

10. ALL SEWER EASEMENTS SHALL HAVE A 10-FOOT TEMPORARY CONSTRUCTION EASEMENT OUTSIDE OF AND ADJACENT TO EACH SIDE OF SAID EASEMENTS. SAID CONSTRUCTION EASEMENT SHALL BE ABANDONED UPON COMPLETION OF CONSTRUCTION.

11. REQUIRED REPLACEMENT SPECIMEN TREE CALIPER INCHES - LOT 2 (OUTPARCEL A): 45; LOT 3 (OUTPARCEL B): 45; LOT 4 (OUTPARCEL C): 60; LOT 5 (OUTPARCEL D): 60.

12. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

13. TDEC ARAP PERMIT # ARAP-NRS15.370 ALLOWS FOR THE 0.12 ACRE WETLAND AREA TO BE FILLED.

DEED REFERENCE

BEING PROPERTY CONVEYED TO SS McEWEN, LLC BY DEED OF RECORD IN DEED BOOK 6602, PAGE 813, R.O.W.C.

PROPERTY MAP REFERENCE

BEING PARCEL 40.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

L1	S16°03'45"W	10.00'
L2	N84°16'09"W	78.19'
L3	N84°29'01"W	73.66'

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	
C1	10°19'44"	640.91'	57.93'	115.54'	N79°06'06"W	115.38'
C2	39°29'59"	1,077.92'	387.01'	743.12'	N16°10'16"E	728.49'
C3	02°01'57"	1,400.00'	24.83'	49.66'	S72°09'31"E	49.66'
C4	80°58'35"	40.00'	34.15'	56.53'	N43°59'44"W	51.94'
C5	32°39'35"	1,076.24'	315.32'	613.48'	N19°33'10"E	605.21'
C6	06°43'49"	1,076.24'	63.26'	126.42'	N00°08'32"W	126.35'
C7	13°53'16"	539.17'	65.67'	130.69'	S11°52'10"W	130.37'
C8	13°11'21"	1,076.24'	124.42'	247.74'	N09°49'03"E	247.20'
C9	15°06'08"	1,076.24'	142.67'	283.68'	N23°57'47"E	282.86'
C10	04°22'07"	1,076.24'	41.05'	82.06'	N33°41'55"E	82.04'
C11	23°58'15"	74.00'	15.71'	30.96'	N70°10'44"W	30.73'

SHEET 1 OF 1

FINAL PLAT

CAROTHERS CROSSING EAST

(FORMERLY DUKE PROPERTIES SUBDIVISION, REVISION 1, PB._____, PG._____, R.O.W.C.)

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 6039

TOTAL ACRES = 21.15+/-	CIVIL DISTRICT: 9TH
TOTAL LOTS = 5	SCALE: 1"=100'
	CLOSURE>1:10,000
	DATE: MARCH 2, 2016
DRAWN BY: RWF	FILE NO. 3546111

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572