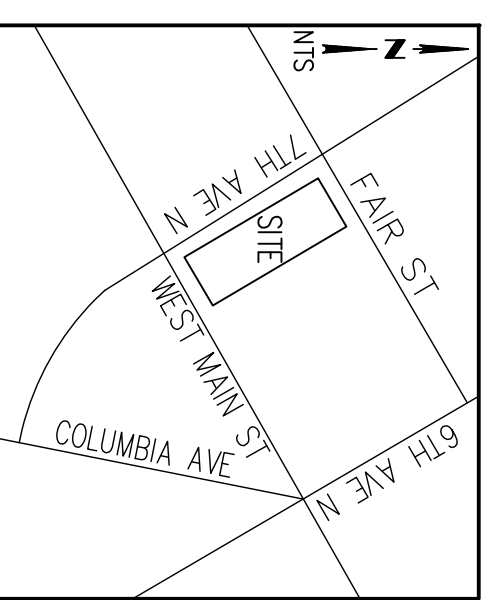


NOTES

- 1) THE PURPOSE FOR THIS PLAT IS TO CREATE TWO LOTS.
- 2) BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- 3) SUBJECT PARCEL: MAP 78C, PARCEL 22.00
- 4) SUBJECT PROPERTY ZONED: OR-OFFICE RESIDENTIAL DISTRICT
- 5) MINIMUM REQUIRED SETBACKS ARE AS FOLLOWS:
FRONT FACING FAIR STREET, 17.0'
SIDE FACING 7TH AVENUE N, 14.0'
SIDE OPPOSITE 7TH AVENUE N, 5.0'
REAR, 5'
- 6) SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 47187C021H, MAP REVISED SEPTEMBER 29, 2006.
- 7) WITHIN NEW DEVELOPMENTS AND FOR OFF SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE TELEVISION, ELECTRICAL (INCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- 8) UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS, UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
- 9) THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- 10) THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
- 11) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 12) LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE "FRANKLIN ZONING ORDINANCE".
- 13) ALL SIDEWALKS WITHIN THE PUBLIC ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION, WHOEVER APPLIES.
- 14) THE RECORDING OF THIS PLAT, VACATES, AND SUPERSEDES LOTS 16 & 29 OF THE RANDALL MCGAVOCK ADDITION AS RECORDED IN PLAT BOOK 53, PAGE 201, R.O.W.C.



CERTIFICATE OF OWNERSHIP

(WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 6785, PAGE 638, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL RIGHTS AND INTERESTS IN THE PROPERTY TO THE CITY OF FRANKLIN, TENNESSEE. THE SUBDIVISION IS BEING RECORDED AS A RESULT OF A CONVEYANCE TO THE CITY OF FRANKLIN, TENNESSEE, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE RECORDED IN THE PUBLIC RECORDS OF THE CITY OF FRANKLIN, TENNESSEE, UNLESS THE CITY OF FRANKLIN, TENNESSEE, HAS BEEN ADVISED IN WRITING BY THE OWNER(S) THAT THESE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER:	DATE:	10/06/2016
OWNER:	DATE:	
OWNER:	DATE:	
OWNER:	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 ON THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON MARCH 3, 2016

SURVEYOR TENN. LICENSE NO. 1859 DATE 10/06/2016

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 REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY: _____ DATE: _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT SEWER SYSTEMS DESIGNATED IN "RANDALL MCGAVOCK ADDITION LOTS 16 & 29" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ AND REQUIRED IMPROVEMENTS IN CARE OF DEFAULT.

DIRECTOR: WATER MANAGEMENT DEPARTMENT _____ DATE: _____

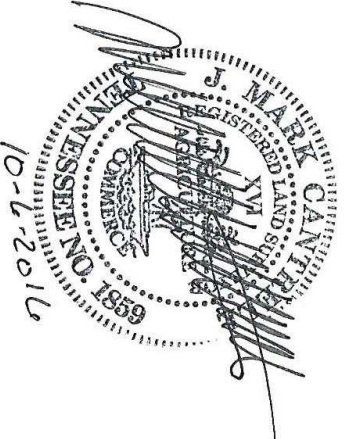
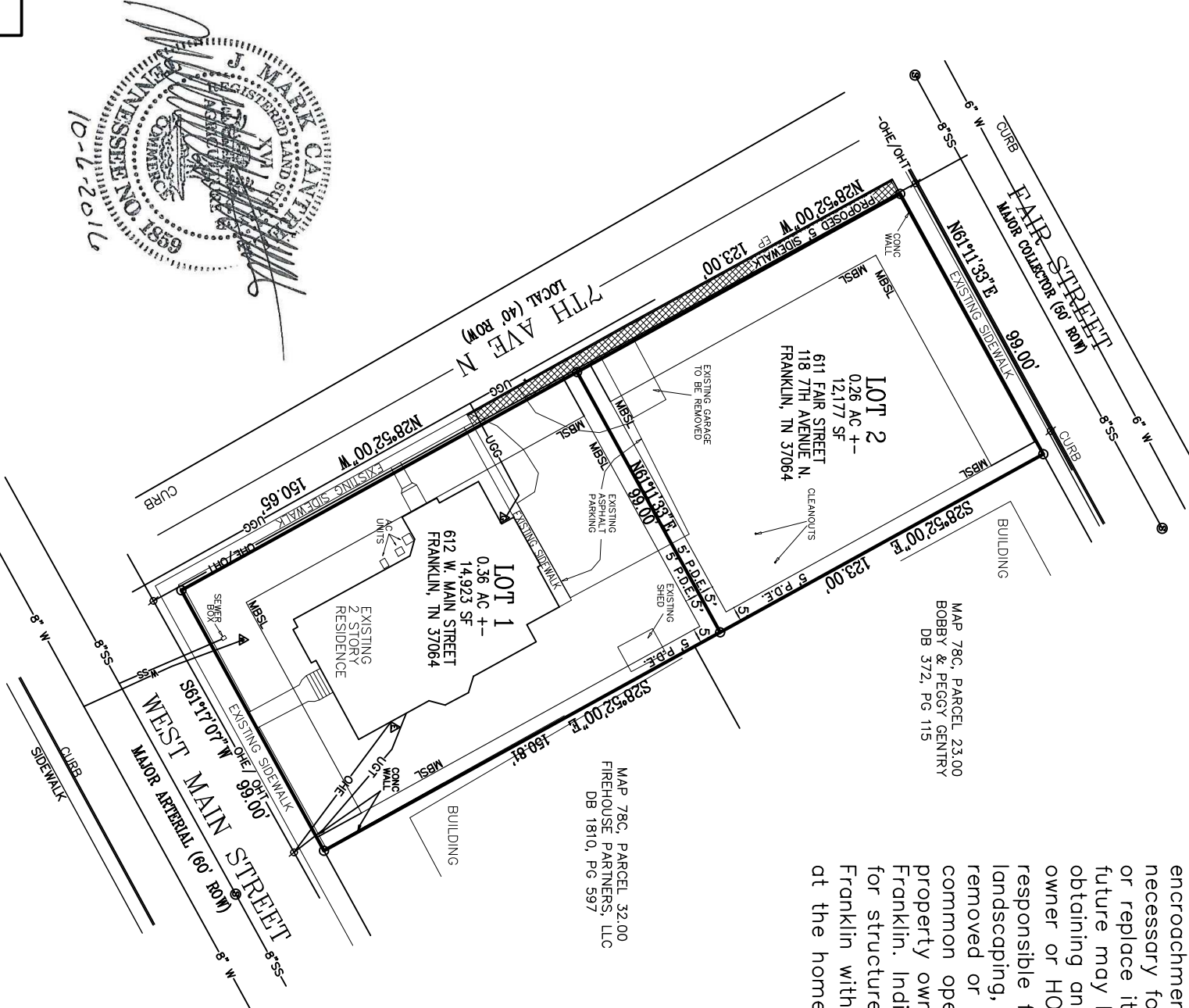
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREETS, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY:
WILLIAMSON COUNTY EMERGENCY _____ DATE: _____
CITY OF FRANKLIN _____ DATE: _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN "FINAL PLAT RANDALL MCGAVOCK ADDITION, REVISION 1, MINOR REVISION OF LOTS 16 & 29" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR DRAINAGE AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR: STREETS DEPARTMENT _____ DATE: _____
CITY OF FRANKLIN, TENNESSEE



NOTE: The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin. In common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

NOTE: No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.

DETACHED RESIDENTIAL LOT TREE CHART

LOT NUMBER	LOT SIZE	CALIPER INCHES	# TREES
LOT 1	14,923 SF	3"	4
LOT 2	12,177 SF	3"	3

CURRENT ZONING: OR-OFFICE RESIDENTIAL DISTRICT
PROPERTY ADDRESS: 612 WEST MAIN STREET, FRANKLIN, TN 37064

FINAL PLAT, RANDALL MCGAVOCK ADD.
REVISION 1, MINOR REVISION OF LOTS 16 & 29
COP PROJECT #62958

TOTAL ACRES = .62	TOTAL LOTS = 2
FEET NEW STREETS = 0.00	ACRES NEW STREETS = 0.00
LOTS 16 & 29, RANDALL MCGAVOCK ADD. PLAT BOOK 53, PAGE 201	
PARCEL 22.00 OF TAX MAP 78C GROUP B	
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
9TH CIVIL DISTRICT CLOSURE: 1/15,000	
DATE: 10/06/2016	SCALE: 1" = 50' SHEET 1 OF 1

OWNER INFORMATION:
GARDEN GATE DEVELOPMENTS
MATT CHRISTENSEN
427 HILLSBORO ROAD
FRANKLIN, TENNESSEE 37064
PARCEL 22.00 OF MAP 78C
DED. BOOK 6785, PAGE 638, R.O.W.C.
PHONE: 615-450-5515
EMAIL: matt.christensen@comcast.net

SURVEYOR INFORMATION:
MARK CANTRELL
ARROWHEAD SURVEY
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
PHONE: 615-599-7347
EMAIL: mark@arrowheadsurvey.com

NOTE: THIS PLAT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES, BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION EVENT, DIAL 811, TENNESSEE ONE CALL.