

Owner/Subdivider: Westhaven Partners, LLC
 Owners/Partners with 5% interest or more:
 Westhaven Partners, LLC
 1550 W. McEwen Drive, Suite 200
 Franklin, TN 37067
 (615) 778-3150

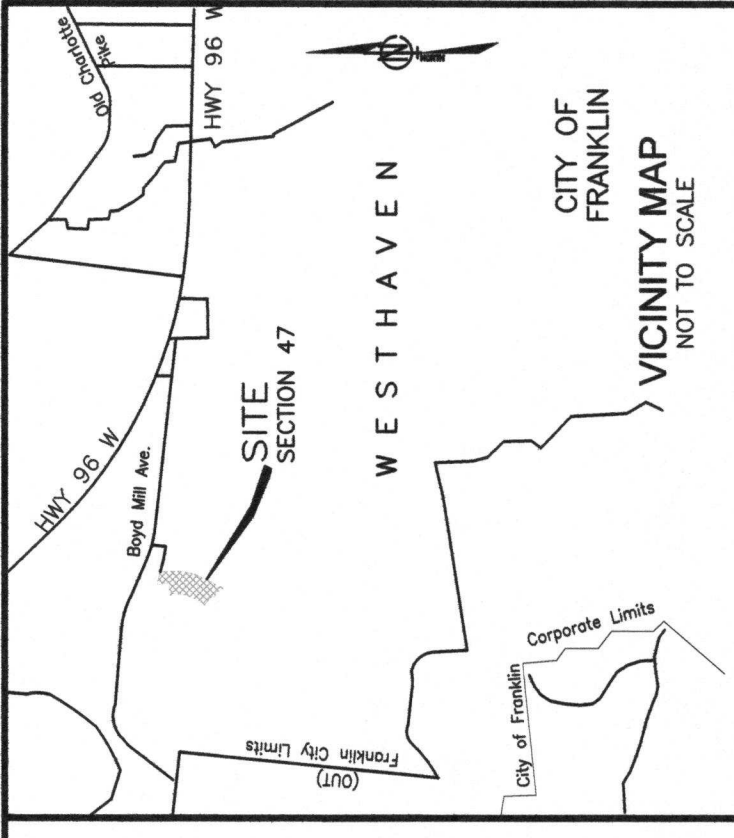
Legend
 Existing Iron Rod
 Existing Concrete Monument
 Concrete Monument Set
 Storm Catchbasin
 Sewer Manhole
 Street Address

Legend (cont.)
 Water Valve
 Street Light
 Sidewalk Pattern
 Public Utility & Drainage Emt.
 Public Drainage Emt.
 Public Utility & Access Emt.
 P.U.D.E.
 P.D.E.
 P.U.A.E.

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 21st day of October, 2015.

R. Brotherton 11-3-16

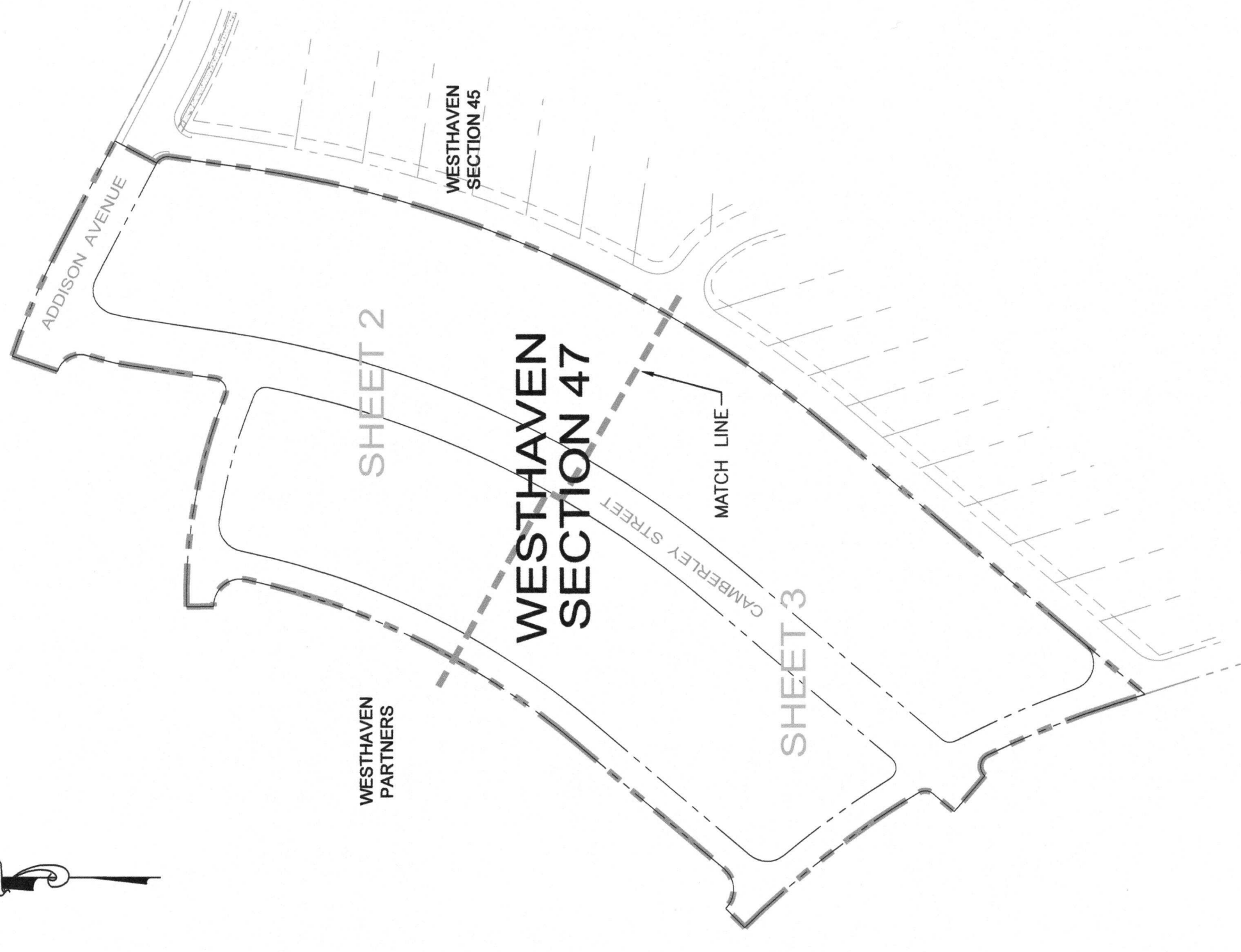
Keith R. Brotherton, RLS Tennessee RLS No. 2850
 Wilson & Associates, P.C.
 Engineering/Surveying/Environmental
 108 Beasley Drive, Franklin, TN 37064
 Office: 615.794.2275 FAX 615.794.2176
 kbrotherton@wilsonpc.com



CITY OF FRANKLIN
 VICINITY MAP
 NOT TO SCALE

Detached Residential Lot Tree Chart

Parcel #	Area (SF)	# Trees	Parcel #	Area (SF)	# Trees
1836	10152.43	12	1853	9636.47	6
1837	6210.18	6	1854	6692.73	6
1838	6210.09	6	1855	5939.88	6
1839	5535.04	6	1856	4780.53	6
1840	5572.81	6	1857	4780.44	6
1841	5738.38	6	1858	4780.62	6
1842	5883.95	6	1859	4780.53	6
1843	5883.94	6	1860	4780.53	6
1844	5883.92	6	1861	4780.53	6
1845	5883.92	6	1862	4780.25	6
1846	5883.92	6	1863	4770.19	6
1847	5883.92	6	1864	4455.12	6
1848	5880.40	6	1865	4455.00	6
1849	5887.44	6	1866	4455.00	6
1850	5883.93	6	1867	5535.00	6
1851	6601.82	6	1868	7807.54	6
1852	6376.68	6			



S I T E D A T A
 TOTAL AREA = ± 5.89 Ac. (256,503.74sf)
 TOTAL ROW = ± 1.50 Ac. (65,430.14sf)
 TOTAL LOT AREA = ± 4.39 Ac. (191,107.36sf)

SOUTHERN LAND COMPANY
WESTHAVEN
 P.U.D. SUBDIVISION
 SECTION 47

FINAL SUBDIVISION PLAT
 FRANKLIN - WILLIAMSON COUNTY - TENNESSEE
 TOTAL ACRES: 5.89 TOTAL # OF LOTS: 33
 ACRES NEW RD/ST: 1.50 (ROW) L.F. OF NEW RD/ST: 2185.21
 ACRES OPEN SPACE: 0.0 CIVIL DISTRICT: 5th
 DRAWN BY: JAG CLOSURE ERROR: < 1:10,000
 SCALE = 1"=100' DATE = 10/10/16

COP PROJECT # 6278 SHEET 1 OF 3

Plat Notes:
 1. The City of Franklin, Tennessee, is required to create 33 lots (Lots 1836-1868).
 2. Subject property is shown as Section 47 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
 3. Subject property is identified as a portion of Parcel 23 on Property Map 84.
 4. Zoning: Mixed-Use Local District (ML 1.6/Traditional/HCO-1).
 5. The plat is in accordance with the Survey and Plat Book, revised 05/08/07.
 6. According to the Westhaven Plat Book, the following building types would be permitted in the T4 and T5 tract zones - subyard house, cottage, courtyard house, townhouse, flex house, or house.
 Section 47 includes the following building types and sites: subyard apartments, and flex houses.
 Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
 Minimum: 1,000 S.F.
 Maximum: 10,000 S.F.
 Maximum building heights: 2 stories
 7. Minimum setback requirements (Section 47, lots):
 Front yard - 10'
 Side yard - 5' (min. 10' between buildings)
 Rear yard - 5' (min. 10' between buildings)
 Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projection shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.
 Rear yard/Alley setback - 7' (minimum 10' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) or 5' (minimum 10' wide x 22' deep parking apron) with a storage area of 50 square feet or greater.
 Rear yard/Non-Alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings).
 8. Setbacks are based on TN Code System (MAD 83).
 9. Subdivision is not within a Flood Hazard Area as per FEMA Flood Insurance Rate Map No. 47187C0190F, Revision Date September 20, 2006, Community No. 470206, Panel No. 195.
 10. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
 11. All streets and alleys are designated as Public Right-of-Way. The City of Franklin is not responsible for the replacement or repair of any structures, drainage easements, structures and culverts that shall be distributed in the process of the City exercising its easement rights.
 12. Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Property Owner(s) or the HOA.
 13. Stormwater quality shall be addressed with each site plan.
 14. Stormwater quality shall be addressed with each site plan. Stormwater quality shall be addressed with each site plan. Stormwater quality shall be addressed with each site plan.
 15. Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line into the side yard setback. The minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the side yard setback shall be the stated minimum.
 16. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
 17. Within new developments and for on-site lines constructed as a result of the plat, the following shall be placed underground: (1) electric, gas, sewer, telephone and water lines) shall be placed underground. Final positioning and quantities are approximate. Final mineral rights are to be held by Westhaven Partners, LLC.
 18. Property numbers are indicated as such. Lot numbers are encircled as shown on this plat.
 19. Street address numbers are assigned to the following street names: Addison Avenue, Camberley Street, and Westhaven Street.
 20. Street address numbers are assigned to the following street names: Addison Avenue, Camberley Street, and Westhaven Street.
 21. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
 22. No obstructions or encroachments shall impede the flow of water 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.

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 _____ Page _____, 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 lots 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 approved in writing by the City of Franklin. This plat is subject to the terms and conditions of the 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.

CERTIFICATE OF APPROVAL OF SUBMISSION 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 OF WATER SYSTEMS
 I hereby certify that:
 (1) the water system designated in Westhaven P.U.D. Subdivision, Section 47 has 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 HB&TS Utility District to assure completion of such system.

HB&TS Utility District _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS
 I hereby certify that:
 (1) the streets, drainage, and sidewalks designated in Westhaven P.U.D. Subdivision, Section 47 have been installed in accordance with City Specifications, or
 (2) a performance agreement and surety in the amount of \$ _____ for the streets, drainage, and sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department _____ Date _____
 City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
 I hereby certify that:
 (1) the sewer system designated in Westhaven P.U.D. Subdivision, Section 47 has 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

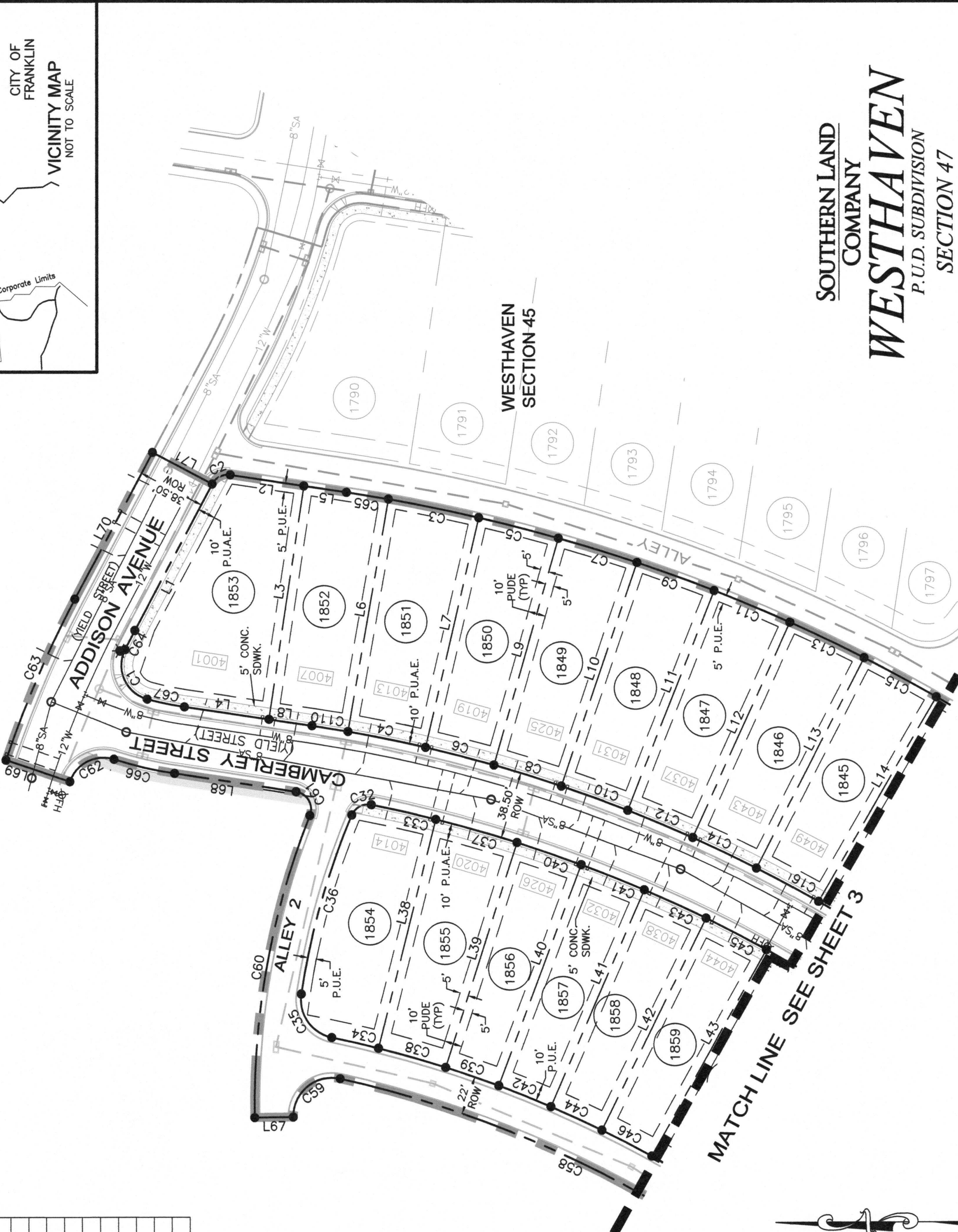
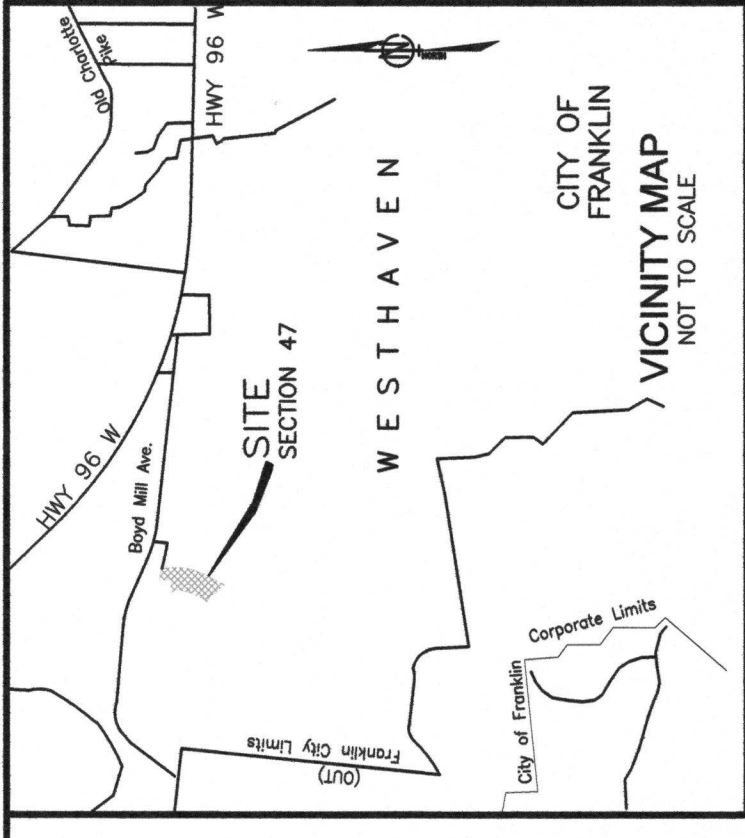
CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
 Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on file with the City of Franklin. MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF 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, Tennessee.

Secretary, Franklin Municipal Planning Commission _____ Date _____

Director, Streets Department _____ Date _____
 City of Franklin, Tennessee



SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 47

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 5.89 TOTAL # OF LOTS 33
ACRES NEW RD/ST 1.50 (ROW) L.F. OF NEW RD/ST 2185.21
ACRES OPEN SPACE 0.0 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = 1"=50' DATE = 10/10/16

COF PROJECT # 6278 SHEET 2 OF 3

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C37	48.16'	780.75'	3°32'04"	S15°57'32"W	48.16'
C38	39.84'	645.75'	3°32'04"	N15°57'32"E	39.83'
C39	32.06'	645.75'	2°50'41"	N19°08'54"E	32.06'
C40	38.76'	780.75'	2°50'41"	S19°08'54"W	38.76'
C41	38.76'	780.75'	2°50'40"	S21°59'34"W	38.76'
C42	32.06'	645.75'	2°50'40"	N21°59'34"E	32.06'
C43	38.76'	780.75'	2°50'41"	S24°50'15"W	38.76'
C44	32.06'	645.75'	2°50'41"	N24°50'15"E	32.06'
C45	38.76'	780.75'	2°50'41"	S27°40'56"W	38.76'
C46	32.06'	645.75'	2°50'41"	N27°40'56"E	32.06'
C47	302.23'	623.75'	27°45'42"	N26°30'49"E	299.28'
C48	39.74'	22.00'	103°29'18"	N39°06'41"W	34.55'
C49	176.67'	445.75'	22°42'31"	S79°30'05"E	175.51'
C50	18.04'	10.00'	103°21'50"	N60°10'15"E	15.69'
C51	31.12'	20.00'	89°09'35"	N26°49'04"W	28.08'
C52	100.29'	619.25'	9°16'45"	S86°45'28"E	100.18'
C53	12.25'	580.75'	1°12'29"	S62°43'21"E	12.25'
C54	24.21'	954.25'	1°27'13"	S9°12'57"W	24.21'
C55	35.49'	219.25'	9°16'24"	N1°30'7'32"E	35.45'
C56	21.71'	180.75'	6°52'53"	N1°55'47"E	21.70'
C57	20.78'	819.25'	1°27'13"	N8°12'57"E	20.78'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	35.36'	20.00'	101°18'11"	N65°01'19"E	30.93'
C2	12.32'	10.00'	70°38'26"	S26°48'53"E	11.56'
C3	52.62'	954.25'	3°09'35"	S11°31'21"W	52.62'
C4	45.18'	819.25'	3°09'35"	N11°31'21"E	45.17'
C5	46.90'	954.25'	2°48'58"	S14°30'37"W	46.90'
C6	40.27'	819.25'	2°48'58"	N14°30'37"E	40.26'
C7	46.96'	954.25'	2°49'11"	S17°19'42"W	46.96'
C8	40.26'	819.25'	2°48'58"	N17°19'35"E	40.26'
C9	46.84'	954.25'	2°48'45"	S20°08'40"W	46.84'
C10	40.27'	819.25'	2°49'00"	N20°08'33"E	40.27'
C11	46.90'	954.25'	2°48'58"	S22°57'32"W	46.90'
C12	40.27'	819.25'	2°48'58"	N22°57'32"E	40.26'
C13	46.90'	954.25'	2°48'58"	S25°46'30"W	46.90'
C14	40.27'	819.25'	2°48'58"	N25°46'30"E	40.26'
C15	46.90'	954.25'	2°48'58"	S28°35'28"W	46.90'
C16	40.27'	819.25'	2°48'58"	N28°35'28"E	40.26'
C17	13.67'	10.00'	78°20'04"	S27°44'21"E	12.63'
C18	37.66'	780.75'	2°45'48"	S12°48'35"W	37.65'
C19	27.35'	645.75'	2°25'38"	N12°56'41"E	27.35'
C20	33.37'	22.00'	86°54'10"	S65°12'57"W	30.26'
C21	106.70'	423.75'	14°25'35"	S74°07'11"E	106.41'

Line Table

Line #	Length	Direction
L67	22.00'	N0°51'20"W
L68	70.07'	N8°29'20"E
L69	38.50'	N18°36'09"E
L70	94.70'	S62°07'06"E
L71	38.50'	S27°52'54"W

Line Table

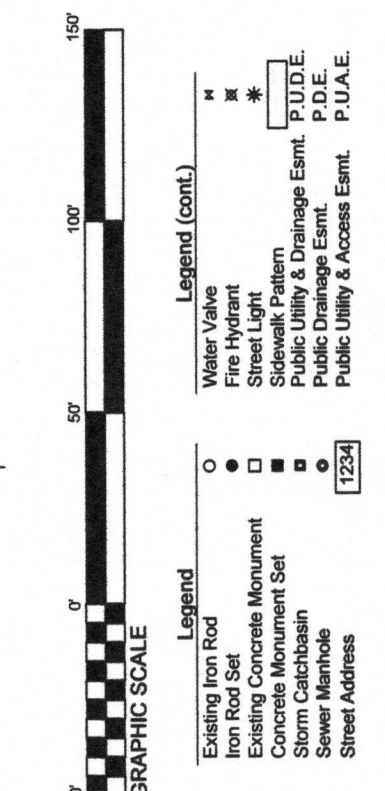
Line #	Length	Direction
L1	94.70'	S62°07'06"E
L2	42.41'	S8°29'20"W
L3	135.01'	S81°24'06"E
L4	48.72'	N8°29'20"E
L5	24.61'	S8°29'20"W
L6	135.00'	N80°03'27"W
L7	135.00'	S76°53'52"E
L8	24.87'	N8°29'20"E
L9	135.00'	S74°04'54"E
L10	135.00'	S71°14'13"E
L11	135.00'	S68°26'57"E
L12	135.00'	S65°37'59"E
L13	135.00'	S62°49'01"E
L14	135.00'	S60°00'03"E
L38	135.00'	N75°48'31"W
L39	135.00'	S72°16'26"E
L40	135.00'	N69°25'46"W
L41	135.00'	S66°35'05"E
L42	135.00'	S63°44'25"E
L43	135.00'	S60°53'44"E

Parcel Area Table

Parcel #	Area (SF)	Area (Ac.)
1856	4780.53	0.11
1857	4780.44	0.11
1858	4780.62	0.11
1859	4780.53	0.11
1860	4780.53	0.11
1861	4780.53	0.11
1862	4780.25	0.11
1863	4770.19	0.11
1864	4455.12	0.10
1865	4455.00	0.10
1866	4455.00	0.10
1867	5535.00	0.13
1868	7807.54	0.18

Parcel Area Table

Parcel #	Area (SF)	Area (Ac.)
1836	10152.43	0.23
1837	6210.18	0.14
1838	6210.09	0.14
1839	5535.04	0.13
1840	5572.81	0.13
1841	5736.38	0.13
1842	5883.95	0.14
1843	5883.94	0.14
1844	4455.12	0.10
1845	5883.92	0.14
1846	5883.92	0.14
1847	5883.92	0.14
1848	5880.40	0.13
1849	5887.44	0.14
1850	5883.93	0.14
1851	6601.82	0.15
1852	6376.68	0.15
1853	9636.47	0.22
1854	6692.73	0.15
1855	5939.88	0.14



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 3rd day of October, 2016.

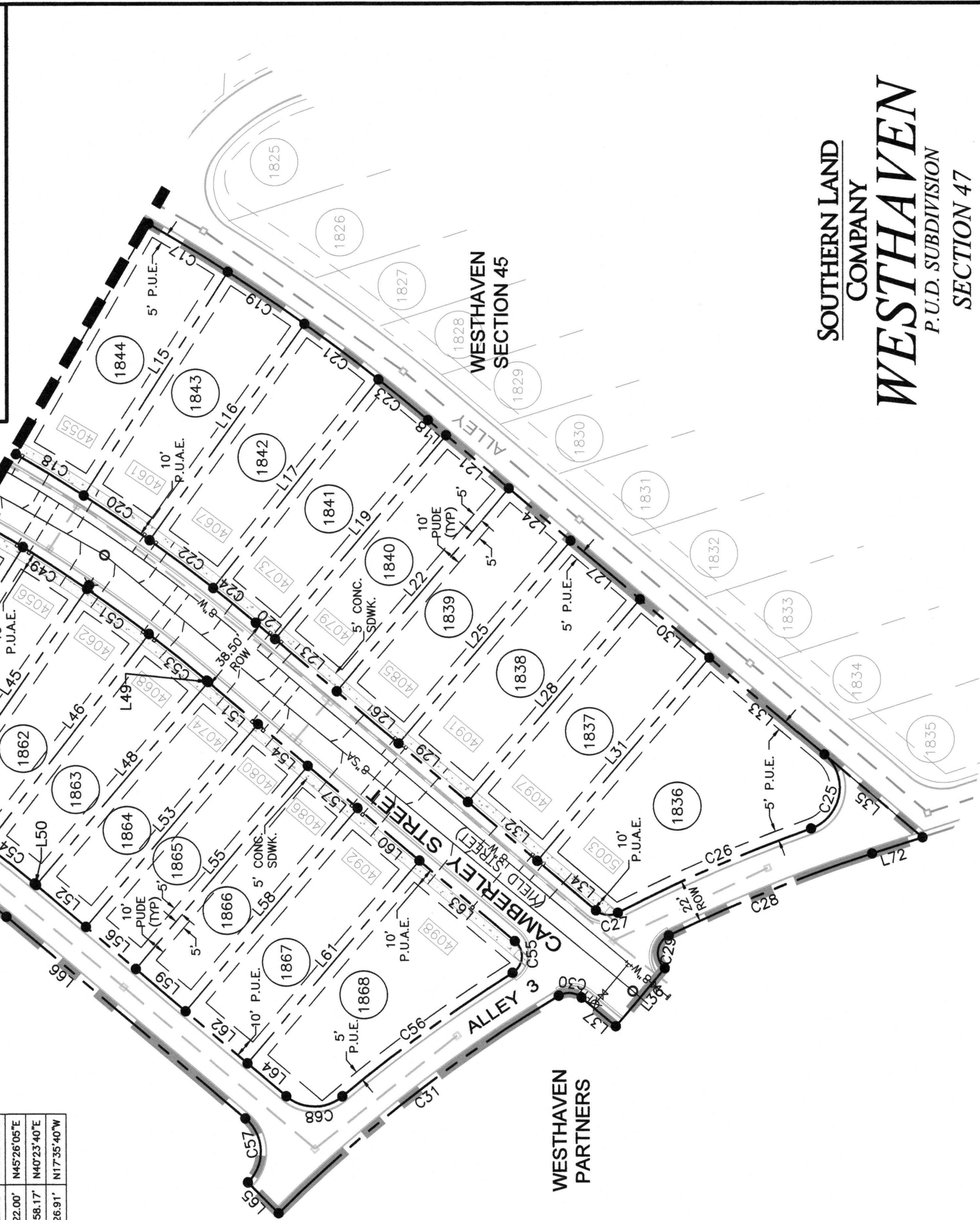
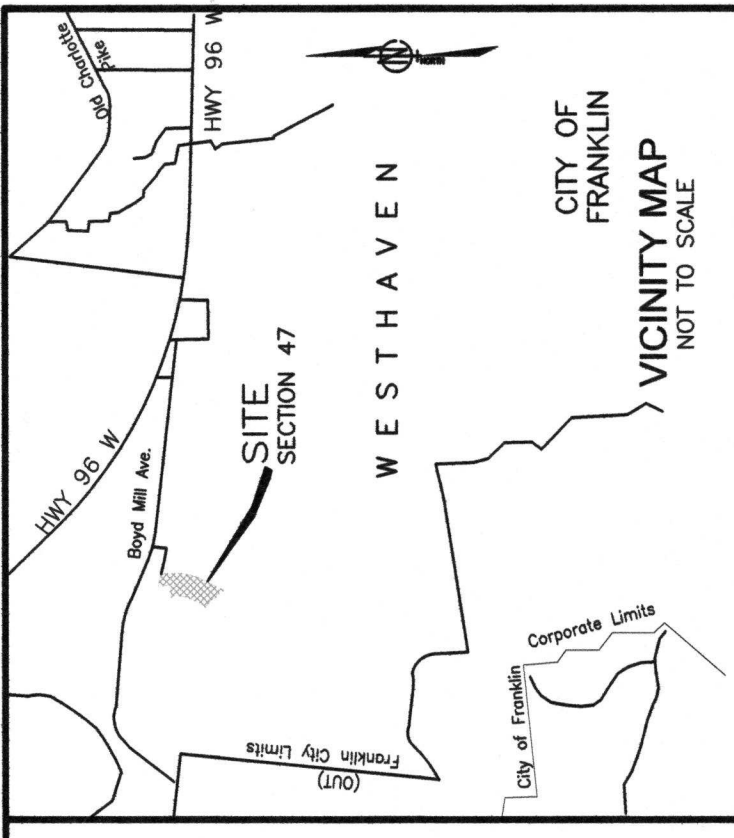
Keith R. Brotherton, RLS Tennessee RLS No. 2890
Wilson & Associates, P.C.
Engineering Surveying/Environmental
108 Beechwood Drive Franklin, TN 37064
Office: 615.794.2275 FAX: 615.794.2176
kbrotherton@wilsonpc.com

11-3-16

CERTIFICATE OF APPROVAL OF 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, Tennessee.

Secretary _____ Date _____
Franklin Municipal Planning Commission



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 COF PROJECT # 6278 SHEET 3 OF 3

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C52	32.06'	645.75'	2°50'40"	N36°12'57"E	32.05'
C53	37.56'	780.75'	2°45'23"	S39°00'59"W	37.56'
C54	31.07'	645.75'	2°45'23"	N39°00'59"E	31.06'
C55	18.80'	10.00'	107°42'24"	N85°45'08"W	16.15'
C56	106.86'	776.25'	7°53'15"	N35°50'34"W	106.78'
C57	36.48'	22.00'	95°02'25"	N87°54'53"E	32.45'
C68	30.78'	22.00'	80°10'51"	N07°18'15"E	28.34'

Line Table

Line #	Length	Direction
L62	41.00'	N40°23'40"E
L63	63.31'	S40°23'40"W
L64	25.75'	N40°23'40"E
L65	22.00'	N45°26'05"E
L66	158.17'	N40°23'40"E
L72	26.91'	N17°35'40"W

Line Table

Line #	Length	Direction
L35	65.13'	S40°23'40"W
L36	38.50'	N49°36'20"W
L37	22.64'	S40°23'40"W
L44	135.00'	S85°03'03"E
L45	135.00'	S85°12'23"E
L46	135.00'	S82°21'43"E
L48	135.00'	S49°36'20"E
L49	1.02'	S40°23'40"E
L50	33.00'	S40°23'40"W
L51	33.00'	N40°23'35"E
L52	135.00'	N49°36'23"W
L53	135.00'	N49°36'23"W
L54	33.00'	N40°23'40"W
L55	135.00'	N49°36'23"W
L56	33.00'	N40°23'40"E
L57	33.00'	N40°23'40"E
L58	33.00'	N40°23'40"E
L60	41.00'	S40°23'40"W
L61	135.00'	N49°36'23"W

Line Table

Line #	Length	Direction
L15	135.00'	S57°11'05"E
L16	135.00'	S54°22'07"E
L17	135.00'	S51°33'09"E
L18	12.02'	S40°23'40"W
L19	135.00'	S49°54'40"E
L20	12.74'	N40°23'40"E
L21	41.64'	S40°23'40"W
L22	135.00'	N49°36'20"W
L23	40.92'	N40°23'40"E
L24	41.00'	S40°23'40"W
L25	135.00'	N49°36'19"W
L26	41.00'	N40°23'39"E
L27	46.00'	S40°23'40"W
L28	135.00'	N49°36'20"W
L29	46.00'	N40°23'41"E
L30	46.00'	S40°23'40"W
L31	135.00'	N49°36'19"W
L32	46.00'	N40°23'40"E
L33	76.94'	S40°23'40"W
L34	38.94'	N40°23'40"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	46.90'	954.25'	2°48'58"	S31°24'26"W	46.90'
C18	40.27'	819.25'	2°48'58"	N31°24'26"E	40.26'
C19	46.90'	954.25'	2°48'58"	S34°13'24"W	46.90'
C20	40.27'	819.25'	2°48'58"	N34°13'24"E	40.26'
C21	46.90'	954.25'	2°48'58"	S37°02'22"W	46.90'
C22	40.27'	819.25'	2°48'58"	N37°02'22"E	40.26'
C23	32.42'	954.25'	1°56'49"	S39°25'16"W	32.42'
C24	27.84'	819.25'	1°56'49"	N39°25'16"E	27.84'
C25	46.12'	22.00'	120°07'30"	N79°32'35"W	36.13'
C26	106.78'	776.25'	7°52'53"	N23°25'16"W	106.69'
C27	11.83'	10.00'	67°45'23"	S6°30'59"W	11.15'
C28	111.09'	754.25'	8°26'19"	N21°48'49"W	110.99'
C29	19.82'	10.00'	113°34'21"	N82°49'09"W	16.73'
C30	12.44'	10.00'	71°15'29"	N4°45'56"E	11.65'
C31	180.37'	754.25'	13°42'06"	N37°42'52"W	179.94'
C47	38.76'	780.75'	2°50'41"	S30°31'36"W	38.76'
C48	32.06'	645.75'	2°50'41"	N30°31'36"E	32.06'
C49	38.76'	780.75'	2°50'41"	S33°22'17"W	38.76'
C50	32.06'	645.75'	2°50'41"	N33°22'17"E	32.06'
C51	38.76'	780.75'	2°50'40"	S36°12'57"W	38.76'

Parcel Area Table

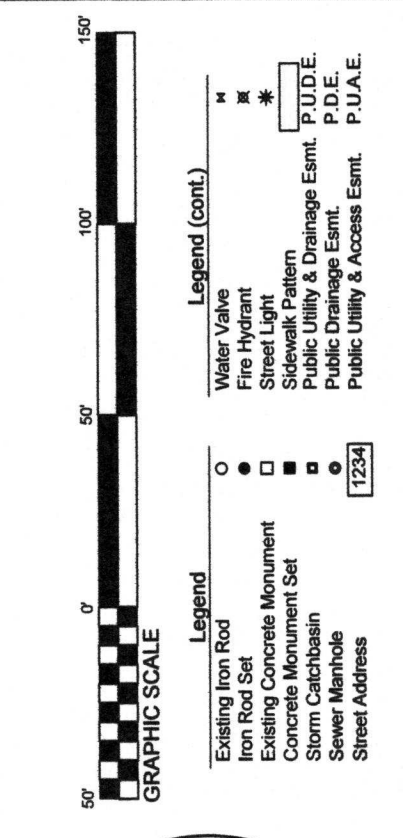
Parcel #	Area (SF)	Area (Ac.)
1856	4780.53	0.11
1857	4780.44	0.11
1858	4780.62	0.11
1859	4780.53	0.11
1860	4780.53	0.11
1861	4780.53	0.11
1862	4780.25	0.11
1863	4770.19	0.11
1864	4455.12	0.10
1865	4455.00	0.10
1866	4455.00	0.10
1867	5535.00	0.13
1868	7807.54	0.18

Parcel Area Table

Parcel #	Area (SF)	Area (Ac.)
1836	10152.43	0.23
1837	6210.18	0.14
1838	6210.09	0.14
1839	5535.04	0.13
1840	5572.81	0.13
1841	5738.38	0.13
1842	5883.95	0.14
1843	5883.94	0.14
1844	5883.92	0.14
1845	5883.92	0.14
1846	5883.92	0.14
1847	5883.92	0.14
1848	5880.40	0.13
1849	5887.44	0.14
1850	5883.93	0.14
1851	6601.82	0.15
1852	6376.68	0.15
1853	9636.47	0.22
1854	6692.73	0.15
1855	5939.88	0.14

CERTIFICATE OF APPROVAL OF 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, Tennessee.

Secretary _____ Date _____
 Franklin Municipal Planning Commission



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 3rd day of October, 2016.

Keith R. Brotherton
 Keith R. Brotherton, RLS Tennessee RLS No. 2850
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