

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 7338, Page 670, 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, re-subdivided, 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 restrictive covenants as in 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.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets, drainage and sidewalks designated in MYLES MANOR SUBDIVISION FINAL PLAT-SECTION "B" REVISION 1 RE-SUBDIVISION OF LOTS 14-23 have been installed in accordance with City specifications, or (2) a performance bond 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
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in MYLES MANOR SUBDIVISION FINAL PLAT-SECTION "B" REVISION 1 RE-SUBDIVISION OF LOTS 14-23 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.

Director Water Management Department Date
CITY OF FRANKLIN (615) 794-4554

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agent.

Williamson County Emergency Management Agency Date
City of Franklin 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 201, 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 FOR ELECTRICAL UTILITIES

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 the MTEMC website at www.MTEMC.com (collectively the "requirements"), no electric service will be provided until 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.

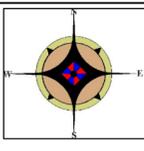
Date Middle Tennessee Electric Corporation

NEW ROADS 0.00 LINEAR FEET
TOTAL AREA 0.80 ACRES
34,876 SQ.FT.
CLOSURE 1/20,000

CHAPDELAIN & ASSOCIATES

7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyors@msn.com

RANDOLPH L. CHAPDELAIN
TN. RLS. 1444 JOB #5207



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. The subdivision plat correctly represents a survey made under my supervision on the 26th day of December, 2017. The ratio of precision of the unadjusted survey is 1/20,000 as shown hereon.

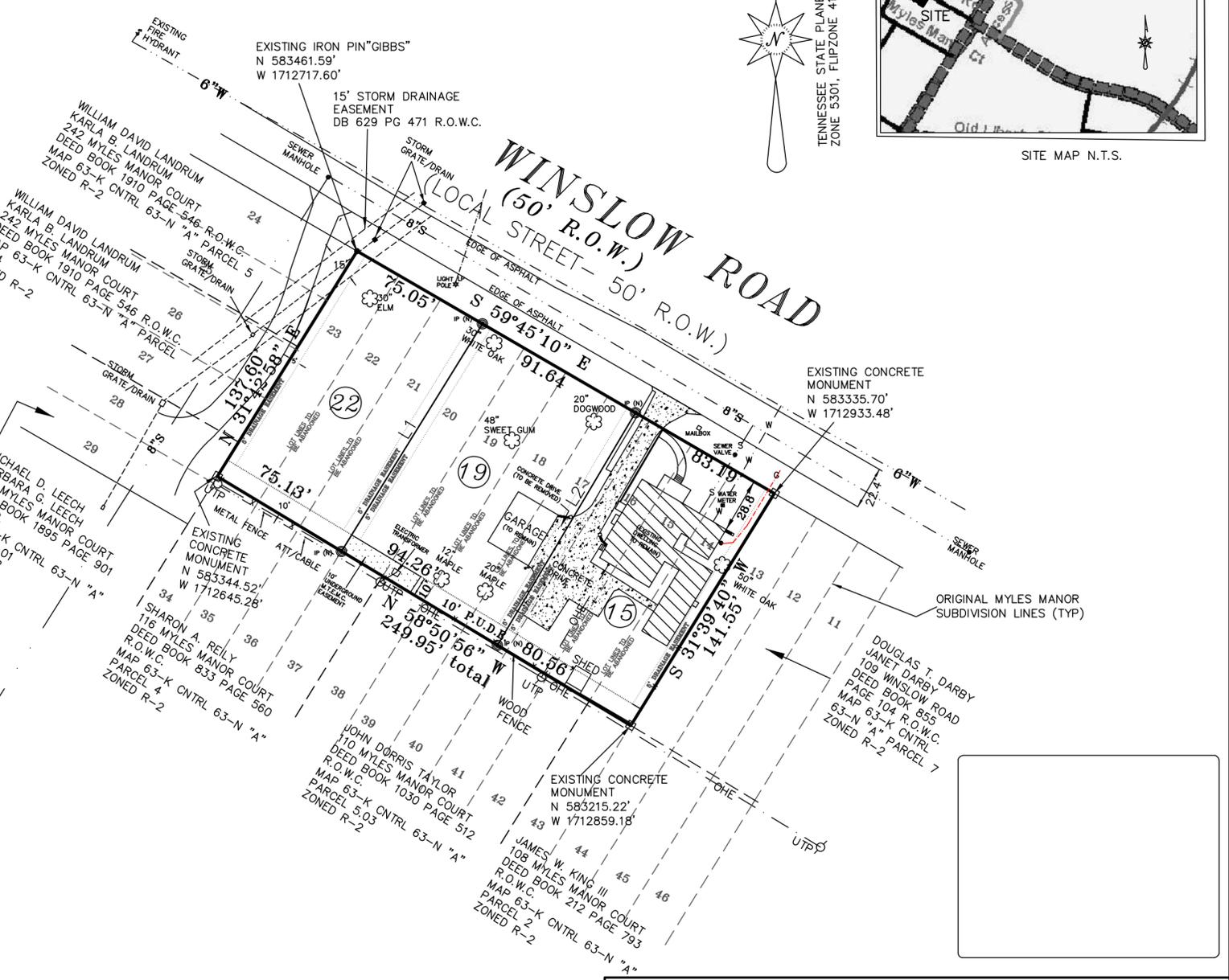
Surveyor TN License No. 1444 Date

CHAPDELAIN & ASSOCIATES 7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
PHONE (615) 799-8104 FAX# (615) 799-2017

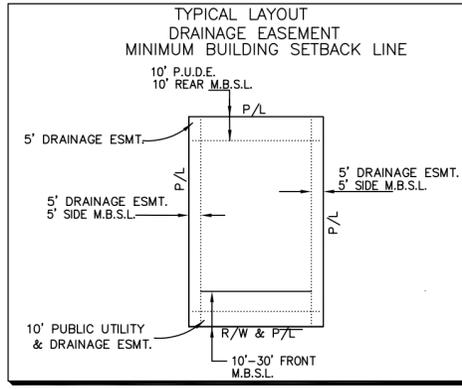
GENERAL NOTES

- ALL DISTANCES SHOWN ARE BASED ON FIELD-RUN SURVEY USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
- UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY, TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
- THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THE SURVEYOR.
- THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD) NOT IN 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM MAP 47187C02110 DATED DECEMBER 22, 2016.
- DETACHED RESIDENTIAL TRADITIONAL (R-2) ZONING MINIMUM BUILDING SETBACKS: FRONT-10'-30'; SIDE-5'; REAR-5' FRANKLIN ROAD LOCAL HISTORIC DISTRICT OVERLAY-- CHARACTER AREA OVERLAY CFCO-3
- THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE TEN (25') LOTS INTO THREE LOTS IN THE TRADITIONAL (R-2) HISTORIC PRESERVATION OVERLAY (H.O.A.)-FRANKLIN ROAD LOCAL HISTORIC DISTRICT.
- 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 (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
- EXISTING STORM DRAIN SHOWN ALONG WINSLOW ROAD
- THERE ARE NO LINEAR FEET OF NEW STREETS WITH THIS PLAT.
- THERE ARE NO SIDEWALKS ON EITHER SIDE OF WINSLOW ROAD.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORM WATER 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.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC OF RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HISTORIC PRESERVATION OVERLAY (H.O.A.)-FRANKLIN ROAD LOCAL HISTORIC DISTRICT.
- WITHOUT FORMING A LEGAL OPINION, THE REFERENCE DEED AND CURRENT DEED OF RECORD IS A WARRANTY DEED, AND THE GRANTEE AS STATED THEREIN HAVE ALL RIGHTS TO THE PROPERTY, INCLUDING MINERAL RIGHTS.
- MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A.
- 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 EASEMENTS WITHOUT OBTAINING ANY FUTURE PERMISSION FROM THE PROPERTY OWNER, OR H.O.A. THE PROPERTY OWNER, OR H.O.A. 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 HISTORIC PRESERVATION OVERLAY (H.O.A.)-FRANKLIN ROAD LOCAL HISTORIC DISTRICT AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOME OWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- 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.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOTS AS SHOWN ON THE FINAL PLAT MYLES MANOR PARK LOTS 14-18 BLOCK "B" AND LOTS 19-23 BLOCK "B" AS OF RECORD IN PLAT BOOK 1 PAGE 100, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- THE CLOSURE ERROR IS 1/20,000 IN PRECISION.

LOT NO.	911 STREET ADDRESS	ACREAGE
15	110 WINSLOW ROAD	0.26 ACRE 11,534 SQ.FT.
19	WINSLOW ROAD	0.30 ACRE 12,966 SQ.FT.
22	WINSLOW ROAD	0.24 ACRE 10,375 SQ.FT.



LINE	BEARING	DISTANCE
L1	N 31°40'34" E	138.79'
L2	N 30°35'44" E	140.23'



- ⊕ = (WM) WATER METER
- ⊙ = (UTP) UTILITY POLE
- ⊘ = (TEL) TELEPHONE POLE
- ⊕ = (CO) SEPTIC CLEAN OUT
- ⊕ = SEWER MAN HOLE
- ⊕ = FIRE HYDRANT
- ⊕ = GAS METER
- ⊕ = WATER VALVE
- ⊕ = TREE
- OHE = OVERHEAD ELECTRIC LINE
- UE = UNDERGROUND ELECTRIC LINE
- ⊕ = LIGHT POLE
- 6"W = 6 INCH WATER SERVICE LINE
- 8"S = 8 INCH SEWER SERVICE LINE

**MYLES MANOR SUBDIVISION
FINAL PLAT-SECTION "B" REVISION 1
RE-SUBDIVISION OF LOTS 14-23**

9th CIVIL DISTRICT WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE
OWNER/SUBDIVIDER: THE ESTATE OF JOHN A. BRAGG - REBECCA C. McNAMEE EXECUTRIX
111 WINSLOW ROAD, FRANKLIN, TENNESSEE 37064
PHONE (615) 476-8797
DEED BOOK 7338 PAGE 670-672
LOTS 14-23 BLOCK B MYLES MANOR PARK PLAT BOOK 1 PAGE 100
PROPERTY MAP 63-N GROUP "A" PARCEL 6
ZONED R-2 Traditional
HISTORIC PRESERVATION OVERLAY (H.O.A.)-FRANKLIN ROAD LOCAL HISTORIC DISTRICT
CHARACTER OVERLAY CFCO-3
TOTAL ACRES 0.80 ACRES IN 3 LOTS
DATE: FEBRUARY 2, 2019 SCALE 1"=50'
JOB # 5207

CITY OF FRANKLIN PROJECT NUMBER 6906

0 50' 100'
1" = 50'