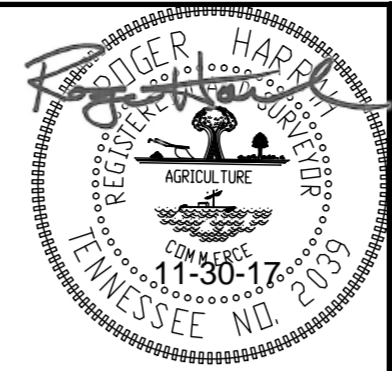


LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	90°00'06"	46.50'	73.04'	N37°43'30"W	65.76'	46.50'
C2	103°58'06"	20.00'	36.29'	S30°17'36"E	31.51'	25.58'
C3	90°00'06"	46.50'	73.04'	S52°16'30"W	65.76'	46.50'
C4	13°58'06"	777.00'	189.43'	S14°42'24"W	188.96'	95.19'

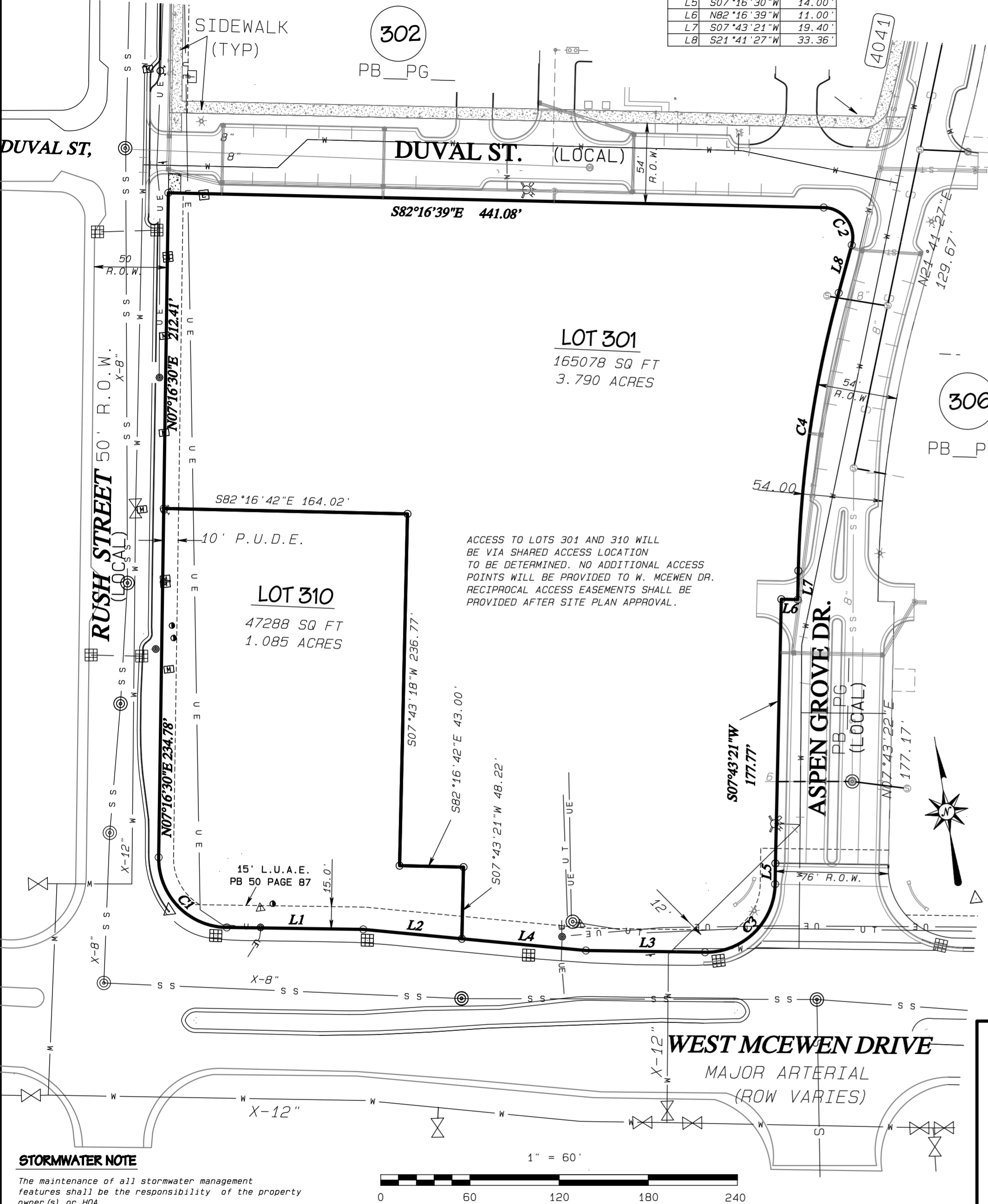
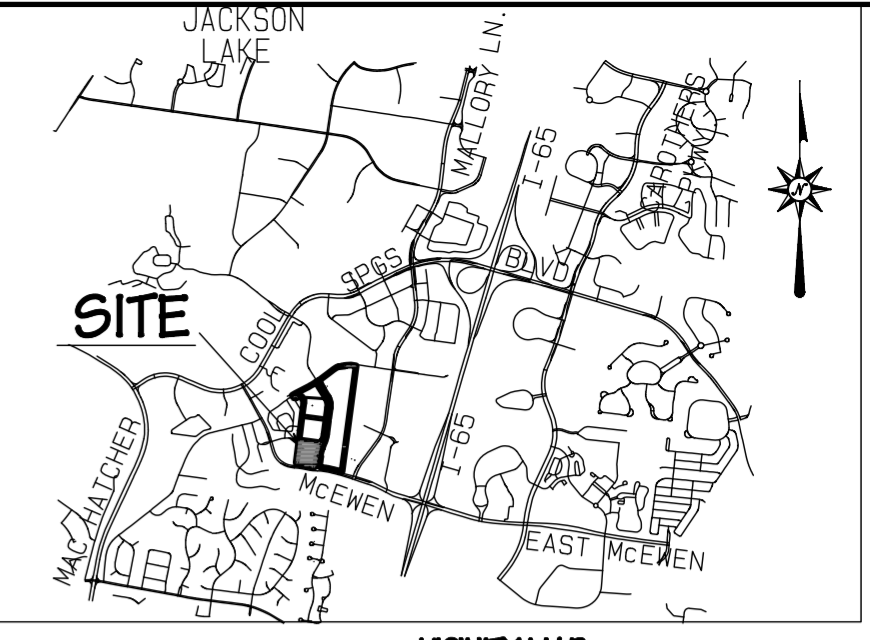
LINE	BEARING	DISTANCE
L1	N82°43'30"W	91.84'
L2	N78°09'04"W	66.66'
L3	N82°43'30"W	80.16'
L4	N78°09'04"W	83.82'
L5	S07°16'30"W	14.00'
L6	N82°16'39"W	11.00'
L7	S07°43'21"W	19.40'
L8	S21°41'27"W	33.36'



**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 10TH DAY OF OCTOBER, 2017.

ROGER H. HARRAH TN. REG. NO. 2039      DATE \_\_\_\_\_



**RECORDERS INFORMATION:**

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, Fipszone 4100, NAD83 datum.
- THE ZONING FOR THIS PROPERTY IS (SD-X SPECIFIC DEVELOPMENT VARIETY) DEVELOPMENT STANDARD IS CONVENTIONAL CHARACTER AREA = MCO-4 OTHER OVERLAYS = FFO- FLOODWAY FRINGE OVERLAY = FWO FLOODWAY OVERLAY = HTO HEIGHT OVERLAY DISTRICT
- SUBJECT PLATTED PARCEL LOT 301 OF MCEWEN PLACE PUD SUBDIVISION PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ WILLIAMSON COUNTY PROPERTY MAP NUMBER 062
- OWNER / DEVELOPER: CONTACT: NR MCEWEN PROPERTY OWNER, LLC 2000 MERIDIAN, SUITE 250 FRANKLIN, TN PHONE: 615 550-5593 FAX: 615 550-5576 EMAIL: ABALLASH@BOYLE.COM CONTACT NAME: ADAM BALLASH SURVEYOR: HARRAH & ASSOCIATES CONTACT: ROGER HARRAH RLS ADDRESS: 504 AUTUMN SPRINGS COURT SUITE B-15, FRANKLIN, TN 37067 TEL. NO.: 615 778-0863 EMAIL: rogerh@harrahgroup.com
- THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0204F & MAP No. 47187C0212F DATED SEPTEMBER 29, 2006.
- THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF MCEWEN PLACE PUD SUBDIVISION AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ R.O.W.C
- ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.
- WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- "ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEC."
- "THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE."

**SPECIAL UTILITY NOTE**

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

**PARCEL INFORMATION**

**LOT 100**  
MAP 062 PARCEL 22.03  
ADDRESS = 110 RUSH ST.

**LOT 152**  
MAP 062 PARCEL 22.18  
ADDRESS=1130 W. MCEWEN DR.

**LEGEND**

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDO)
- SET CONCRETE MONUMENT
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ POWER POLE
- ⊖ GUY ANCHOR
- ⊗ WATER METER
- ⊘ WATER VALVE
- ST— STORM SEWER
- W— WATER LINE
- OHE— OVERHEAD POWER LINE
- SS— SANITARY SEWER LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC
- ⊗ BOLLARDS
- ⊕ LIGHT POLE
- ⊕ FIRE HYDRANT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C., TN. REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. RIGHT-OF-WAY

**CERTIFICATE OF OWNERSHIP**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BK 6648, PG 99, 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 UNLESS 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 \_\_\_\_\_

**FINAL SUBDIVISION PLAT OF LOT 301  
MCEWEN PLACE PUD SUBDIVISION REV. 1**

A REPLAT OF LOT 301  
(PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_)

CITY OF FRANKLIN PROJECT NO. 6577

JOB NO: T263-006

**REVISIONS:**

FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 4.875	TOTAL LOTS: 2
ACRES NEW STREETS: N/A	FEET NEW STREETS: N/A
CIVIL DISTRICT: 9TH	CLOSURE ERROR: >1:10,000
SCALE: 1" = 60'	DATE: NOV. 6TH, 2017
SHEET 1 OF 1	

**CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE**

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BYLAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES, HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC      DATE \_\_\_\_\_

**OWNER INFORMATION**  
MAP 062 PARCEL 22.03 & 22.18  
NR MCEWEN PROPERTY OWNER, LLC  
575 FIFTH AVENUE 23RD FLOOR  
NEW YORK, 10017

**STORMWATER NOTE**  
The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS      DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON PLAT ENTITLED LOT 301 MCEWEN PLACE PUD SUBDIVISION REV. 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

MALLORY VALLEY UTILITY DISTRICT      DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN THE FINAL PLAT OF LOT 301 MCEWEN PLACE PUD SUBDIVISION REV. 1 BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ \_\_\_\_\_ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., WATER AND SEWER FRANKLIN, TENNESSEE      DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**

I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN REVISION # \_\_\_\_\_ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ \_\_\_\_\_ FOR STREETS AND \$ \_\_\_\_\_ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS 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 \_\_\_\_\_, 20\_\_\_\_, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION      DATE \_\_\_\_\_