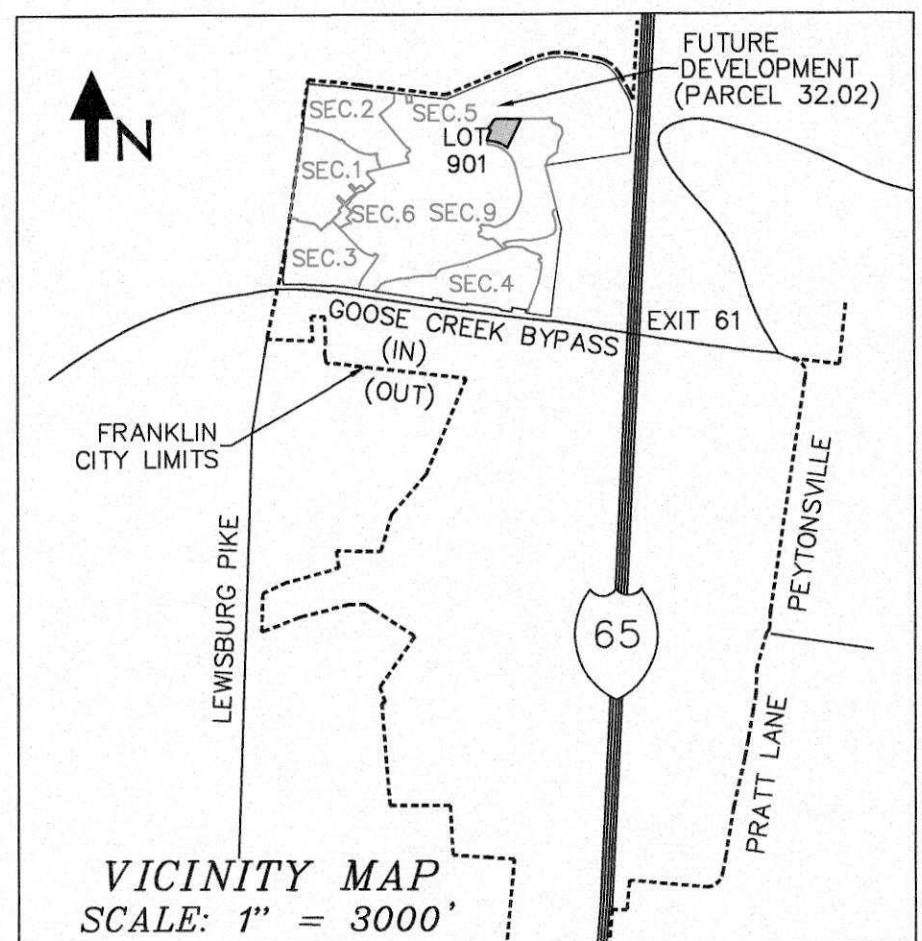
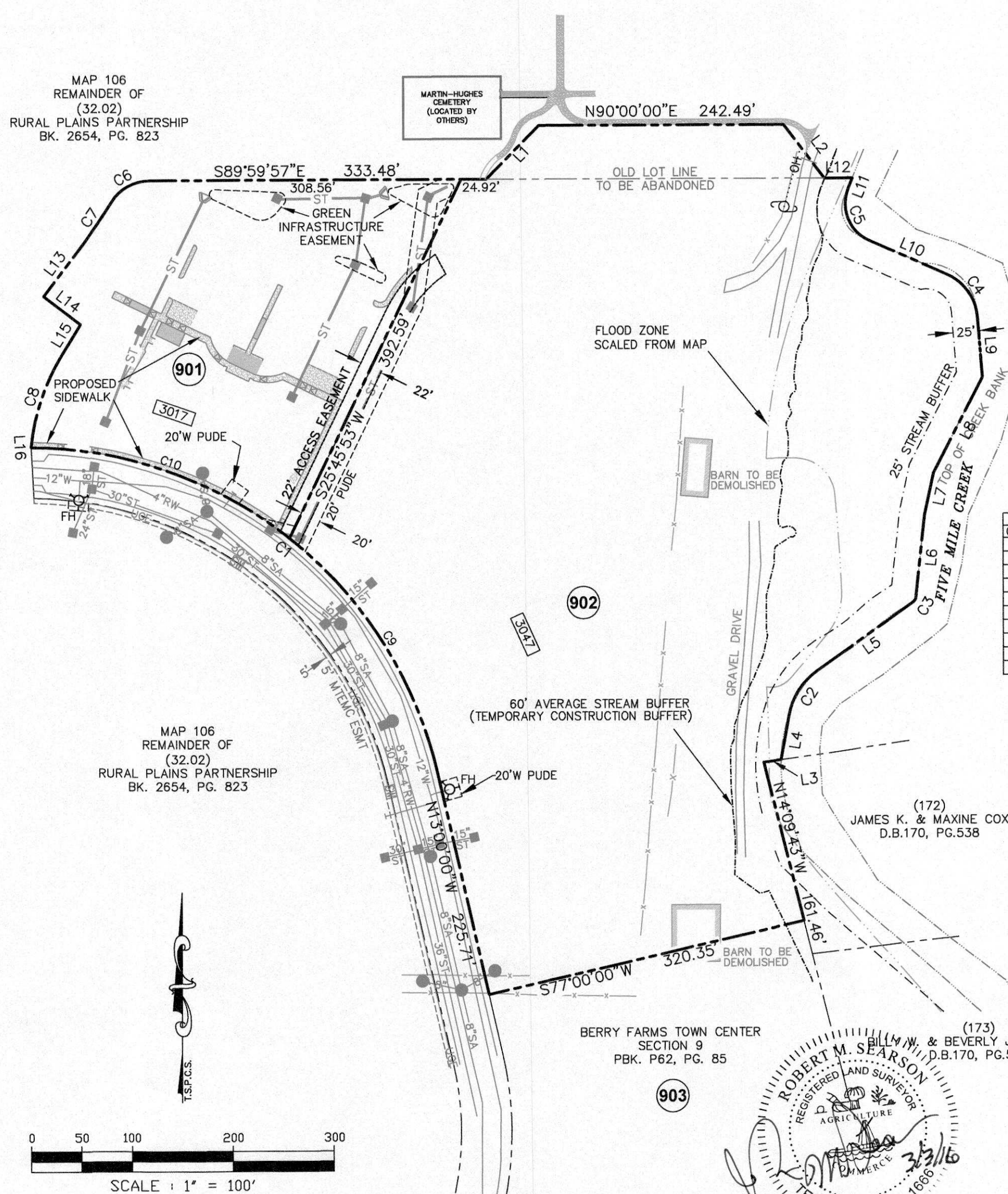


NOTES

- THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND REVISE TWO LOTS.
- EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- A PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND IS KNOWN AS A PORTION OF PARCEL 32.02.
- OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pawcett@boyle.com)
- SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)
- 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.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.
- NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
- THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- RIGHTS OF CROSS ACCESS FOR EACH LOT SHALL BE DETERMINED BY THE C.C.R.'S OF BERRY FARMS AS RECORDED IN BOOK _____, PAGE _____. ROWC SAID C.C.R.'S PROVIDE PEDESTRIAN AND VEHICULAR CROSS ACCESS THROUGH ALL LOTS IN THIS DEVELOPMENT.
- RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
- ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
- MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
- SURVEY FIELD DATA COLLECTED ON 4-9-2015.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 901 AND 902 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 9 AS RECORDED IN PLAT BOOK P62, PAGE 85, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.



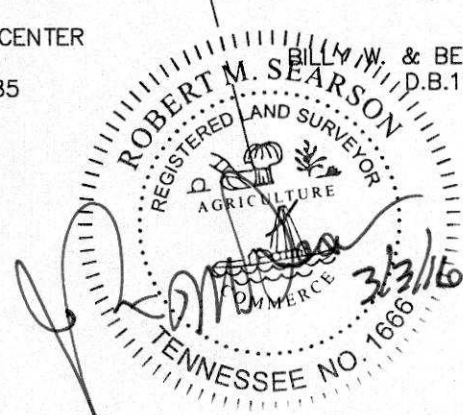
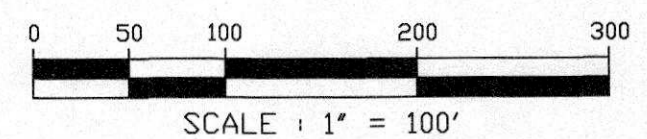
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	555.08'	415.00'	76°38'08"	327.96'	N51°19'04"W	514.62'
C2	54.41'	70.00'	44°32'10"	28.66'	S32°38'38"W	53.05'
C3	5.11'	6.00'	48°47'25"	2.72'	N30°31'01"E	4.96'
C4	53.63'	50.00'	61°27'16"	29.72'	N35°25'37"W	51.10'
C5	61.58'	40.00'	88°12'14"	38.77'	S22°03'08"E	55.68'
C6	45.87'	45.00'	58°23'59"	25.15'	S60°48'00"W	43.91'
C7	48.22'	585.00'	4°43'24"	24.13'	N33°57'43"E	48.21'
C8	94.99'	212.36'	25°37'40"	48.30'	S18°36'54"W	94.20'
C9	278.73'	415.00'	38°28'56"	144.85'	N32°14'27"W	273.52'
C10	276.35'	415.00'	38°09'13"	143.52'	N70°33'31"W	271.27'

LINE	BEARING	DISTANCE
L1	N44°29'06"E	74.67'
L2	S37°15'46"E	66.94'
L3	S82°00'36"W	17.26'
L4	S10°22'33"W	43.93'
L5	S54°54'43"W	116.02'
L6	S06°07'18"W	82.23'
L7	S12°19'23"W	42.16'
L8	S27°14'42"W	106.48'
L9	S04°41'59"E	59.99'
L10	N66°09'16"W	84.26'
L11	S22°02'59"W	11.07'
L12	S89°59'57"E	27.66'
L13	N37°17'49"E	66.10'
L14	N52°42'11"W	45.87'
L15	N31°25'13"E	36.55'
L16	N02°55'20"W	1.02'

LEGEND

- PARCEL NO. ()
- LOT NUMBER (00)
- STREET ADDRESS (000)
- IRON ROD (SET) (●)
- CONC MON (NEW) (■ MON(N))
- PROPERTY LINE (---)
- FLOODWAY (---)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED STORM STRUCTURE (■)
- PROPOSED MANHOLE (●)
- PROPOSED SWITCH BOX (SW)
- PROPOSED ELECTRIC MANHOLE (□)
- FENCE (---)
- PROPOSED SANITARY SEWER LINE (8"SA)
- PROPOSED STORM SEWER LINE (15"RCP)
- PROPOSED WATER LINE (8"W)
- PROPOSED RECLAIMED WATER LINE (2"RCW)
- PROPOSED UNDERGROUND ELECTRIC LINE (UGE)

AREA	LOT	SQ. FT.	ACRES
901	95,504	2.19	
902	378,155	8.68	
Total	473,659	10.87	



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CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 9, Revision of Lots 901 & 902" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety 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

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.

Middle Tennessee Electric Membership Corporation _____ 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 _____, 2015, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 9, Revision of Lots 901 & 902" 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 _____ Date _____
City of Franklin, Tennessee

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 or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666 _____ Date 3/3/16

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 2654, Page 823, 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.

Rural Plains Partnership _____ Date _____
Owner

Littlejohn

An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

BERRY FARMS TOWN CENTER PUD SUBDIVISION FINAL PLAT SECTION 9 REVISION OF LOTS 901 & 902 C.O.F. NO. 6036

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 10.87	TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: ±0	DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±0	CLOSURE ERROR: 1:10000

DATE: 01-26-16
DATE: 03-03-16

LEA PROJECT #20151331 SHEET 1 OF 1