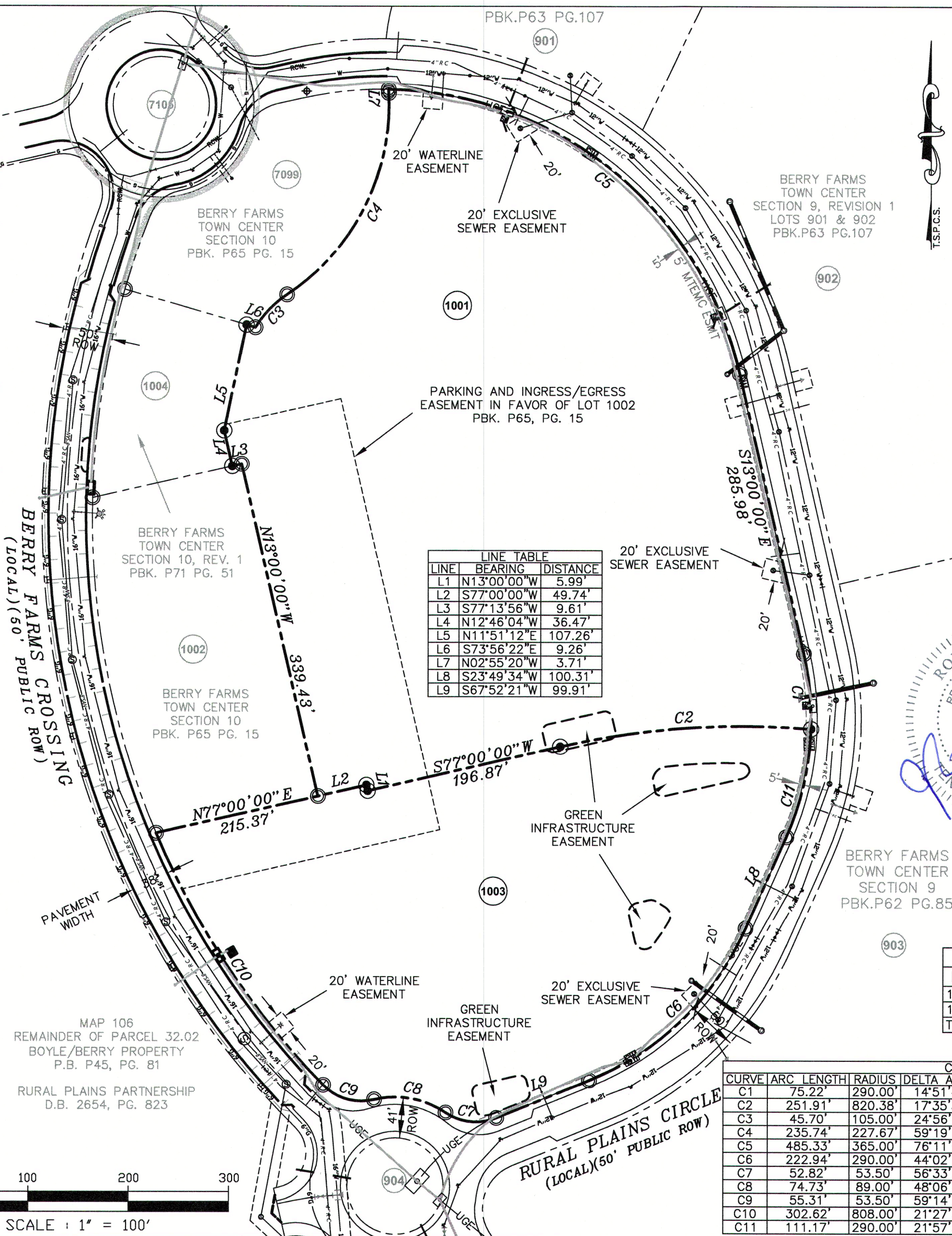


NOTES

- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 1001 INTO TWO LOTS.
- EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: CCOO-3
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- THE EXISTING CONDITIONS SHOWN HEREIN WERE DERIVED FROM A COMBINATION OF THE FOLLOWING:
 - EXISTING CONDITIONS TOPOGRAPHIC SURVEY, PROVIDED BY S&ME, INC. DATED MAY 9, 2016.
 - THE APPROVED SITE PLAN FOR BTFC SECTION 7 (COF PROJECT #4720).
 - THE APPROVED SITE PLAN FOR BTFC SECTION 9 (COF PROJECT #4721).
- THE DESIGN PROVIDED HEREIN IS BASED UPON THE ASSUMPTION THAT INFRASTRUCTURE FROM COF PROJECTS #4720 AND #4721 HAS BEEN INSTALLED PER PLAN. IN THE EVENT THAT CONSTRUCTION OF SURROUNDING INFRASTRUCTURE PROJECTS HAS NOT BEEN COMPLETED AND PROPER ACCESS TO THIS PROJECT HAS NOT BEEN PROVIDED, THE ENGINEER SHALL PROVIDE AN ADDITIONAL SET OF SHEETS TO PROVIDE PROPER CONSTRUCTION ACCESS TO AND FROM THIS SITE PER FRANKLIN AND TDEC SPECIFICATIONS. PRIOR TO ISSUANCE OF A GRADING PERMIT FOR THIS PROJECT, PROPER CONSTRUCTION ACCESS SHALL BE INSTALLED, INSPECTED, AND ACCEPTED BY THE CITY OF FRANKLIN STAFF.
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
- 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.: 615-550-3500
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
- SURVEYOR: S&ME, 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@smeinc.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.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND 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 MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- 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.
- 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 PAVEMENT CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
- ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.
- 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 UNLESS THE IMPROVEMENTS ARE PART OF A CITY OF FRANKLIN APPROVED SITE PLAN.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.
- WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12" DEPTH REQUIRES A 20' EASEMENT AND 13'-20" DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY OF FRANKLIN.
- SURVEY FIELD DATA COLLECTED ON 05-21-2019.
- NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO GRADY CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS NOT SHOWN ON APPROVED CITY OF FRANKLIN SITE PLANS THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE IN A REASONABLE AND WORKMANLIKE MANNER, ANY DAMAGE OR ALTERATIONS TO THE SITE THAT THE CITY OF FRANKLIN HAS MADE SO AS TO CLOSELY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE APPROVED SITE PLAN.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING URBAN BIOTENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), THE POA, OR ASSIGNS.
- CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 1001 SHOWN ON THE FINAL PLAT ENTITLED BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 10, REVISION 1, RESUBDIVISION OF LOT 1001 AS RECORDED IN PLAT BOOK P71, PAGE 51, R.O.W.C.
- MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: 12' FROM BACK OF CURB
TERTIARY FACADE: 3' FROM SERVICE DRIVE OR PARKING
SIDE YARD: 0'
REAR YARD: 0'



LINE TABLE

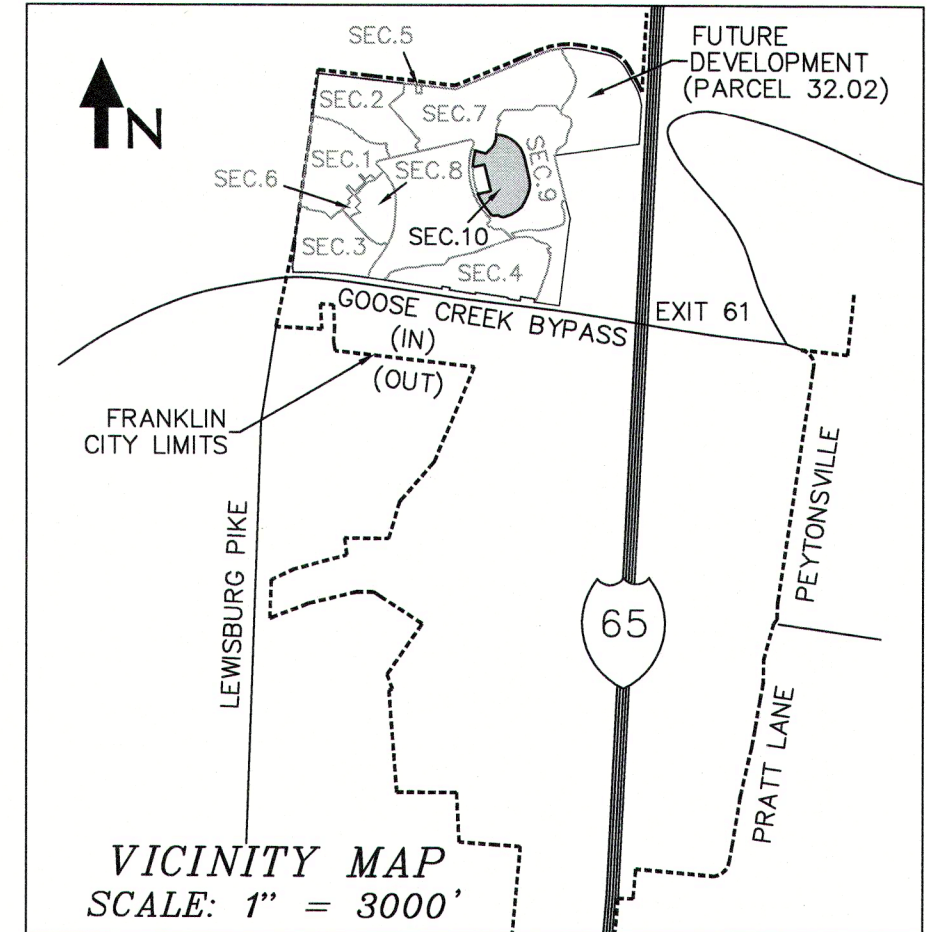
LINE	BEARING	DISTANCE
L1	N13°00'00"W	5.99'
L2	S77°00'00"W	49.74'
L3	S77°13'56"W	9.61'
L4	N12°46'04"W	36.47'
L5	N11°51'12"E	107.26'
L6	S73°56'22"E	9.26'
L7	N02°55'20"W	3.71'
L8	S23°49'34"W	100.31'
L9	S67°52'21"W	99.91'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	75.22'	290.00'	14°51'44"	37.82'	S05°34'08"E	75.01'
C2	251.91'	820.38'	17°35'36"	126.95'	S85°47'48"W	250.92'
C3	45.70'	105.00'	24°56'16"	23.22'	N43°56'15"E	45.34'
C4	235.74'	227.67'	59°19'43"	129.67'	N26°44'32"E	225.35'
C5	485.33'	365.00'	76°11'05"	286.12'	S51°05'32"E	450.36'
C6	222.94'	290.00'	44°02'47"	117.30'	S45°50'57"W	217.49'
C7	52.82'	53.50'	56°33'54"	28.79'	N83°50'42"W	50.70'
C8	74.73'	89.00'	48°06'44"	39.73'	N79°37'07"W	72.56'
C9	55.31'	53.50'	59°14'20"	30.42'	N74°03'19"W	52.88'
C10	302.62'	808.00'	21°27'33"	153.10'	N33°42'23"W	300.86'
C11	111.17'	290.00'	21°57'50"	56.28'	S12°50'39"W	110.49'

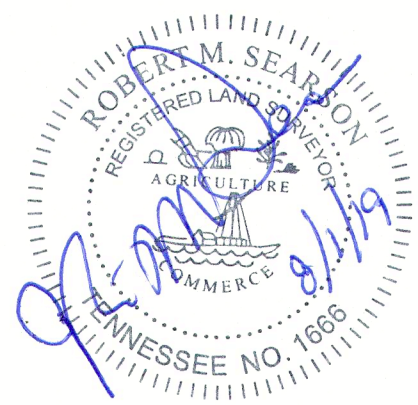
AREA TABLE

LOT	SQ. FT.	ACRES
1001	284496	6.53
1003	168834	3.88
TOTAL	453330	10.41



LEGEND

- PARCEL NO. ()
- LOT NUMBER (00)
- STREET ADDRESS (000)
- IRON ROD (SET) (●)
- IRON ROD (OLD) (○)
- CONC MON (NEW) (◻)
- MON(N) (◻)
- PROPERTY LINE (—)
- FLOODWAY (---)
- FIRE HYDRANT (FH)
- STORM STRUCTURE (■)
- MANHOLE (●)
- SWITCH BOX (SW)
- ELECTRIC MANHOLE (□)
- FENCE (x-x-x-x)
- SANITARY SEWER LINE (8"SA)
- STORM LINE (15"RCP)
- WATER LINE (8"W)
- RECLAIMED WATER LINE (4"RC)
- UNDERGROUND ELECTRIC LINE (UGE)



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 10, Revision 2" 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

CERTIFICATE OF ELECTRIC POWER
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 _____, 2016, 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 _____ Date _____

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 10, Revision 2" 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 5th day of May, 2019.

Robert M. Searson _____ Date 8/1/19
Robert M. Searson, Tenn. License No. 1666

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

S & ME

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM
LICENSE NUMBER: F-0176

**BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 10, REVISION 2
RESUBDIVISION OF LOT 1001
C.O.F. NO. 7030**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 10.41 TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: ±0.0 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±0 CLOSURE ERROR: 1:10000

DATE: 07-08-19
REV: 08-01-19

S&ME PROJECT #554716056 SHEET 1 OF 1

L:\Projects\2016\554716056\dwg\Lot 1003_Final Plat.dwg - SHEET 1 Aug 01, 2019 - 8:02am zdavis