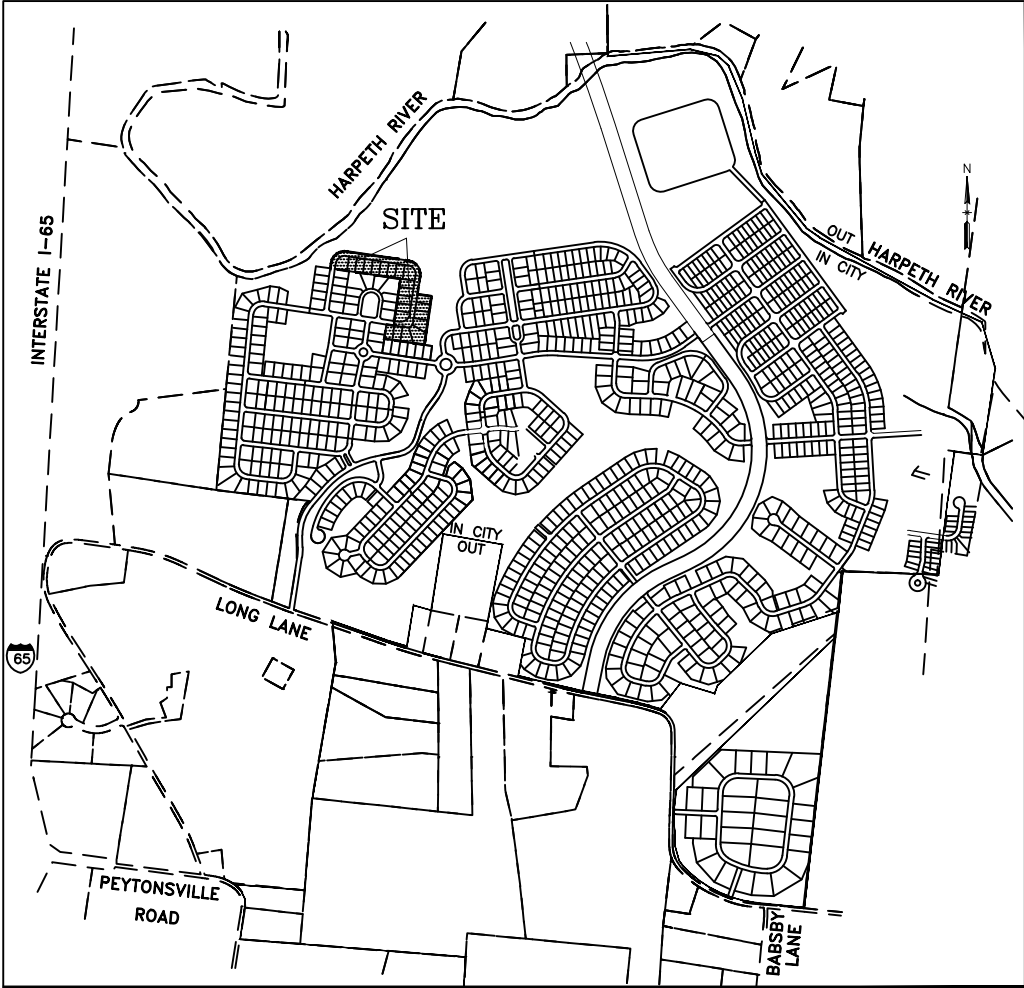


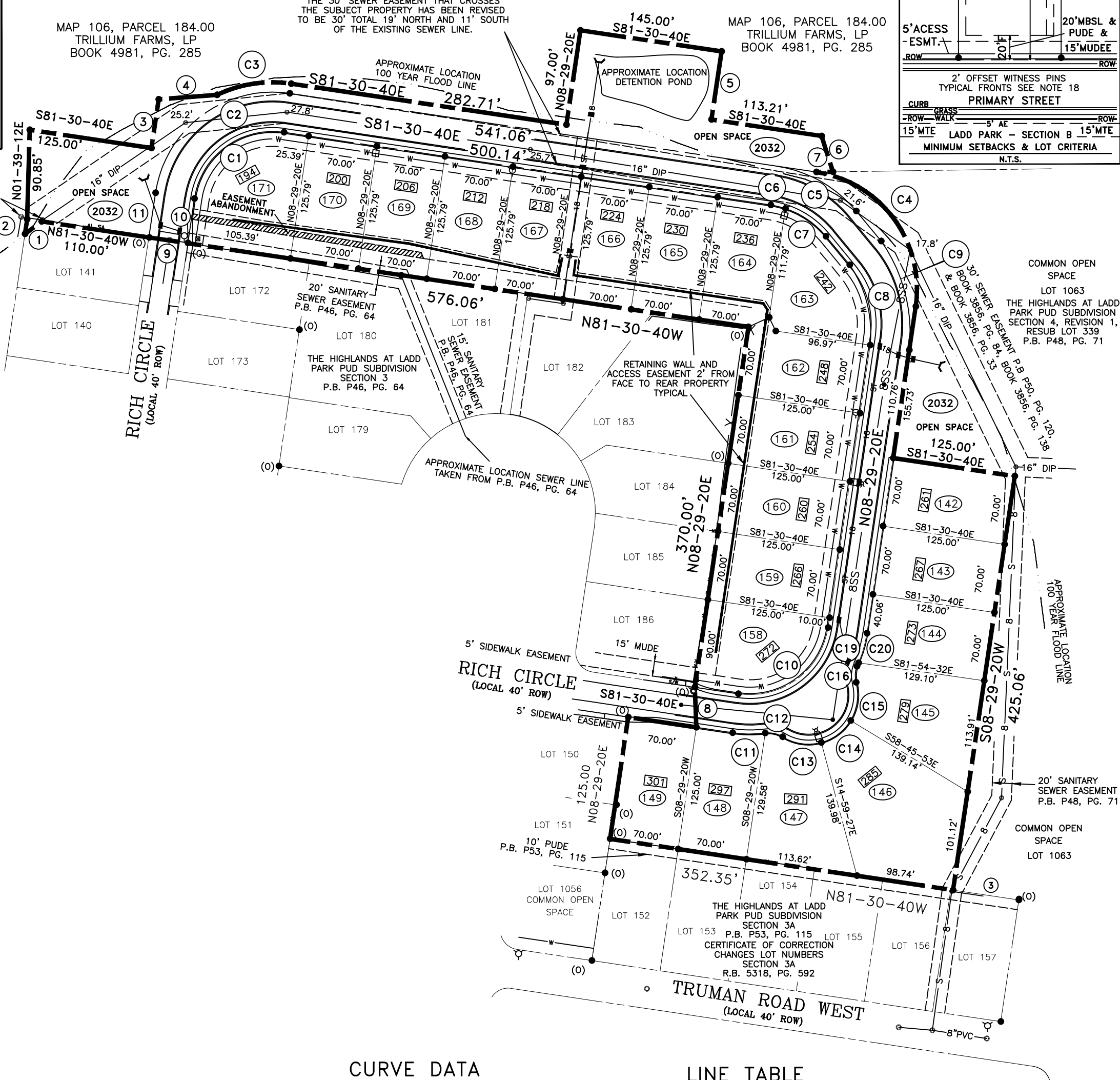
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VICINITY MAP
NOT TO SCALE

LEGEND

WATER VALVE	□
FIRE HYDRANT PROPOSED	⋄
LIGHT POLE PROPOSED	□X
POWER POLE	—
CURB INLET PROPOSED	■
IRON PIN FOUND	● (0)
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	194
SEWER MANHOLE PROPOSED	●
PROPERTY/R.O.W. LINE	—
PUBLIC UTILITY & DRAINAGE EASEMENT	—
PROPOSED 8" WATER LINE	— 8" W —
PROPOSED 8" SEWER LINE	— S — 8"
PROPOSED 18" STORM LINE	— ST — 18"
PROPOSED CURB LINES	— 20" SSE —
SANITARY SEWER EASEMENT	5' AE
5' ACCESS EASEMENT FOR SIDEWALK TYPICAL	15' MTE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	SEE NOTE 17



NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 22 RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND DEDICATE ROW FOR SECTION 19 LADD PARK.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06.
- 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ACCESS EASEMENT ALONG EACH SIDE OF INTERIOR LOT LINES.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 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.
- DEED REFERENCES FOR THE PROPERTIES SURVEYED ARE AS FOLLOWS: PORTION OF MAP 106, PARCEL 184.00 TRILLIUM FARMS, LP OF RECORD IN BOOK 4981, PAGE 285; MAP 106, PARCEL 184.11, PARTHENON INVESTMENT PARTNERS, LLC OF RECORD IN BOOK 5076, PG. 302.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- THIS PROPERTY IS PORTION OF WILLIAMSON COUNTY TAX MAP 106K, GROUP "E", PARCEL 10.00.
- THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION.
- ALL ROW SHALL HAVE A 5' ACCESS EASEMENT ADJACENT AND SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
- ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA. ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE HOA.
- THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY OTHER ENTITIES HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- ALL UTILITIES AND STORM DRAINAGE RECORDED INSIDE THE LIMITS OF THIS PLAT ARE PROPOSED AND WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LOTS. ALL SEWER LINES ARE 8", WATER LINES 8", AND STORM LINES 18" RCP UNLESS OTHERWISE NOTED. ANY UTILITIES OUTSIDE THE LIMITS ARE EXISTING.
- THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE.
- ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN BEHIND THE WALK.
- MAINTENANCE OF RETAINING WALL AND ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

Owner/Subdivider:

PARTHENON INVESTMENT PARTNERS, LLC
KEITH PORTERFIELD
393 MAPLE STREET SUITE 100
GALLATIN, TN 37066
PH. 451-5029
Kporterfield@goodallhomes.com

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com



Owner/Subdivider:

TRILLIUM FARMS LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-00-00	80.00'	80.00'	125.66'	113.14'	N53-29-20E
C2	90-00-00	120.00'	120.00'	188.50'	169.71'	N53-29-20E
C3	34-04-06	130.00'	39.83'	77.30'	76.16'	N81-27-17E
C4	90-00-00	120.00'	120.00'	188.50'	169.71'	N36-30-40W
C5	41-58-34	130.00'	49.87'	95.24'	93.12'	N60-31-23W
C6	09-45-16	90.00'	15.32'	15.32'	15.30'	N76-38-21W
C7	32-13-17	90.00'	26.00'	50.61'	49.95'	N55-38-45W
C8	40-17-19	122.03'	44.77'	85.81'	84.05'	N14-15-20W
C9	41-20-36	162.03'	61.14'	116.92'	114.40'	N14-26-22W
C10	89-46-58	80.24'	79.93'	125.73'	113.26'	S53-33-21W
C11	15-48-33	120.24'	16.71'	33.21'	33.11'	S89-28-15E
C12	38-56-49	27.16'	9.60'	18.46'	18.11'	N77-38-19W
C13	46-52-57	50.00'	21.68'	40.91'	39.78'	S81-32-59E
C14	43-46-28	50.00'	20.09'	38.20'	37.28'	S53-7-20W
C15	46-06-56	50.00'	21.28'	40.24'	39.17'	S8-10-39W
C16	35-22-59	27.00'	8.61'	16.67'	16.41'	N2-48-40E
C17	00-00-00	6.00'	0.00'	0.00'	0.00'	N90-0-0E
C18	00-00-00	6.00'	0.00'	0.00'	0.00'	N90-0-0E
C19	01-50-30	120.24'	1.93'	3.86'	3.86'	S24-24-18W
C20	14-52-55	120.24'	15.70'	31.23'	31.14'	S16-2-36W

LINE TABLE

NO.	BEARING	DIST.
1	S53-29-08W	21.21'
2	N08-29-21E	15.00'
3	N08-29-20E	49.94'
4	N85-32-23E	59.50'
5	S08-29-20W	70.00'
6	S17-32-32E	38.15'
7	S89-11-43W	16.83'
8	N02-19-51W	40.72'
9	N81-30-40W	40.00'
10	N08-29-20E	45.79'
11	S08-29-20W	45.79'

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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 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, Tennessee
Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property 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., Tennessee.

By: _____ Date: _____
Keith Porterfield Pres., Parthenon Investment Partners, LLC

By: _____ Date: _____
Paul Arnold Trillium Farms, LP

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water & sewer systems designated in HIGHLAND AT LADD PARK PUD SUBDIVISION, SECTION 17, Subdivision have 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 systems.

Director Sewer Management
Department City of Franklin, TN
Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 17, have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for drainage and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department
City of Franklin, Tennessee
Date

CERTIFICATE OF APPROVAL FOR RECORDING

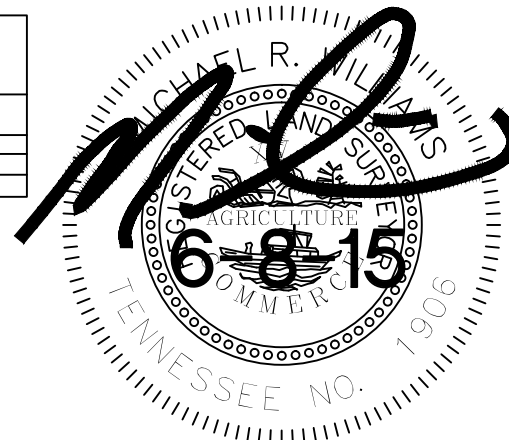
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission
Date

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plot 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 _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



COP PROJECT # 5863

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 19

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 7.119 TOTAL LOTS: 23

ACRES NEW STREETS: 1.350 FEET NEW STREETS: 1,412±

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000±

SCALE: 1"=100' DATE: 6-8-15

HFR PROJECT NO. 2015098-52