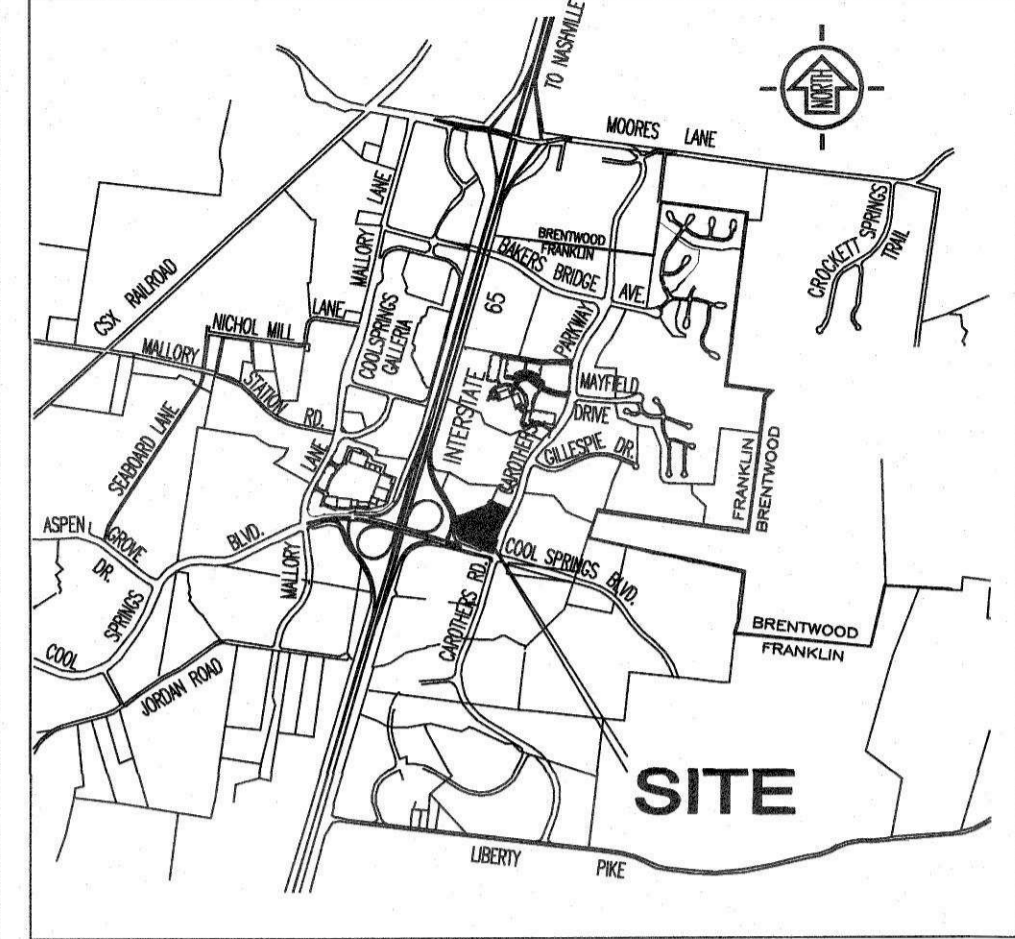
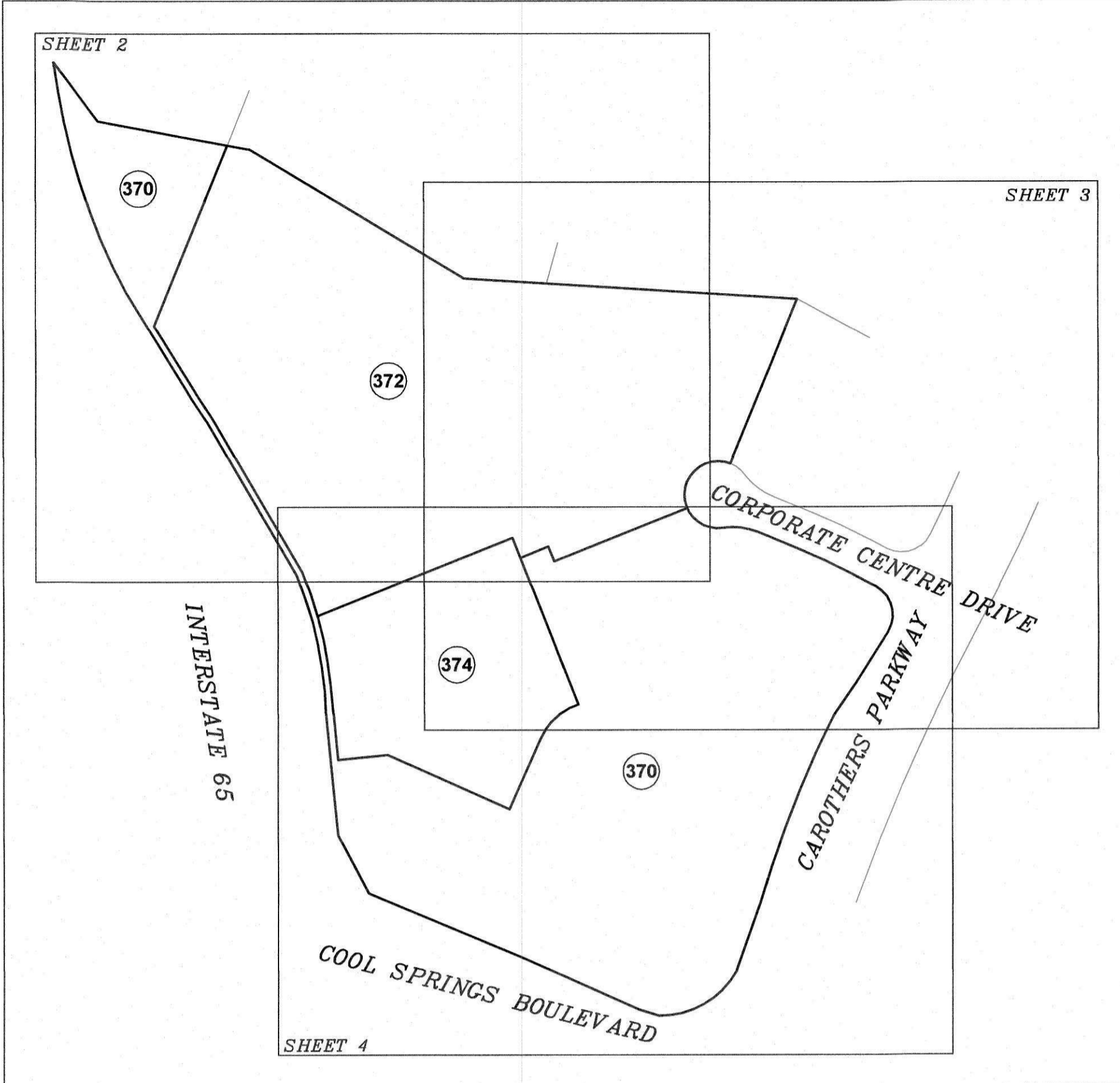


**NOTES**

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE 2 LOTS INTO 3 LOTS.
- EXISTING BASE ZONING: GC (GENERAL COMMERCIAL)  
CHARACTER AREA OVERLAY: GCCO-3  
OVERLAY DISTRICT: HTO  
DEVELOPMENT AREA STANDARD: CONVENTIONAL  
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- NO PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0208F, DATED SEPTEMBER 29, 2006.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 62 AND IS KNOWN AS PARCELS 10.04 AND 10.09.
- OWNER/ SUBDIVIDER: BOYLE COOL SPRINGS JOINT VENTURE  
ADDRESS: 2000 MERIDIAN BLVD, SUITE 250  
FRANKLIN, TENNESSEE 37067  
PHONE NO.: 615-550-5580  
P.O.C.: JEFF HAYNES (jhaynes@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, BOYLE COOL SPRINGS JOINT VENTURE, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- BOYLE COOL SPRINGS JOINT VENTURE, 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.
- ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
- MINIMUM REQUIRED SETBACK LINES:  
FRONT YARD: 30'  
SIDE YARD: 10'  
REAR YARD: 25'
- SURVEY FIELD DATA COLLECTED ON 8-14-2015.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 370 AND 372 OF THE FINAL PLAT OF COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO AS RECORDED IN PLAT BOOK 25, PAGE 80, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (ROWC).
- ALL LOTS ARE PART OF A UNIFIED SITE PLAN.



VICINITY MAP  
NOT TO SCALE

**LEGEND**

- PARCEL NO. ( )
- LOT NUMBER (00)
- STREET ADDRESS (000)
- IRON ROD (SET) ●
- IRON ROD (OLD) ● IR(O)
- CONC MON (NEW) ☐ MON(N)
- PROPERTY LINE - - - - -
- FLOODWAY FRINGE - - - - -
- FLOODWAY - - - - -
- PROPOSED FIRE HYDRANT ○ FH
- PROPOSED STORM STRUCTURE ■
- PROPOSED MANHOLE ●
- FENCE - x - x - x -
- PROPOSED SANITARY SEWER LINE SA
- PROPOSED STORM SEWER LINE ST
- PROPOSED WATER LINE 4"W
- PROPOSED FIRE WATER LINE 6"F
- PROPOSED UNDERGROUND ELECTRIC LINE UGE

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	81.90'	97.00'	48°22'40"	43.57'	S48°00'40"W	79.49'
C2	179.03'	632.95'	16°12'21"	90.11'	N13°50'50"W	178.43'
C3	314.43'	1747.00'	10°18'45"	157.64'	S21°28'58"W	314.01'
C4	146.43'	136.00'	61°41'26"	81.22'	N60°24'04"E	139.46'
C5	81.79'	50.00'	93°43'21"	53.36'	N15°05'38"W	72.97'
C6	96.41'	970.00'	5°41'40"	48.24'	N64°48'06"W	96.37'
C7	55.90'	104.00'	30°47'54"	28.64'	N83°02'49"W	55.23'
C8	191.24'	52.00'	210°43'17"	189.29'	S06°54'47"W	100.28'
C9	376.96'	1029.35'	20°58'57"	190.62'	S17°37'16"E	374.86'
C10	221.90'	622.95'	20°24'34"	112.14'	N11°40'40"W	220.73'
C11	108.02'	632.95'	9°46'42"	54.14'	N10°38'00"W	107.89'
C12	71.01'	632.95'	6°25'39"	35.54'	N18°44'10"W	70.97'
C13	67.82'	52.00'	74°43'34"	39.70'	S61°05'04"E	63.11'
C14	123.43'	52.00'	135°59'43"	128.69'	S44°16'34"W	96.43'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S34°57'54"W	62.30'
L2	N33°21'52"W	42.22'
L3	S68°18'07"W	47.84'
L4	N21°41'53"W	25.00'
L5	N73°20'49"W	31.92'
L6	S61°57'16"E	39.86'
L7	S67°38'55"E	65.64'
L8	N33°21'52"W	42.10'

**AREA**

LOT	SQ. FT.	ACRES
370	422,002	9.69
372	398,157	9.14
374	107,178	2.46
Total	927,337	21.29

SHEET LAYOUT



**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**  
I hereby certify that:  
(1) the water and sewer systems designated in "Cool Springs East Subdivision, Section One, Revision Four" 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  
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 \_\_\_\_\_, 2015, and this plat has been approved for recording in the Registers Office of Williamson County.

\_\_\_\_\_  
Secretary  
Franklin Municipal Planning Commission

\_\_\_\_\_  
Date

**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 14th day of August, 2015.

\_\_\_\_\_  
Robert M. Searson, Tenn. License No. 1666

\_\_\_\_\_  
Date 2/8/16

**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 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 OWNERSHIP**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 3111, Page 713, 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.

\_\_\_\_\_  
Boyle Cool Springs Joint Venture  
Owner

\_\_\_\_\_  
Date

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS**  
I hereby certify that:  
(1) the streets, drainage, and sidewalks designated in "Cool Springs East Subdivision, Section One, Revision Four" 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  
City of Franklin, Tennessee

\_\_\_\_\_  
Date

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

**COOL SPRINGS EAST SUBDIVISION  
SECTION ONE, REVISION FOUR  
RESUBDIVISION OF LOTS 370 & 372  
FINAL PLAT  
C.O.F. NO. 6009  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE**

TOTAL ACRES: 21.29 TOTAL LOTS: 3  
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 8TH  
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 12-11-15 REV: 02-04-16  
REV: 01-07-16 REV: 02-08-16

LEA PROJECT #20140454 SHEET 1 OF 4

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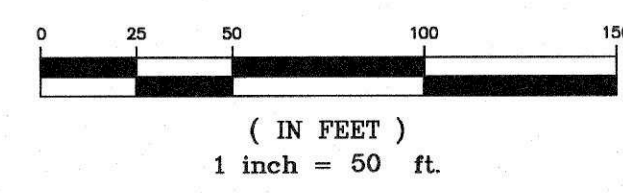


SEE SHEET 1 FOR NOTES & VICINITY MAP.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
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L6	S61°57'16" E	39.86'
L7	S67°38'55" E	65.64'
L8	N33°21'52" W	42.10'

GRAPHIC SCALE



TAX MAP 53  
(143.09)  
LOT 705  
FINAL PLAT COOL SPRINGS EAST  
SUBDIVISION SECTION 35 REV. 5  
P.B.49 PG.54  
  
BOYLE 5000 MERIDIAN JOINT  
VENTURE  
D.B. 5336 PG. 892

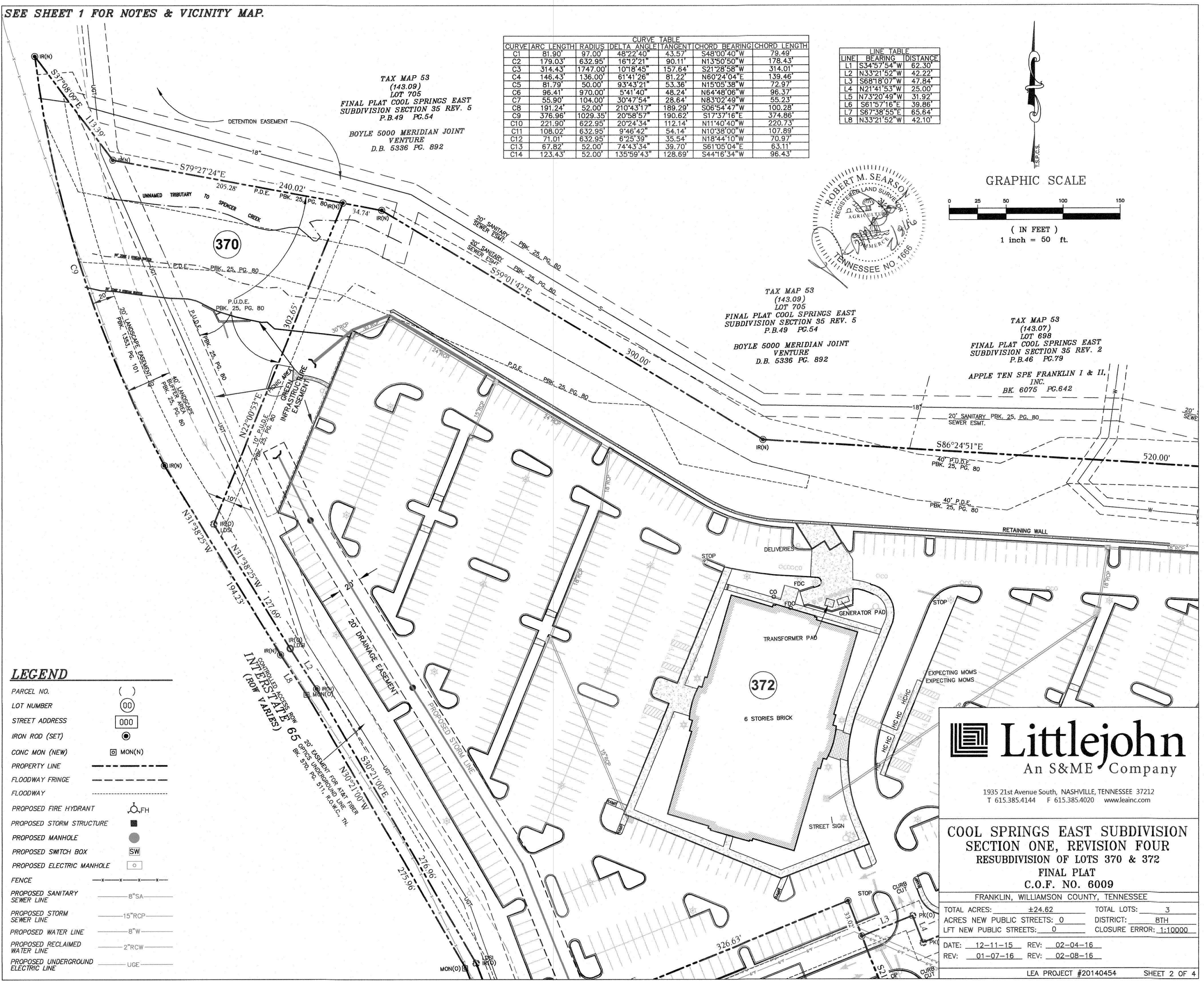
TAX MAP 53  
(143.09)  
LOT 705  
FINAL PLAT COOL SPRINGS EAST  
SUBDIVISION SECTION 35 REV. 5  
P.B.49 PG.54  
  
BOYLE 5000 MERIDIAN JOINT  
VENTURE  
D.B. 5336 PG. 892

TAX MAP 53  
(143.07)  
LOT 698  
FINAL PLAT COOL SPRINGS EAST  
SUBDIVISION SECTION 35 REV. 2  
P.B.46 PG.79  
  
APPLE TEN SPE FRANKLIN I & II,  
INC.  
BK 6075 PG.642

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**LEGEND**

- PARCEL NO. ( )
- LOT NUMBER (00)
- STREET ADDRESS (000)
- IRON ROD (SET) (●)
- CONC MON (NEW) (□ MON(N))
- PROPERTY LINE (---)
- FLOODWAY FRINGE (---)
- FLOODWAY (---)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED STORM STRUCTURE (■)
- PROPOSED MANHOLE (●)
- PROPOSED SWITCH BOX (SW)
- PROPOSED ELECTRIC MANHOLE (○)
- FENCE (x-x-x-x-x)
- 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)



**Littlejohn**  
An S&ME Company

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**COOL SPRINGS EAST SUBDIVISION  
SECTION ONE, REVISION FOUR  
RESUBDIVISION OF LOTS 370 & 372  
FINAL PLAT  
C.O.F. NO. 6009**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: ±24.62	TOTAL LOTS: 3
ACRES NEW PUBLIC STREETS: 0	DISTRICT: 8TH
LFT NEW PUBLIC STREETS: 0	CLOSURE ERROR: 1:10000

DATE: 12-11-15 REV: 02-04-16  
REV: 01-07-16 REV: 02-08-16

LEA PROJECT #20140454 SHEET 2 OF 4



SEE SHEET 1 FOR NOTES & VICINITY MAP.

TAX MAP 53  
(143.09)  
LOT 705  
FINAL PLAT COOL SPRINGS EAST  
SUBDIVISION SECTION 35 REV. 5  
P.B.49 PG.54  
BOYLE 5000 MERIDIAN JOINT  
VENTURE  
D.B. 5336 PG. 892

TAX MAP 53  
(143.07)  
LOT 698  
FINAL PLAT COOL SPRINGS EAST  
SUBDIVISION SECTION 35 REV. 2  
P.B.46 PG.79  
APPLE TEN SPE FRANKLIN I & II,  
INC.  
BK. 6075 PG.642

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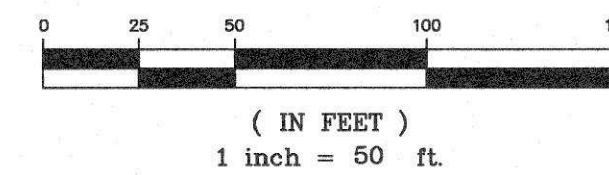
TAX MAP 53  
(143.00)  
LOT 4  
FINAL PLAT COOL SPRINGS EAST  
SUBDIVISION SECTION 35 REV. 2  
P.B.46 PG.79  
BOYLE 1175 MERIDIAN JOINT  
VENTURE  
BK. 4293 PG.911

TAX MAP 62  
(10.05)  
LOT 369  
COOL SPRINGS EAST  
SUBDIVISION  
P.B.25 PG.80  
FIRST STATE PROPERTIES  
BK. 4690 PG.43

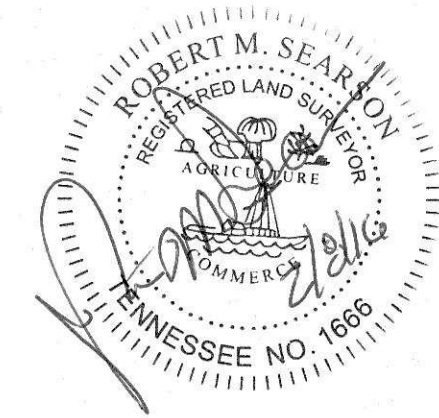
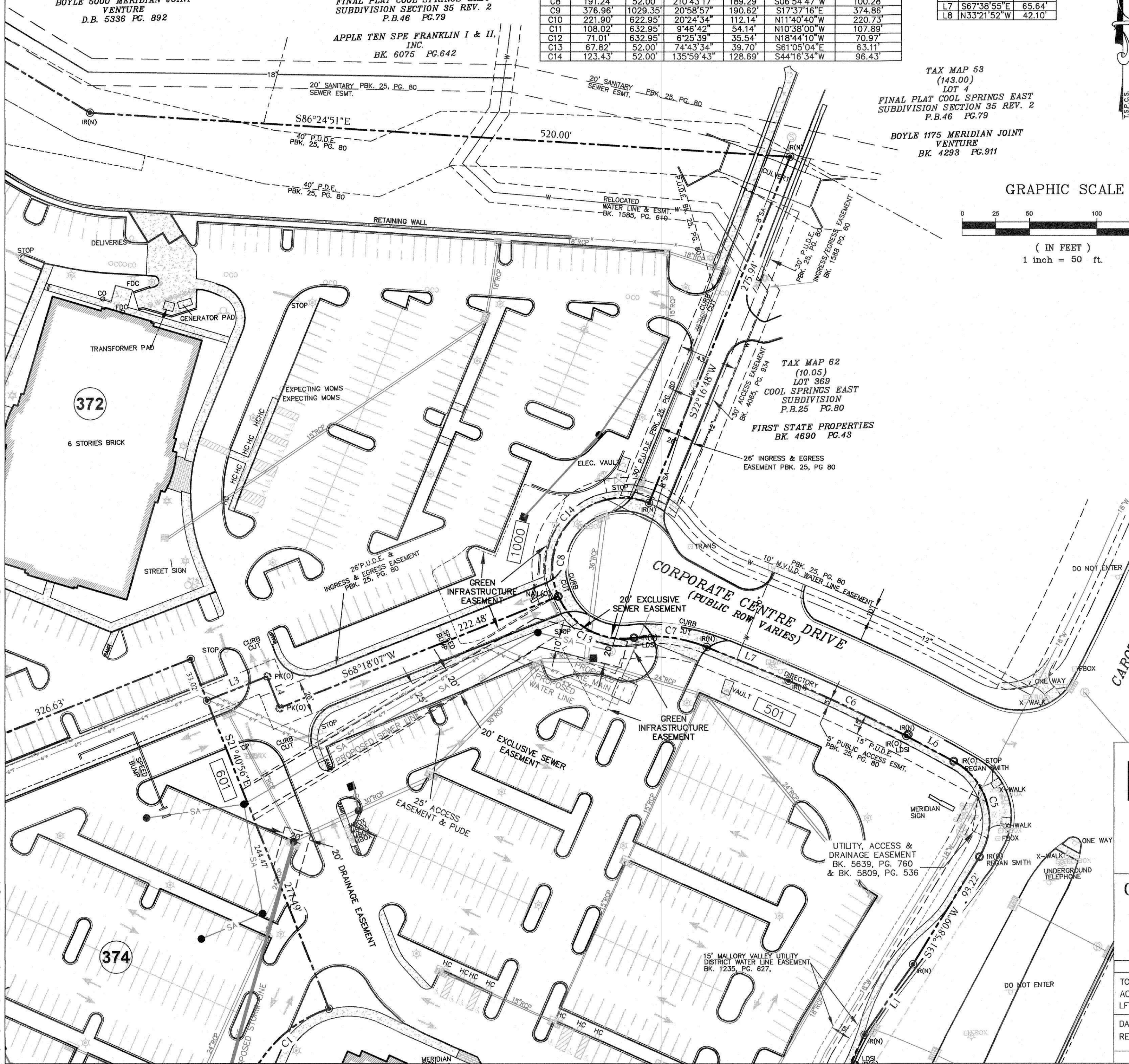
LEGEND

- PARCEL NO. ( )
- LOT NUMBER (00)
- STREET ADDRESS (000)
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GRAPHIC SCALE



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**COOL SPRINGS EAST SUBDIVISION  
SECTION ONE, REVISION FOUR  
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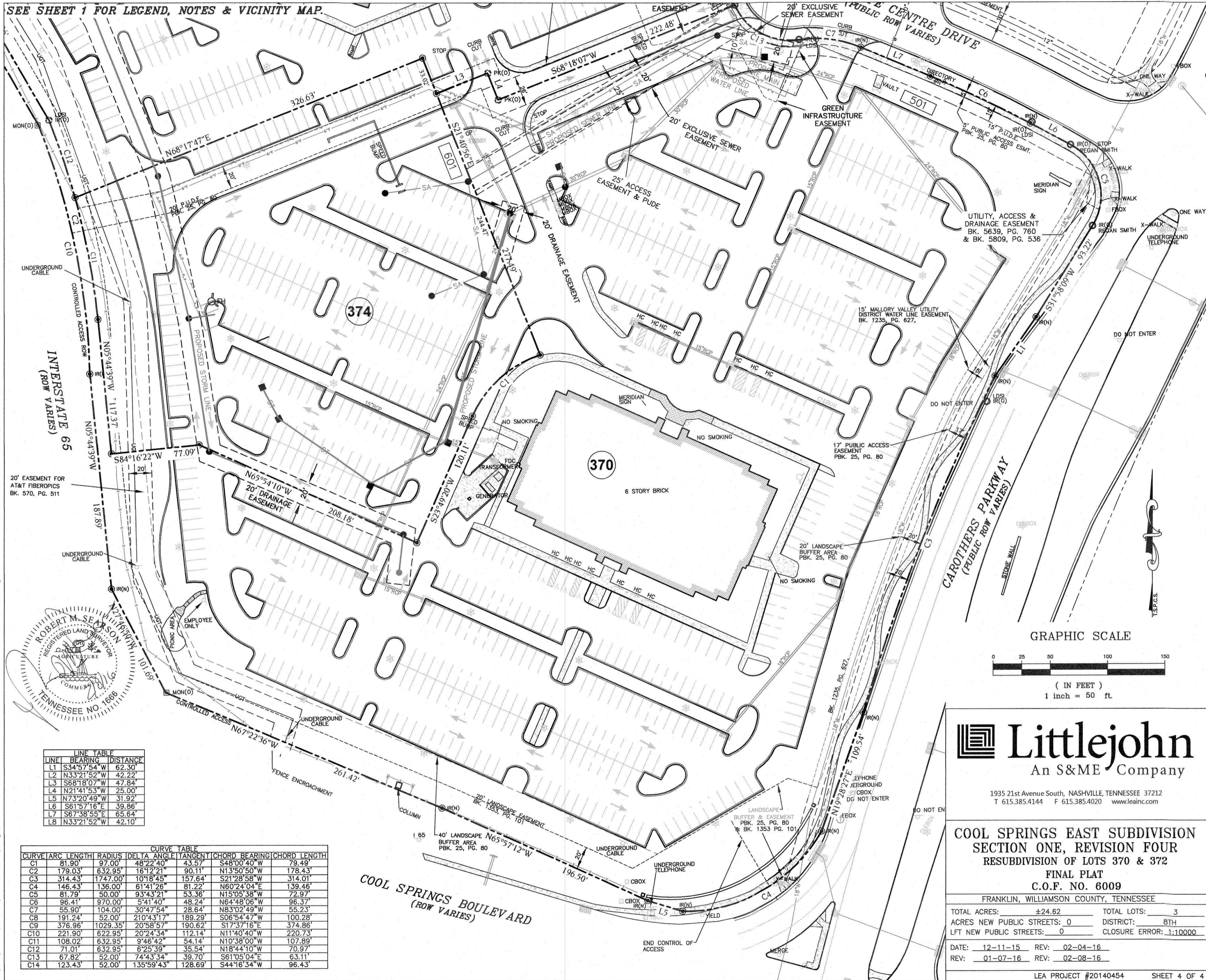
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	±24.62	TOTAL LOTS:	3
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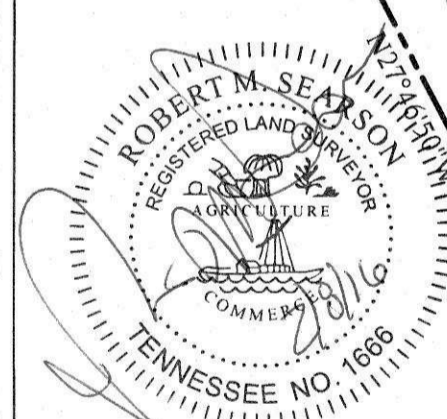
DATE: 12-11-15 REV: 02-04-16  
REV: 01-07-16 REV: 02-08-16



SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP.

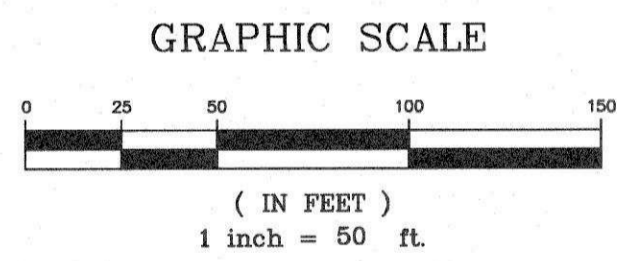


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C1	81.90'	97.00'	48°22'40"	43.57'	S48°00'40"W	79.49'
C2	179.03'	632.95'	16°12'21"	90.11'	N13°50'50"W	178.43'
C3	314.43'	1747.00'	10°18'45"	157.64'	S21°28'58"W	314.01'
C4	146.43'	136.00'	61°41'26"	81.22'	N60°24'04"E	139.46'
C5	81.79'	50.00'	93°43'21"	53.36'	N15°05'38"W	72.97'
C6	96.41'	970.00'	5°41'40"	48.24'	N64°48'06"W	96.37'
C7	55.90'	104.00'	30°47'54"	28.64'	N83°02'49"W	55.23'
C8	191.24'	52.00'	210°43'17"	189.29'	S06°54'47"W	100.28'
C9	376.96'	1029.35'	20°58'57"	190.62'	S17°37'16"E	374.86'
C10	221.90'	622.95'	20°24'34"	112.14'	N11°40'40"W	220.73'
C11	108.02'	632.95'	9°46'42"	54.14'	N10°38'00"W	107.89'
C12	71.01'	632.95'	6°25'39"	35.54'	N18°44'10"W	70.97'
C13	67.82'	52.00'	74°43'34"	39.70'	S61°05'04"E	63.11'
C14	123.43'	52.00'	135°59'43"	128.69'	S44°16'34"W	96.43'



**Littlejohn**  
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**COOL SPRINGS EAST SUBDIVISION**  
**SECTION ONE, REVISION FOUR**  
**RESUBDIVISION OF LOTS 370 & 372**  
**FINAL PLAT**  
**C.O.F. NO. 6009**  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: ±24.62 TOTAL LOTS: 3  
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 8TH  
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 12-11-15 REV: 02-04-16  
REV: 01-07-16 REV: 02-08-16

LEA PROJECT #20140454 SHEET 4 OF 4