

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°06'39"	1032.00'	20.01'	N05°32'23"W	20.01'	10.00'
C2	29°05'18"	1041.35'	528.68'	S12°38'21"E	523.02'	270.17'
C3	37°10'52"	1041.35'	675.77'	N16°41'08"W	663.97'	350.26'
C4	23°30'54"	902.00'	370.19'	S22°09'50"W	367.60'	187.74'
C5	16°28'52"	1032.00'	296.85'	S02°09'57"W	295.83'	149.46'

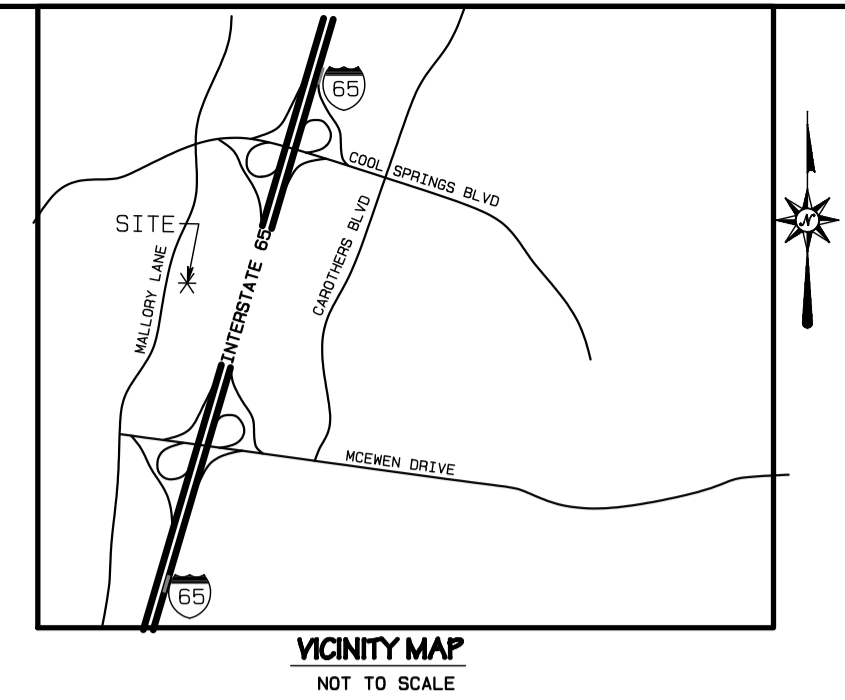
LINE	BEARING	DISTANCE
L1	S82°59'38"W	100.74'
L2	S81°39'19"E	140.00'
L3	N08°22'30"E	100.00'
L4	S81°39'19"E	140.00'
L5	N08°22'30"E	80.00'
L6	S81°39'19"E	122.00'
L7	N82°59'38"E	98.56'
L8	N81°39'19"W	926.32'
L9	S16°13'33"W	384.09'
L10	S81°39'20"E	793.39'
L11	S56°04'22"E	338.25'
L12	N81°39'19"W	124.71'
L13	S06°04'28"E	74.00'

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.

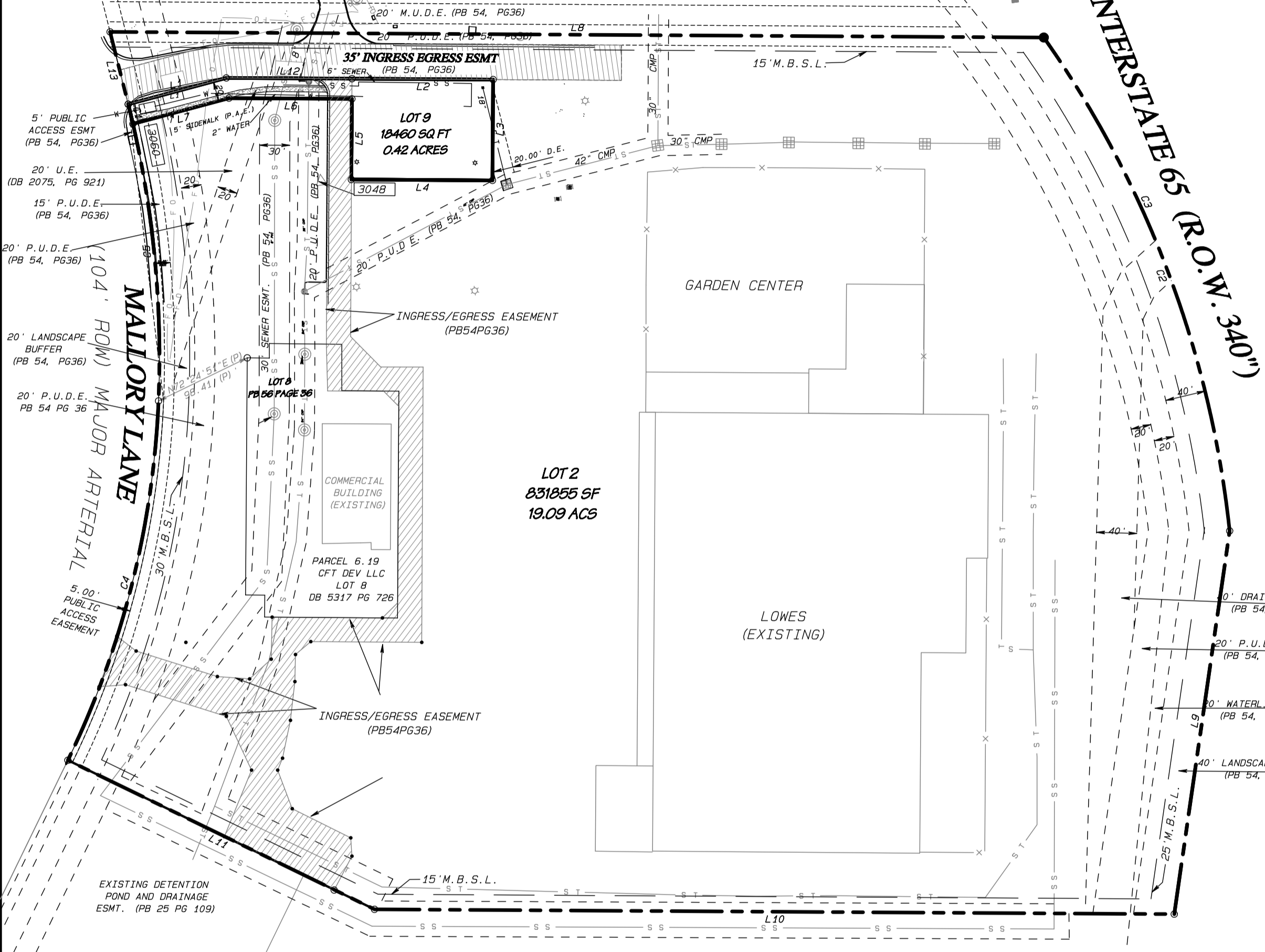
GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS BY SUBDIVIDING LOT 2 OF COOL SPRINGS CORNER SUBDIVISION, LOT 2, REVISION 4 AS RECORDED IN PLAT BOOK 54 PAGE 36 R.O.W.C.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, FIPS ZONE 4100; NAD 83 DATUM
- THE ZONING FOR THIS PROPERTY IS: "GC" GENERAL COMMERCIAL/MECO-4 (MCEWEN CHARACTER OVERLAY#4) DEVELOPMENT STANDARDS: CONVENTIONAL
- SUBJECT PLATTED PARCEL IS DESIGNATED AS MAP 62 PARCELS 6.01 69.03 (R.O.W.C.)
- OWNER / SUBDIVIDER: LOWES HOME CENTERS, INC. CONTACT: Melissa Richardson ADDRESS: Lowe's Home Centers, LLC 1605 Curtis Bridge Road Wakeboro, NC 28697 TELEPHONE NO. 336 658-3342 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



PARCEL 7.11 GARY D. FORCE ACURA LOT 4 COOL SPRINGS CORNER SUBDIVISION, REVISION TWO SUBDIVISION OF LOT 1 PB 32 PG 1

PARCEL 7.13 JEFFREY S. WILLIAMS, TRUSTEE DEED BOOK 3820 PG 38 LOT 6 COOL SPRINGS CORNER SUBDIVISION, REVISION THREE SUBDIVISION OF LOT 5 & 6 PB 37 2 PG 67



- THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP PANEL No. 47187C0204F DATED SEPTEMBER 29, 2006 ON THIS SURVEY IS BASED ON BEING GRAPHICALLY SCALED FROM THE FEMA MAP, OR FEMA SECTION ELEVATION DATA ON GROUND TOPO IF AVAILABLE.
- NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT SHOWN ON THIS SURVEY THAT A CURRENT AND ACCURATE TITLE COMMITMENT COULD DISCLOSE.
- 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.
- NO DIRECT INGRESS OR EGRESS IS ALLOWED TO INTERSTATE 65 FROM THIS PROPERTY.
- NO COMMON OPEN SPACE LOTS OR TREE PROTECTION ZONES ARE CREATED BY THIS PLAT.
- MAINTENANCE OF THE DRAINAGE STRUCTURES AND DETENTION POND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- CONNECTION OF LOTS TO EXISTING STREETS: LOT 2 TO MALLORY LANE VIA ROAD FRONTAGE. LOT 9 TO MALLORY LANE VIA INGRESS EGRESS EASEMENTS AS SHOWN, HEREON.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE THE DIRECTION OF MTEMC.
- THIS PROPERTY IS SUBJECT TO DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS AS OF RECORD IN DEED BOOK 1498 PAGE 650 AND AMENDED IN THE DEED BOOK 1595 PAGE 840 AND IN DEED BOOK 1957 PAGE 90 AT THE ROWC.
- OWNER OF PROPERTY RETAINS THE MINERAL RIGHTS TO THE PROPERTY.
- THE INGRESS/EGRESS EASEMENT, LANDSCAPE & MAINTENANCE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT AREA EASEMENTS BETWEEN THE OWNER OF LOTS 2 AND LOT 9 AND WILL BE GOVERNED BY THE TERMS OF THAT CERTAIN SUPPLEMENT TO THE DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED HERewith IN THE REGISTERS OFFICE.

GENERAL NOTES (CONT)

- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNERS' EXPENSE.
- THIS PLAT DOES NOT INTEND TO VOID, VACATE, OR SUPERCEDE THE RECORDING OF EASEMENTS SHOWN AND/OR CREATED BY THE RECORDING OF PLAT BOOK 54 PAGE 36 ROWC IN ANY AREA OTHER THAN THE AREA OF LOT 9 AS SHOWN HEREON.
- SIDEWALKS IN THE PUBLIC ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION, WHICHEVER APPLIES.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. 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.
- DEVELOPMENT STANDARD FOR THIS SITE IS CONVENTIONAL.

LEGEND

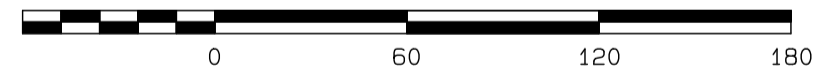
- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (T00T)
- SET CONCRETE MONUMENT
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ POWER POLE
- ⊖ GUY ANCHOR
- ⊕ WATER METER
- ⊖ WATER VALVE
- ST — STORM SEWER
- W — WATER LINE
- OHE — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- M.V.U.D. MALLORY VALLEY UTILITY DISTRICT
- ⊙ LIGHT POLE
- ⊕ FIRE HYDRANT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- ESMT EASEMENT
- R.O.W.C., TN. REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. RIGHT-OF-WAY
- PB PLAT BOOK
- PG PAGE

SETBACK INFORMATION:

MINIMUM REQUIRED SETBACK:
FRONT YARD SETBACK (MALLORY LANE) = 30 FEET
SIDE YARD SETBACK FROM EITHER SIDE: 15 FEET
REAR YARD SETBACK: 25 FEET

STORMWATER NOTES

- THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S)



PARCELS 6 & 6.03 SAMS REAL ESTATE BUSINESS TRUST DEED BOOK 1949 PG 432

PARCELS 6 & 6.03 SAMS REAL ESTATE BUSINESS TRUST DEED BOOK 1949 PG 432

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN 1.) DEED BOOK 1498 PAGE 674 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 OR AUTHORIZED AGENT FOR LOWES HOME CENTERS, INC.

NAME: _____ DATE: _____

TITLE: _____ DATE: _____

LOT TABLE

LOT 2 =	831855 SF	19.09 ACS
LOT 9 =	18459 SF	0.42 ACS
TOTAL =	850314 SF	19.51 ACS

CERTIFICATE OF SURVEY

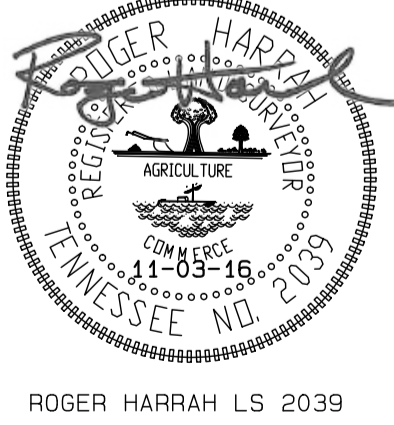
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 7TH DAY OF NOVEMBER, 2016.

Roger H. Harrah 11-03-16
ROGER H. HARRAH TN. REG. NO. 2039 DATE

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 AFORESAID REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC _____ DATE _____



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 THE RIGHT OF WAY PLAT ENTITLED BRANCH CREEK CROSSING SUBDIVISION FINAL PLAT 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 BRANCH CREEK CROSSING SUBDIVISION FINAL PLAT HAVE 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 BRANCH CREEK CROSSING SUBDIVISION FINAL PLAT 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 _____

COOL SPRINGS CORNER SUBDIVISION FINAL PLAT, REVISION 7 LOT 9

MAP 062 PARCELS 6.01 AND 9.03 3060 MALLORY LANE
CITY OF FRANKLIN PROJECT NO. 6274
JOB NO: T351007

REVISIONS:

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 19.51 +/- TOTAL LOTS: 2

ACRES NEW STREETS: NA FEET NEW STREETS: N/A

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1:10,000

SCALE: 1" = 100' DATE: OCTOBER 10, 2016

SHEET 1 OF _____