

Plat Notes:

- The purpose of this plat is to create 16 lots (Lots 2155-2170). 28.05 on Property Map 64.
- Site is located in Williamson County, TN, and is a portion of Parcel Zoning: Mixed-Use Local District (ML 1.8/Traditional/MHCO-1).
- All lots in Section 55 fall in the T4 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
- According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - courtyard house, sideyard house, cottage or house. Section 55 includes the following building types and sizes: sideyard house, cottage, courtyard house, townhouse, flex house, or house.
Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum Height.....2 Stories
- Minimum setback requirements (Section 55 lots):
Front yard - 10'
Side yard - 5' (min. 10' between buildings)

NOTE: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5'-sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC supplement R302.1 Exterior Walls for further explanation.

Rear yard/Alley setback - 5' Minimum to the property line: 10' minimum between buildings (for the main, back, and ancillary buildings).

- Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
- Westhaven Section 55 is not in a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0195F, Revision Date September 29, 2006, Community No. 470206, Panel 0195.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way. The City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds within public drainage easements are to be maintained by the owner.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setback. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the side yard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin building codes.
- 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.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
- Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 2155-2158 Fitzgerald Street, Lots 2158-2170 Donovan Street, and 2164-2165 Keats Street.
- Required exterior parking: Single family attached residence-2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be on a minimum 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- 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.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the owners' Association.

Owner/Subdivider: Westhaven Partners, LLC

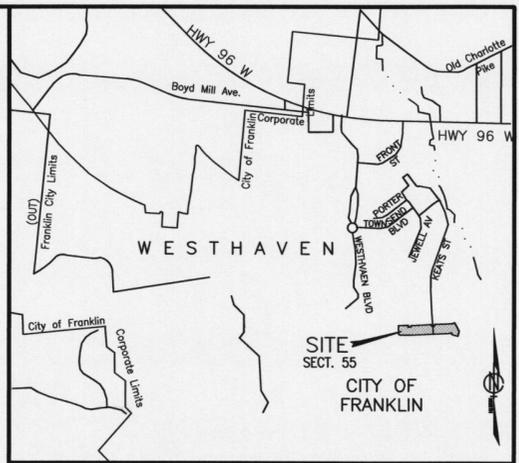
Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-9400 Sprimlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Chattanooga, TN 37405 (615) 352-9600
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 269-4222 TPPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	

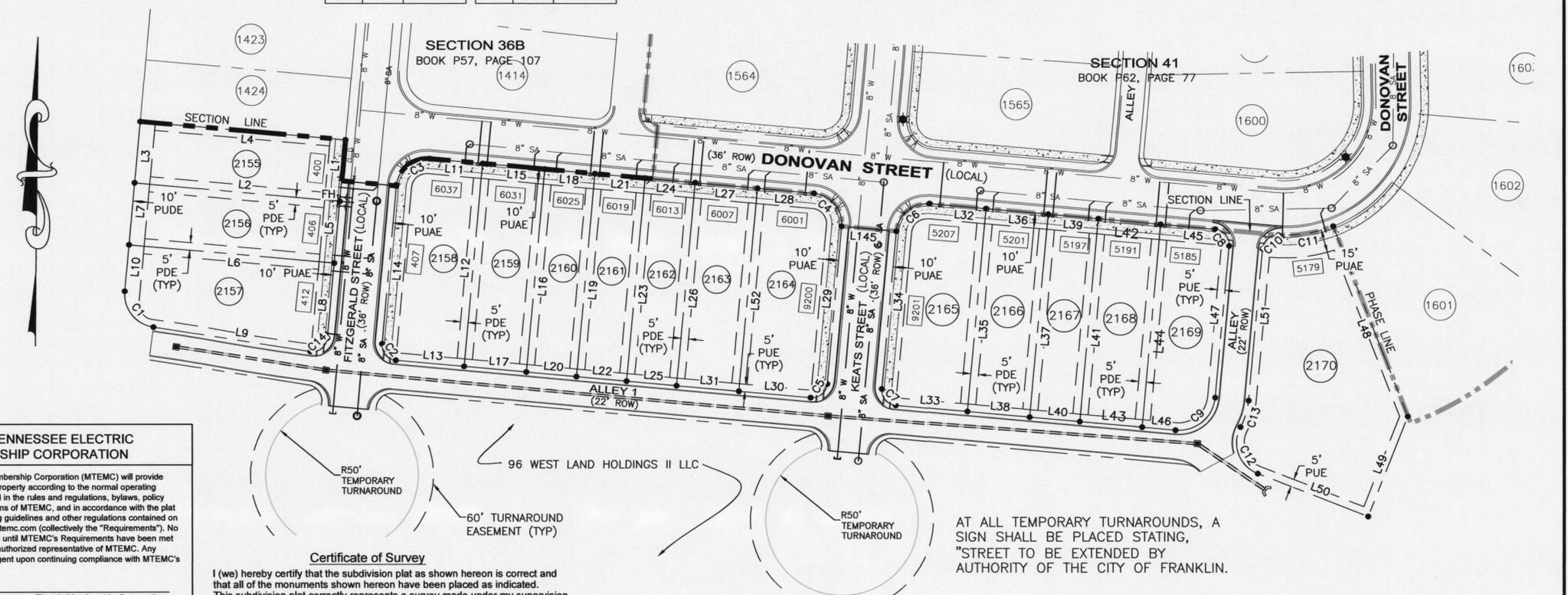
Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	41.00'	S5°12'29"W	L11	35.00'	S84°46'45"E	L21	33.00'	N84°46'45"W
L2	135.00'	N84°47'31"W	L12	135.00'	S5°13'15"W	L22	33.00'	S84°46'45"E
L3	41.03'	N5°12'29"E	L13	45.00'	N84°46'45"W	L23	135.00'	S5°13'15"W
L4	135.00'	S84°46'45"E	L14	105.00'	N5°13'15"E	L24	33.00'	S84°46'45"E
L5	41.00'	S5°12'29"W	L15	41.00'	S84°46'45"E	L25	33.00'	N84°46'45"W
L6	135.00'	S84°47'31"E	L16	135.00'	S5°13'15"W	L26	135.00'	S5°13'15"W
L7	41.00'	N5°12'29"E	L17	41.00'	N84°46'45"W	L27	41.00'	N84°46'45"W
L8	49.86'	S5°14'29"W	L18	33.00'	S84°46'45"E	L28	37.25'	N84°46'45"W
L9	103.84'	N80°53'48"W	L19	135.00'	S5°13'15"W	L29	105.00'	N5°13'15"E
L10	30.81'	N5°15'16"E	L20	33.00'	N84°46'45"W	L30	47.25'	S84°46'45"E

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L31	41.00'	S84°46'45"E	L41	135.04'	S5°13'15"W	L51	101.10'	N5°13'15"E
L32	37.27'	S84°48'05"E	L42	41.00'	S84°46'45"E	L52	135.00'	S5°13'15"W
L33	47.25'	N84°46'45"W	L43	41.00'	N84°46'45"W	L43	140.00'	N21°12'58"W
L34	105.00'	N5°13'15"E	L44	135.06'	N5°13'15"E	L44	229.80'	S84°48'05"E
L35	135.01'	S5°13'15"W	L45	36.00'	S84°48'05"E	L45	36.00'	N84°46'45"W
L36	41.00'	S84°48'05"E	L46	22.00'	N84°46'45"W	L46	22.00'	N84°46'45"W
L37	135.03'	S5°13'15"W	L47	101.07'	S5°13'15"W	L47	101.07'	S5°13'15"W
L38	41.00'	N84°46'45"W	L48	135.00'	S21°12'58"E	L48	135.00'	S21°12'58"E
L39	33.00'	S84°48'05"E	L49	71.48'	S21°19'17"W	L49	71.48'	S21°19'17"W
L40	33.00'	N84°46'45"W	L50	77.65'	N88°40'43"W	L50	77.65'	N88°40'43"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	33.60'	22.00'	87.51'	N38°32'05"W	30.43'
C2	15.71'	10.00'	90.00'	N39°46'45"E	14.14'
C3	31.42'	20.00'	90.00'	N50°13'15"E	28.28'
C4	31.42'	20.00'	90.00'	N39°46'45"W	28.28'
C5	15.71'	10.00'	90.00'	S50°13'15"W	14.14'
C6	31.40'	20.00'	89.96'	N50°11'55"E	28.27'
C7	15.71'	10.00'	90.00'	N39°46'45"W	14.14'
C8	15.71'	10.00'	90.02'	S39°47'25"E	14.14'
C9	37.70'	24.00'	90.00'	S50°13'15"W	33.94'
C10	15.28'	10.00'	87.41'	N48°55'38"E	13.82'
C11	36.65'	88.00'	23.86'	N80°42'52"E	36.38'
C12	37.24'	22.00'	97.00'	N20°10'45"W	32.95'
C13	18.55'	46.00'	23.10'	N16°46'14"E	18.42'
C14	16.06'	10.00'	92.03'	S51°14'09"W	14.39'



HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.



MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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.

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

- the water system designated in Westhaven PUD Subdivision, Section 55 has been installed in accordance with City Specifications, or
- a performance agreement and surety in the amount of \$ _____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

City of Franklin _____ Date _____ HB&TS Utility District _____ 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 3810, Page 719, 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.

Owner _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

- the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 55 have been installed in accordance with City specifications, or
- 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 placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of February, 2019.

Keith Ryan Brotherton, Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN 37064
Office: 615.794.2275
kbrotherton@wilsonpc.com



- Legend**
- Existing Iron Rod ○
 - Iron Rod Set ●
 - Existing Concrete Monument ◐
 - Concrete Monument Set ◑
 - Storm Catchbasin ▭
 - Sewer Manhole ◉
 - Street Address 1234
 - Water Valve *
 - Fire Hydrant x
 - Street Light *
 - Sidewalk Pattern *
 - Public Utility & Drainage Esmt. P.U.D.E.
 - Public Drainage Esmt. P.D.E.
 - Public Utility & Access Esmt. P.U.A.E.
 - Public Utility Esmt. P.U.E.



REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

**SOUTHERN LAND COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 55**

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 2.99 ±	TOTAL # OF LOTS 16
ACRES NEW RD/ST 0.66 ±	L.F. OF NEW RD/ST 1156.17
ACRES OPEN SPACE 0.00	CIVIL DISTRICT 5
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=60'	DATE = 03-19-19

COF PROJECT # 6968 SHEET 1 OF 1