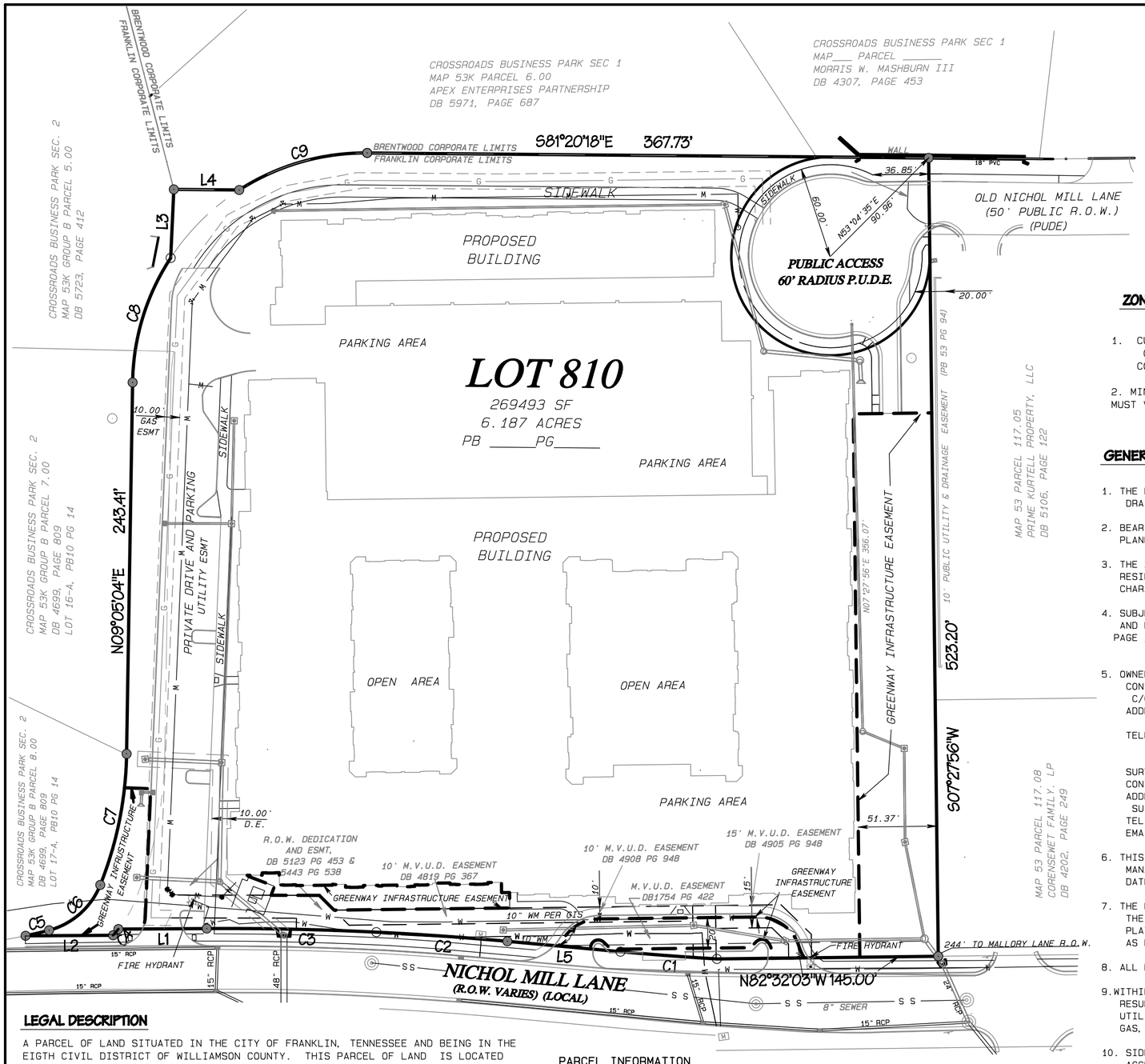
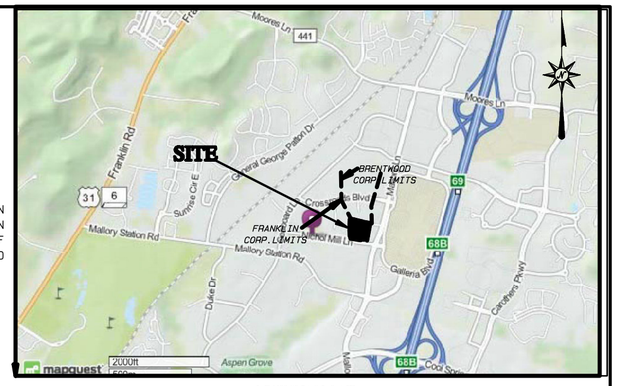


GRID NORTH

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.



VICINITY MAP

NOT TO SCALE

ZONING AND SETBACK INFORMATION:

1. CURRENT ZONING IS SD-R 58.8
   CHARACTER OVERLAY IS MECO-1
   CONVENTIONAL STANDARDS

2. MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS: MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE ACCESS, UTILITY AND STORM DRAINGE EASEMENTS AS SHOWN HEREON.

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM

3. THE ZONING FOR THIS PROPERTY IS (SD-R) SPECIFIC DEVELOPMENT RESIDENTAIL: MECO 4 DEVELOPMENT STANDARDS: CONVENTIONAL CHARACTER AREA : MCEWEN

4. SUBJECT PLATTED PARCEL IS A COMBINATION OF PARCELS 117.24, 117.32, 117.31, AND B-7.01, THAT WERE COMBINED BY SUBSEQUENT PLAT AS RECORDED IN PLAT BOOK _____ PAGE _____ AS SHOWN ON WILLIAMSON COUNTY TAX MAP 53K.

5. OWNER / SUBDIVIDER:
   CONTACT: NAP NICHOL MILL LLC
   C/O RICHARD MUNGER
   ADDRESS: 264 19TH STREET, STE 2200
   ATLANTA GA. 30363
   TELEPHONE NO.: _404 965-9080_____

   SURVEYOR: HARRAH & ASSOCAITES
   CONTACT: ROGER HARRAH RLS
   ADDRESS: 504 AUTUMN SPRINGS COURT
   SUITE B-15, FRANKLIN, TN 37067
   TEL. NO.: 615 778-0863
   EMAIL: rogerh@harrahgroup.com

6. THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0204F DATED SEPTEMBER 29, 2006.

7. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 810 AS SHOWN ON THE FINAL PLAT OF GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION ____ AS RECORDED IN PLAT BOOK _____ PAGE _____ R.O.W.C

8. ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.

9. 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.

10. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.

11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

LEGEND

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDOT)
- 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
- BOLLARDS
- LIGHT POLE
- FIRE HYDRANT
- P.U.D.E. — PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C., TN. — REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. — RIGHT-OF-WAY

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	1°50'13"	1975.80'	63.35'	N77°32'15"W	63.35'	31.68'
C2	2°26'07"	2024.77'	86.06'	N77°50'12"W	86.05'	43.04'
C3	3°08'37"	2025.37'	111.12'	N80°37'33"W	111.11'	55.57'
C4	4°05'07"	74.82'	5.33'	S48°55'29"W	5.33'	2.67'
C5	3°04'39"	294.63'	15.83'	N84°52'39"E	15.82'	7.91'
C6	53°24'11"	49.82'	46.44'	N56°38'14"E	44.77'	25.06'
C7	20°50'57"	242.15'	88.12'	N19°30'41"E	87.63'	44.55'
C8	32°31'46"	152.32'	86.48'	N25°08'42"E	85.32'	44.44'
C9	33°17'23"	152.32'	88.50'	N82°01'01"E	87.26'	45.54'

LINE	BEARING	DISTANCE
L1	N82°11'50"W	57.89'
L2	N82°11'21"W	57.31'
L3	N10°45'32"E	44.96'
L4	S81°20'18"E	42.86'
L5	N76°37'08"W	74.34'

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE CITY OF FRANKLIN, TENNESSEE AND BEING IN THE EIGTH CIVIL DISTRICT OF WILLIAMSON COUNTY. THIS PARCEL OF LAND IS LOCATED WEST OF MALLORY LANE AND NORTH OF THE RE-ALIGNED NICHOL MILL LANE, AND ALSO BEING FURTHER DESCRIBED AS BEING COMPRISED OF THE FOLLOWING: 1.) LOT 810 OF THE GALLERIA COMMERCIAL COMPLEX SUBDIVISION AS RECORDED AT PLAT BOOK _____ PAGE _____ IN THE R.O.W.C., IN THE PUBLIC RECORDS OF THE REGISTERS OFFICE OF WILLIAMSON COUNTY.

PARCEL INFORMATION

NAP NICHOL MILL LLC
MAP 53K PARCEL 117.31
DB 6379, PAGE 134
LOT 810 PLAT 53 PG 94

NAP NICHOL MILL LLC
MAP 53K PARCEL 117.32
DB 6379, PAGE 147
LOT 810 PLAT 53 PG 94

NAP NICHOL MILL LLC
MAP 53K PARCEL 117.24
DB 6379, PAGE147
P/O LOT 810 PLAT 27 PG 68

NAP NICHOL MILL LLC
MAP 53K GROUP B , 7.01
DB 6379, PAGE 147

STORMWATER NOTE

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

ROGER HARRAH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2039

ROGER HARRAH LS 2039

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN, 1.) BK 6379, PG 134, R.O.W.C. TENNESSEE, 2.) BK 6379, PG 147, 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:* _____

NICHOL MILL LLC
RICHARD MUNGER

RECORDERS INFORMATION:

ADDITIONAL SITE INFORMATION

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 10TH DAY OF OCTOBER, 2014.

_____ 07-07-15
ROGER H. HARRAH TN. REG. NO. 2039 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 GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #____ 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 GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #____ 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 DATE
FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #____T 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 DATE
FRANKLIN, TENNESSEE

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

NICHOL MILL LOFTS PUD SUBDIVISION
FINAL PLAT, REVISION #1
(GALLERIA COMMERCIAL COMPLEX SUBDIVBISION, LOT 810 REVISION 37)

CITY OF FRANKLIN PROJECT NO. 5892
JOB NO: T263-010

0 60 120 180

REVISIONS:

REV.1 08-06-15 REVISIONS PER CITY COMMENTS

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.187 TOTAL LOTS: 1
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A
CIVIL DISTRICT: 8TH CLOSURE ERROR: >1: 10, 000
SCALE: 1" = 60' DATE: JUNE 12, 2015

SHEET 1 OF 1