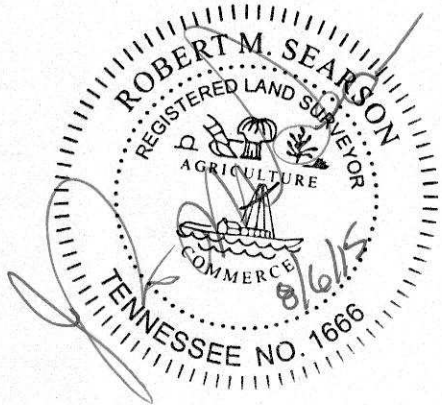
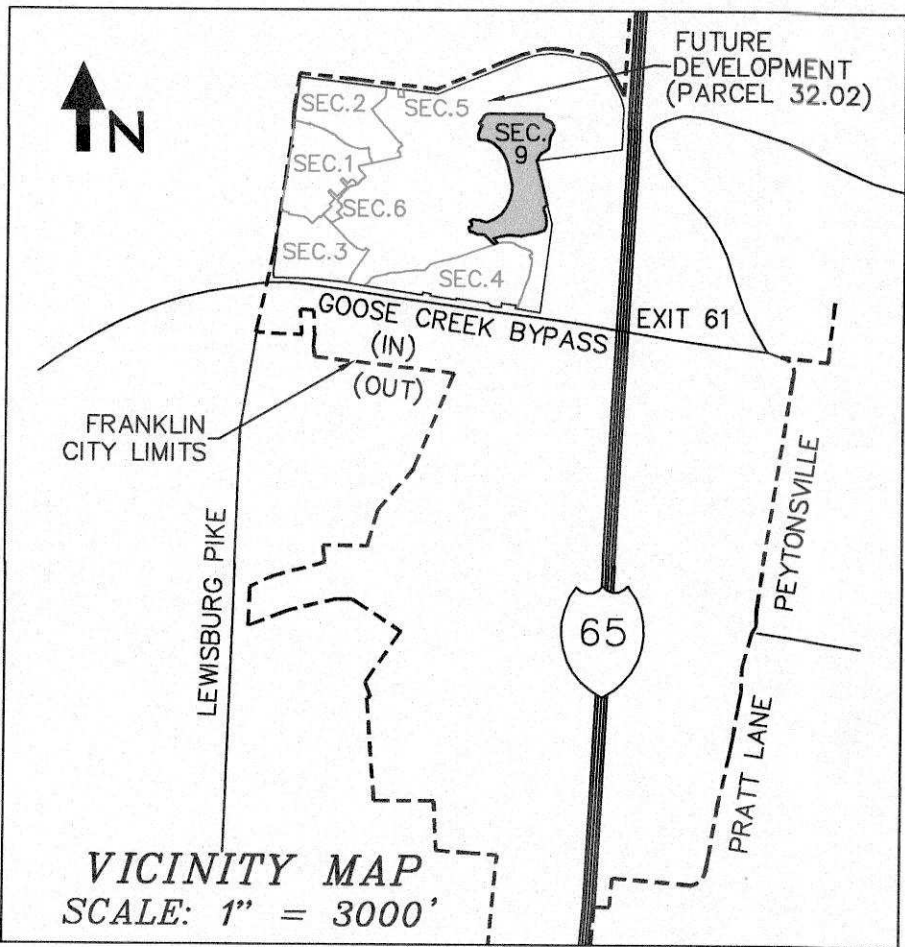


NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 4 LOTS (3 BUILDABLE AND 1 NON-BUILDABLE OPEN SPACE).
2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)  
CHARACTER AREA OVERLAY: GCCO-3  
OVERLAY DISTRICT: FWO  
OVERLAY DISTRICT: FFO  
DEVELOPMENT AREA STANDARD: TRADITIONAL  
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
3. A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
- NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.
4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND IS KNOWN AS A PORTION OF PARCEL 32.02.
5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC  
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250  
FRANKLIN, TENNESSEE 37067  
PHONE NO.: 615-550-5580  
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
6. 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)
7. 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.
8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
10. 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.
11. 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.
12. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
13. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
14. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
15. RIGHTS OF CROSS ACCESS FOR EACH LOT SHALL BE DETERMINED BY THE C.C.R.'S OF BERRY FARMS AS RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, ROWC. SAID C.C.R.'S PROVIDE PEDESTRIAN AND VEHICULAR CROSS ACCESS THROUGH ALL LOTS IN THIS DEVELOPMENT.
16. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES..
17. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
18. MINIMUM REQUIRED SETBACK LINES:  
FRONT YARD: \* ARTERIAL: \*  
SIDE YARD: \*  
REAR YARD: \*  
\* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
19. SURVEY FIELD DATA COLLECTED ON 4-9-2015.

AREA SUMMARY		
LOT	SQFT	ACRES
901	95,504	2.19
902	362,764	8.33
903	341,488	7.84
904 (OPEN SPACE)	7,238	0.17
PUBLIC ROW	104,572	2.40
TOTAL AREA	911,566	20.93



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:  
(1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 9" 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 \_\_\_\_\_ Date \_\_\_\_\_  
City of Franklin

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 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 \_\_\_\_\_ Date \_\_\_\_\_  
Franklin Municipal Planning Commission

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 APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that:  
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 9" 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 \_\_\_\_\_ 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 or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666 \_\_\_\_\_ Date 8/6/15

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 2654, Page 823, 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.

Rural Plains Partnership \_\_\_\_\_ Date \_\_\_\_\_  
Owner

**Littlejohn**  
An S&ME Company

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

**BERRY FARMS TOWN CENTER  
PUD SUBDIVISION  
FINAL PLAT  
SECTION 9**

**C.O.F. NO. 5888**

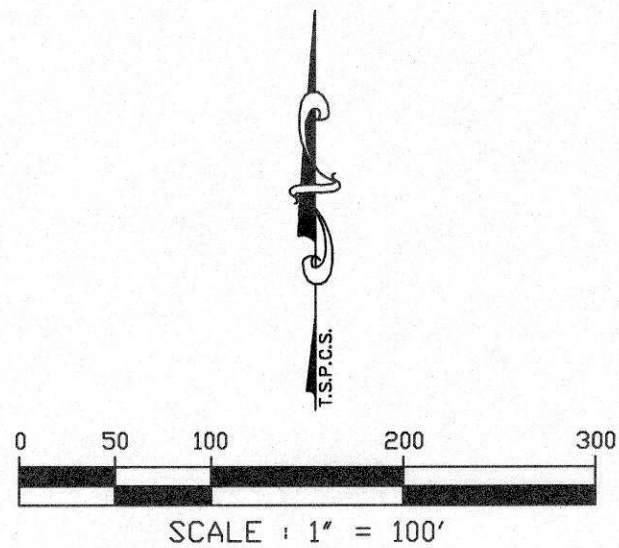
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 20.93	TOTAL LOTS: 4
ACRES NEW PUBLIC STREETS: ±1.74	DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±2,277	CLOSURE ERROR: 1:10000

DATE: 7-10-15  
REV: 8-6-15

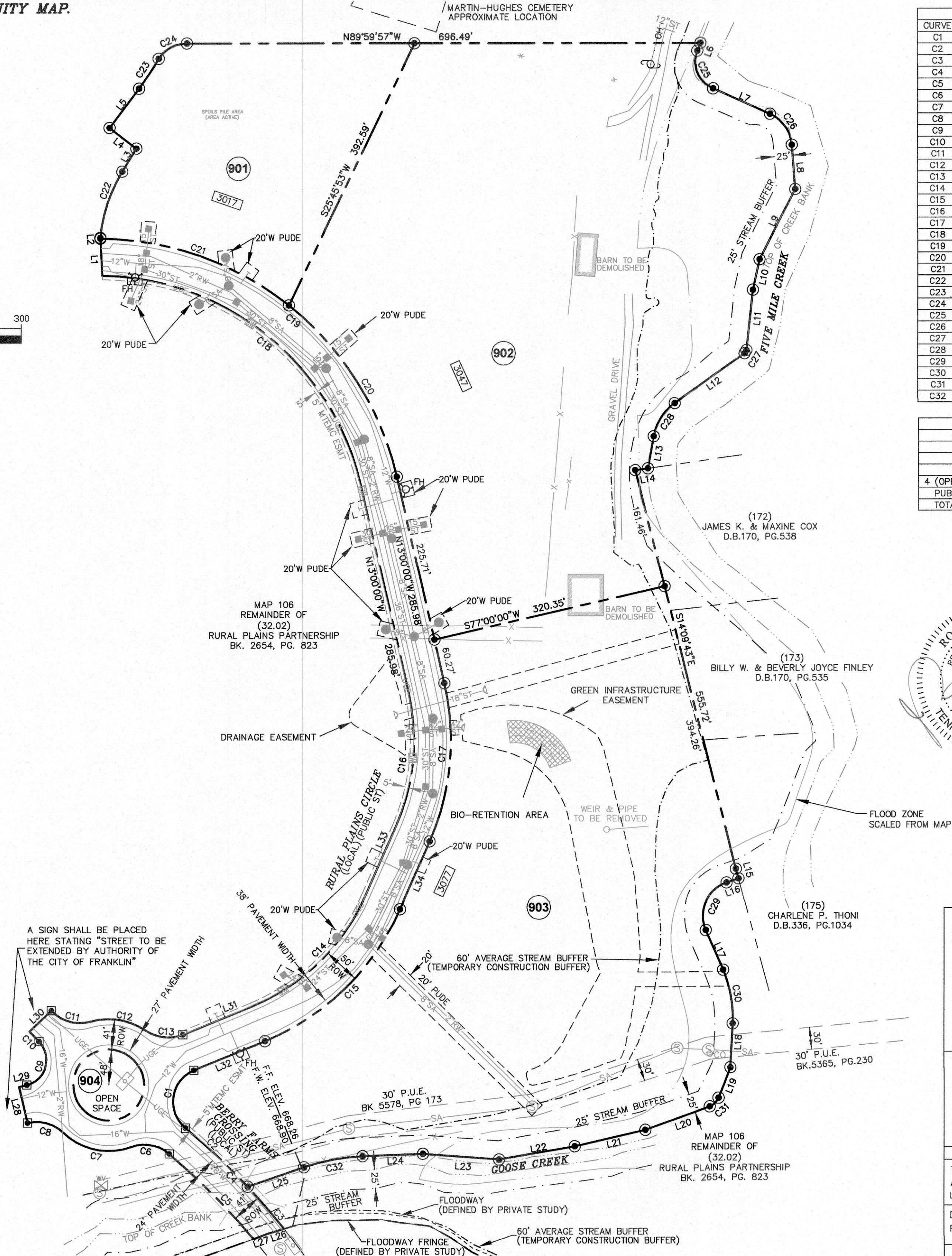


SEE SHEET 1 FOR NOTES & VICINITY MAP.



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
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



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	94.75'	45.68'	118°50'33"	77.31'	78.65'	S08°27'05"W
C2	115.61'	870.50'	7°36'35"	57.89'	115.53'	N47°09'54"W
C3	75.28'	870.50'	4°57'17"	37.66'	75.26'	N40°52'58"W
C4	190.89'	870.50'	12°33'52"	95.83'	190.51'	N44°41'15"W
C5	161.69'	829.50'	11°10'06"	81.10'	161.43'	N45°02'29"W
C6	55.20'	53.50'	59°07'17"	30.34'	52.79'	N80°11'11"W
C7	98.36'	89.00'	63°19'28"	54.89'	93.43'	S78°05'05"E
C8	52.83'	53.50'	56°34'39"	28.79'	50.71'	N74°42'40"W
C9	74.33'	35.00'	121°40'36"	62.72'	61.13'	N16°09'42"E
C10	18.72'	884.37'	1°12'46"	9.36'	18.72'	S44°04'13"E
C11	58.17'	53.50'	62°17'43"	32.33'	55.35'	S74°36'41"E
C12	77.97'	89.00'	50°11'48"	41.69'	75.50'	N80°39'39"W
C13	52.82'	53.50'	56°33'54"	28.79'	50.70'	S83°50'42"E
C14	222.94'	290.00'	44°02'47"	117.30'	217.49'	N45°50'57"E
C15	261.38'	340.00'	44°02'47"	137.53'	254.99'	N45°50'57"E
C16	186.39'	290.00'	36°49'34"	96.54'	183.20'	N05°24'47"E
C17	218.53'	340.00'	36°49'34"	113.19'	214.79'	N05°24'47"E
C18	485.33'	365.00'	76°11'05"	286.12'	450.36'	N51°05'32"W
C19	555.08'	415.00'	76°38'08"	327.96'	514.62'	N51°19'04"W
C20	278.73'	415.00'	38°28'55"	144.85'	273.52'	N32°14'28"W
C21	276.35'	415.00'	38°09'13"	143.52'	271.27'	N70°33'31"W
C22	94.99'	212.36'	25°37'40"	48.30'	94.20'	S18°36'54"W
C23	48.22'	585.00'	4°43'24"	24.13'	48.21'	N33°57'43"E
C24	45.87'	45.00'	58°23'59"	25.15'	43.91'	S60°48'00"W
C25	61.58'	40.00'	88°12'14"	38.77'	55.68'	S22°03'08"E
C26	53.63'	50.00'	61°27'16"	29.72'	51.10'	N35°25'37"W
C27	5.11'	6.00'	48°47'25"	2.72'	4.96'	N30°31'01"E
C28	54.41'	70.00'	44°32'10"	28.66'	53.05'	S32°38'38"W
C29	78.65'	47.50'	94°51'55"	51.71'	69.97'	S23°56'57"W
C30	74.14'	160.00'	26°33'02"	37.75'	73.48'	N10°12'29"W
C31	17.10'	20.00'	48°58'51"	9.11'	16.58'	N45°55'03"E
C32	81.10'	280.00'	16°35'40"	40.83'	80.81'	S79°28'56"W

AREA SUMMARY			
LOT	SQFT	ACRES	
1	95,504	2.19	
2	362,764	8.33	
3	341,488	7.84	
4 (OPEN SPACE)	7,238	0.17	
PUBLIC ROW	104,572	2.40	
TOTAL AREA	911,566	20.93	

LINE TABLE	
LINE	BEARING
L1	50.09' N02°55'20"W
L2	1.02' N02°55'20"W
L3	36.55' N31°25'13"E
L4	45.87' N52°42'11"W
L5	66.10' N37°17'49"E
L6	11.07' S22°02'59"W
L7	84.26' N66°09'16"W
L8	59.99' S04°41'59"E
L9	106.48' S27°14'42"W
L10	42.16' S12°19'23"W
L11	82.23' S06°07'18"W
L12	116.02' S54°54'43"W
L13	43.93' S10°22'33"W
L14	17.26' S82°00'36"W
L15	13.44' N15°11'02"W
L16	17.06' S71°22'55"W
L17	58.82' N23°29'00"W
L18	59.47' N03°04'02"E
L19	44.05' N21°25'38"E
L20	92.69' S70°24'28"W
L21	98.16' S77°11'20"W
L22	104.09' S80°15'55"W
L23	103.58' N85°48'15"W
L24	81.84' S87°46'46"W
L25	80.50' N71°11'06"E
L26	22.18' S73°07'28"W
L27	21.70' S70°39'39"W
L28	50.00' N13°00'00"W
L29	10.50' S77°00'00"W
L30	41.00' S46°32'10"W
L31	99.91' N67°52'21"E
L32	104.19' N67°52'21"E
L33	100.31' S23°49'34"W
L34	100.31' S23°49'34"W



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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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