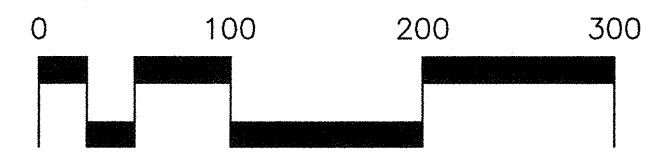
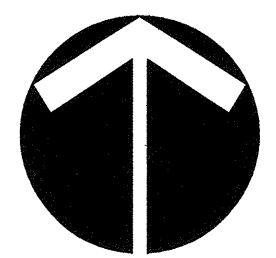


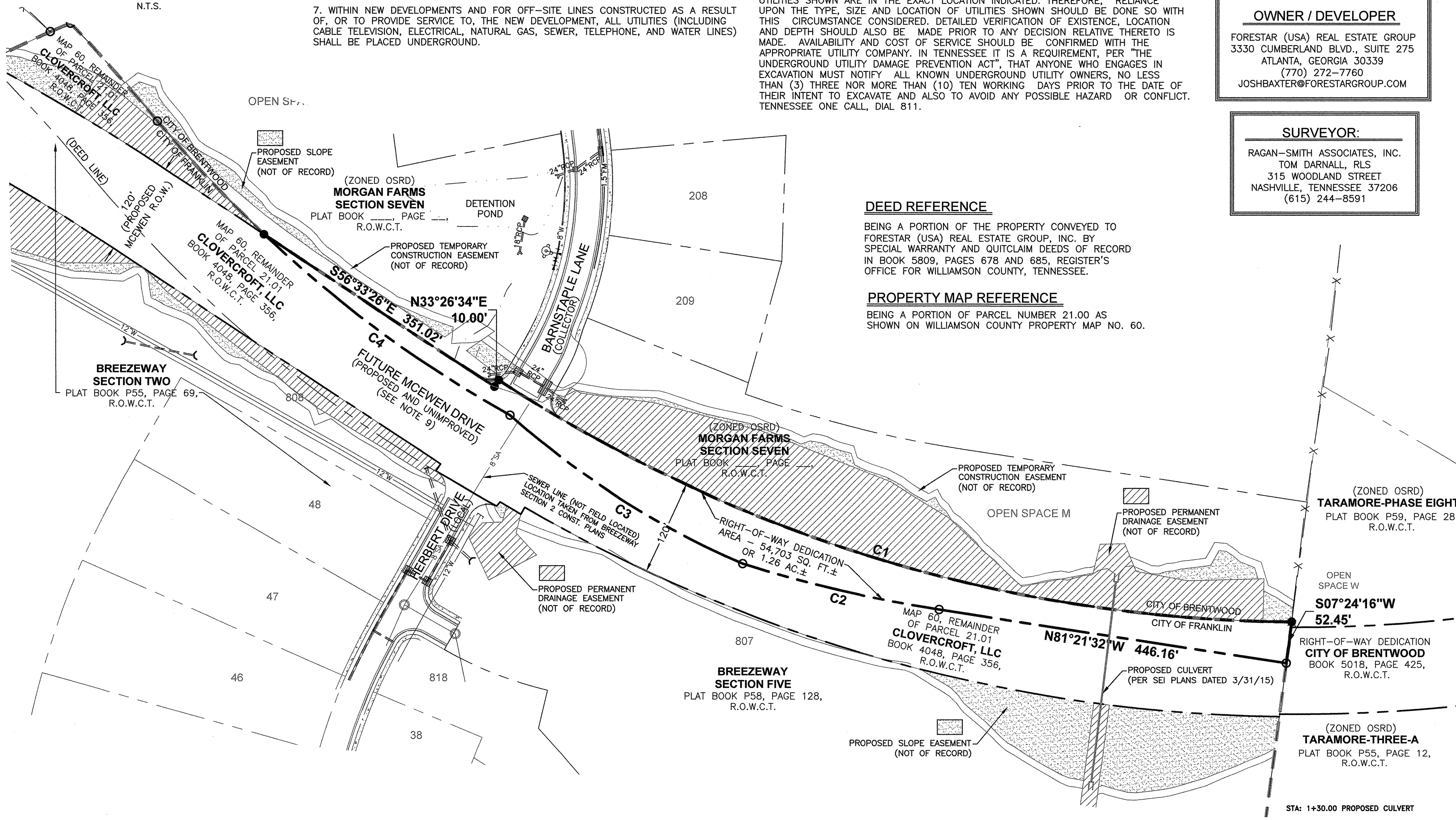
**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY FOR THE EXTENSION OF MCEWEN DRIVE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0220F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 0220, SUFFIX F, RESPECTIVELY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. EXISTING ZONING: R-1 CHARACTER AREA OVERLAY: SWCO-5 OTHER OVERLAYS: CONVENTIONAL DEV. STANDARD
5. BEING A PORTION OF PARCEL NUMBER 21.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 60.
6. 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.
7. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
8. MCEWEN DRIVE SHOWN HEREON IS A PROPOSED AND UNIMPROVED RIGHT-OF-WAY. THE CURRENT DEED AND PARCEL LINE FOR MORGAN FARMS SUBDIVISION WAS ESTABLISHED BY RIGHT-OF-WAY PLANS FOR MCEWEN DRIVE RECEIVED BY RAGAN-SMITH ASSOCIATES IN 2005 AND THERE WAS NOT ANY TAKING OR TRANSFER OF PROPERTY FOR THE 2005 RIGHT-OF-WAY AND ROADWAY DESIGN.
9. SINCE 2005, THE RIGHT-OF-WAY DESIGN FOR MCEWEN DRIVE HAS CHANGED PER PLANS RECEIVED BY RAGAN-SMITH ASSOCIATES FROM SULLIVAN ENGINEERING, INC. DATED MARCH 31, 2015. THE 2015 MCEWEN DRIVE RIGHT-OF-WAY PLANS HAVE MOVED THE PROPOSED ROADWAY SOUTHWARD AS DEPICTED ON THIS PLAT. NO CONVEYANCE OF RIGHT-OF-WAY AND/OR EASEMENTS FOR THIS ALIGNMENT AS SHOWN HEREON HAS TAKEN PLACE AT THIS TIME.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE 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) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.



**OWNER / DEVELOPER**  
 FORESTAR (USA) REAL ESTATE GROUP  
 3330 CUMBERLAND BLVD., SUITE 275  
 ATLANTA, GEORGIA 30339  
 (770) 272-7760  
 JOSH.BAXTER@FORESTARGROUP.COM

**SURVEYOR:**  
 RAGAN-SMITH ASSOCIATES, INC.  
 TOM DARNALL, RLS  
 315 WOODLAND STREET  
 NASHVILLE, TENNESSEE 37206  
 (615) 244-8591



**DEED REFERENCE**  
 BEING A PORTION OF THE PROPERTY CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP, INC. BY SPECIAL WARRANTY AND QUITCLAIM DEEDS OF RECORD IN BOOK 5809, PAGES 678 AND 685, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**PROPERTY MAP REFERENCE**  
 BEING A PORTION OF PARCEL NUMBER 21.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 60.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHD BRG
C1	1844.86'	1067.33'	33°08'53"	549.06	1052.50' S73°07'52"E
C2	1675.00'	256.52'	8°46'29"	128.51	256.27' N76°58'18"W
C3	1089.56'	351.52'	18°29'07"	177.30	350.00' N57°34'16"W
C4	1620.00'	389.13'	13°45'45"	195.50	388.19' N53°39'30"W

- LEGEND**
- IRON ROD (NEW)
  - 1/2" IRON ROD W/ PLASTIC CAP MARKED RAGAN-SMITH ASSOCIATES
  - MONUMENT (NEW)
  - 1/2" IRON ROD W/ 4" DIAMETER ALUMINUM DISC MARKED RAGAN-SMITH ASSOCIATES
  - SA — SANITARY SEWER LINE
  - W — WATER LINE
  - RCP — REINFORCED CONCRETE PIPE
  - X — FENCE
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - CATCH BASIN
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

**RECORDER'S INFORMATION**

**TOTAL AREA= 54,703 SQUARE FEET OR 1.26 ACRES±**

**CERTIFICATE OF OWNERSHIP**  
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5809, PAGES 678 AND 685, 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., TENNESSEE.

**CERTIFICATE OF SURVEY**  
 I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY SUPERVISION ON THE \_\_\_\_\_, 2017. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000.

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**  
 I HEREBY CERTIFY THAT: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN MCEWEN DRIVE RIGHT-OF-WAY, 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.

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**  
 I HEREBY CERTIFY THAT: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN MCEWEN DRIVE RIGHT-OF-WAY, 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.

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**  
 I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN MCEWEN DRIVE RIGHT-OF-WAY, 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.

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING**  
 SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

**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 \_\_\_\_\_, 2017, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

**FINAL PLAT**  
**McEwen Drive Right-of-Way**  
 COF# 6576  
 FOURTEENTH CIVIL DISTRICT,  
 WILLIAMSON COUNTY,  
 CITY OF FRANKLIN, TENNESSEE  
 REVISED: NOVEMBER 30, 2017  
 SCALE: 1"=100' DATE: NOVEMBER 6, 2017  
 JOB NO 02-072 WO 9489  
 SHEET 1 OF 1

**RAGAN-SMITH**  
 315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206  
 PH(615) 244-8591 FAX(615)244-6739 tdarnall@ragansmith.com  
 CONTACT: TOM DARNALL

G:\02072-94891-SURVEY\PLAT\MCEWEN ROW PLAT\9489 MCEWEN ROW PLAT.DWG