

**DEED REFERENCE**

BEING THE SAME PROPERTIES CONVEYED TO COLUMBIA AVENUE PARTNERS AS OF RECORD IN BOOK 4667, PAGE 48, ALL IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND THE SAME PROPERTY CONVEYED TO MCKELLO, INC. AS OF RECORD IN DEED BOOK 2748, PAGE 60, SMD REGISTER'S OFFICE.

Parcel 6.00, Tax Map 78-C-1  
HARMON JONES, III  
Book 5605, Page 915  
R.O.W.C., Tennessee

Parcel 7.00, Tax Map 78-C-1  
CHM PROPERTIES, LLC  
Book 4351, Page 653  
R.O.W.C., Tennessee

Parcel 8.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 9.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 10.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 11.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 12.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 13.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 14.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 15.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 16.00, Tax Map 78-C-1  
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Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 17.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 18.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 19.00, Tax Map 78-C-1  
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Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 20.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 21.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 22.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 23.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 24.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 25.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 26.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 27.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 28.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 29.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 30.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 31.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 32.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 33.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 34.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 35.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 36.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 37.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 38.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 39.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 40.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 41.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 42.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 43.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 44.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 45.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 46.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 47.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

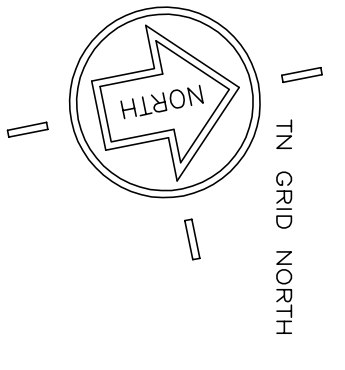
Parcel 48.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 49.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

Parcel 50.00, Tax Map 78-C-1  
BEATY/JONES SUBDIVISION  
Pat Book P40, Page 88  
R.O.W.C., Tennessee

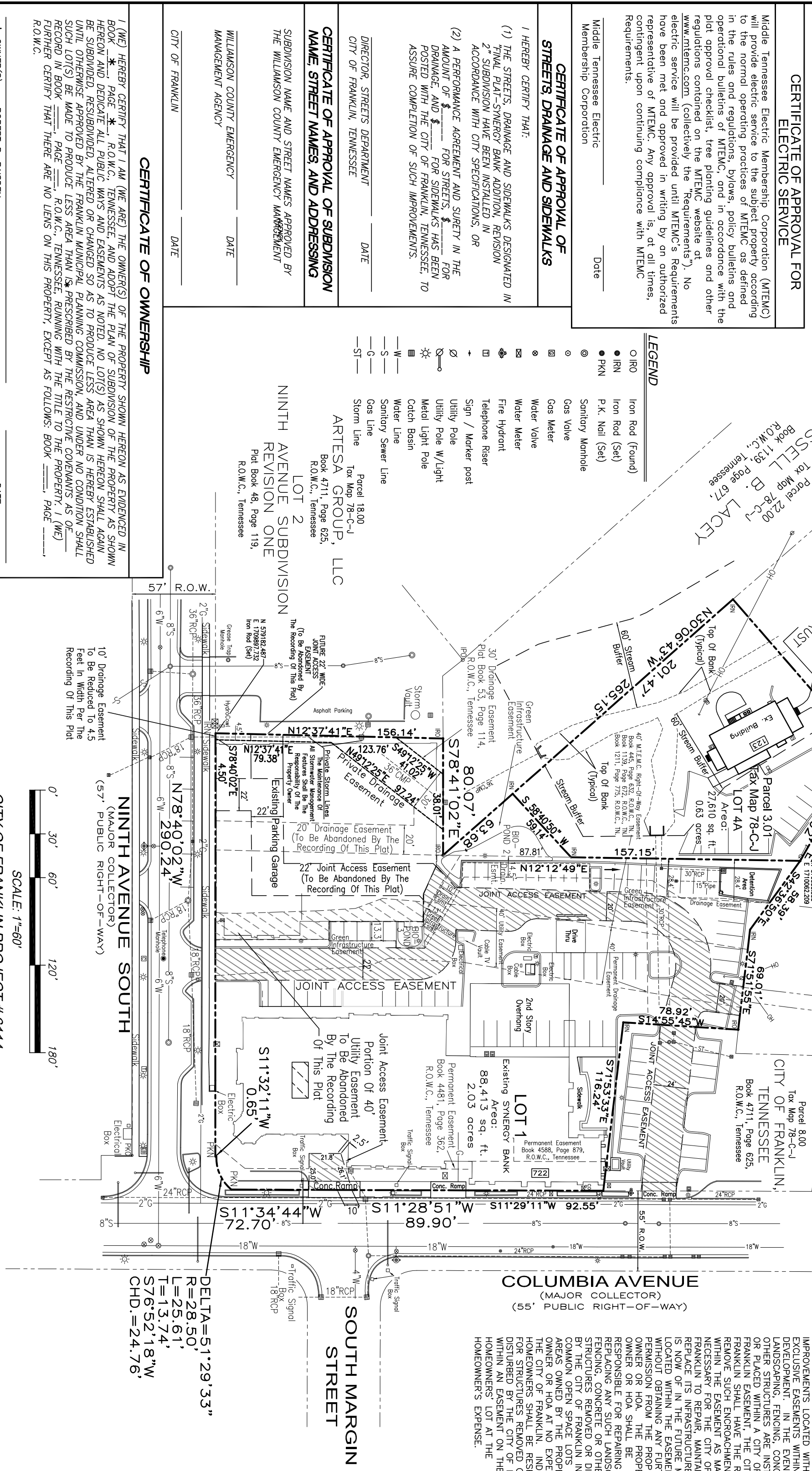
**GENERAL NOTES:**

- 1) THE PURPOSE OF THIS PLAT IS TO RECONSTRUCT THE JOINT USER ACCESS EASEMENTS, ADD A DRAINAGE EASEMENT ONTO THE PLAT.
- 2) EXISTING ZONING: BASE: CC - OVERLAY: C40  
CFCO-7 (CENTRAL FRANKLIN CHARACTER AREA OVERLAY)
- 3) MINIMUM REQUIRED SETBACK LINES:  
YARD FRONTING ANY STREET: 0-20 FEET (LOCAL STREET)  
SIDE YARD: 0 FEET ON EACH SIDE  
REAR YARD: 0 FEET
- 4) SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 3.01 AND 10.00 ON WILLIAMSON COUNTY TAX MAP NO. 78-C, GROUP "J".
- 5) STREET ADDRESS ARE SHOWN THUS [74].
- 6) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 7) OWNER/SUBDIVIDER: COLUMBIA AVENUE PARTNERS  
ADDRESS: 320 MAIN STREET, SUITE 230  
FRANKLIN, TENNESSEE 37064  
CONTACT: HENRY BROCKMAN  
TELEPHONE: (615) 794-7980  
EMAIL: HANBROCKMAN@GMAIL.COM
- 8) OWNER/SUBDIVIDER: ROBERT B. & ANN R. BAIRDEN  
ADDRESS: 173 7TH AVENUE SOUTH  
FRANKLIN, TENNESSEE 37064  
CONTACT: ROBERT BAIRDEN  
TELEPHONE: (615) 490-6920  
EMAIL:
- 9) IRON ROD (FOUND)
- 10) IRON ROD (SET)
- 11) ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 12) GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE. PUBLIC RECORDS AND/OR WERE PREPARED BY OTHERS. THIS SURVEOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
- 13) THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON FEMA COMMUNITY PANEL NUMBER 47187C 02111 F, WHICH BEGINS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 14) ALL UTILITIES AND FOR ONE-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, TRANSFORMERS, GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- 15) ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND PLACEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.
- 16) THE RECORDING OF THIS PLAT VOTES, VACATES AND SUPERSEDES THE RECORDING OF SYNERGY BANK ADDITION, REVISION 1 SUBDIVISION AS OF RECORD IN PLAT BOOK 60, PAGE 5. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- 17) THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY OF FRANKLIN.
- 18) NO MINERAL RIGHTS FOUND BY THIS SURVEOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.



25. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS RECLAIM WATER LINES OR SYSTEM EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN SYSTEM HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE THIS INFRASTRUCTURE WHICH LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE TO REPAIR AND/OR REPLACE ANY SUCH INFRASTRUCTURE, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR ANY EASEMENT ON THE HOMEOWNER'S EXPENSE.

DELTA=51'29'33"  
R=28.50'  
L=25.61'  
T=13.74'  
S76°52'18"W  
CHD.=24.76'



TOTAL AREA: 116,023 SQUARE FEET OR 2.66 ACRES  
CITY OF FRANKLIN PROJECT # 6114

**CERTIFICATE OF SURVEY**

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE INDICATED AS SEVERAL FEET UNDER MY SUPERVISION ON THE 5TH DAY OF NOVEMBER, 2014.

LAND SURVEYOR  
5416  
DATE

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I HEREBY CERTIFY: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN THIS PLAT - SYNERGY BANK ADDITION, REVISION 2 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  
CITY OF FRANKLIN, TENNESSEE  
DATE

**CERTIFICATE OF APPROVAL FOR RECORDING**

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION EXCEPT ON SUCH CONDITIONS, TERMS AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF THE PLANNING COMMISSION, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
DATE

**FINAL SUBDIVISION PLAT, TENNESSEE**

722 COLUMBIA AVENUE  
NINTH CIVIL DISTRICT, CITY OF FRANKLIN,  
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.66 ± TOTAL LOTS: 2  
ACRES NEW STREETS: 0 FEET NEW STREETS: 0  
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+  
MILES OF NEW ROAD: 0 DATE: APRIL 7, 2016  
PREPARED BY: JAMES TERRY & ASSOCIATES  
211 DONELSON PIKE, SUITE 6  
NASHVILLE, TENNESSEE 37214  
PHONE: (615) 490-6920

**FINAL PLAT  
SYNERGY BANK ADDITION  
REVISION 2**

**CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE**

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 regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided in writing by an authorized representative of MTEMC. Any approval is, of all times, contingent upon continuing compliance with MTEMC Requirements.

Middle Tennessee Electric  
Membership Corporation  
Date

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**

I HEREBY CERTIFY THAT:  
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS PLAT, SYNERGY BANK ADDITION, REVISION 2 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  
CITY OF FRANKLIN, TENNESSEE  
DATE

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING**

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT  
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 EVIDENCED IN BOOK #, PAGE #, R.O.W.C., TENNESSEE AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC RIGHTS AND EASEMENTS AS NOTED ON THIS PLAT TO THE CITY OF FRANKLIN, TENNESSEE. I (WE) HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK #, PAGE #, R.O.W.C.

\* OWNER(S) - ROBERT B. BAIRDEN  
DATE  
\* OWNER(S) - R. ANN BAIRDEN  
DATE  
BOOK 1018, PAGE 864, R.O.W.C., TN

**CERTIFICATE OF OWNERSHIP**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK #, PAGE #, R.O.W.C., TENNESSEE AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC RIGHTS AND EASEMENTS AS NOTED ON THIS PLAT TO THE CITY OF FRANKLIN, TENNESSEE. I (WE) HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK #, PAGE #, R.O.W.C.

\* OWNER(S) - COLUMBIA AVENUE PARTNERS, LLC  
DATE  
HENRY BROCKMAN (MANAGING PARTNER)  
BOOK 4667, PAGE 446/BOOK 4982, PAGE 220 AND BOOK 5787, PAGE 49, R.O.W.C., TN

