## GENERAL NOTES:

1.) THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL LOT OF RECORD AND SHOW THE DRAINAGE EASEMENTS, BIO-POND EASEMENTS AND 25' ACCESS EASEMENTS WHICH CROSS OVER AND THROUGH THE SUBJECT PROPERTY.

2.) EXISTING ZONING GC (GENERAL COMMERCIAL DISTRICT)
CHARACTER AREA: MECO-5
DEVELOPMENT STANDARD: CONVENTIONAL

3.) ALL MINIMUM SETBACK REQUIREMENTS SHALL COMPLY WITH THE CITY OF FRANKLIN, TN. ZONING ORDINANCE.

4.) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 41.04 ON WILLIAMSON COUNTY TAX MAP NO. 79.

5.) STREET ADDRESS ARE SHOWN THUS 4600

6.) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7.) OWNER/SUBDIVIDER: CENTURY INVESTMENT PARTNERS, INC.
ADDRESS: 103 FOREST CROSSING BLVD.
FRANKLIN, TENNESSEE 37064
CONTACT: JIM CROSS
TELEPHONE: (615) 656-4407
EMAIL:

8.) SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREGT.JTA@COMCAST.NET

9.) ○ IRON ROD (FOUND)
10.) ● IRON ROD (SET)
11.) □ CONCRETE MONUMENT (FOUND)

12.) ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

13.) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS 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 AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

14.) THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON F.E.M.A. MAP NUMBER 47187C 0212 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2006.

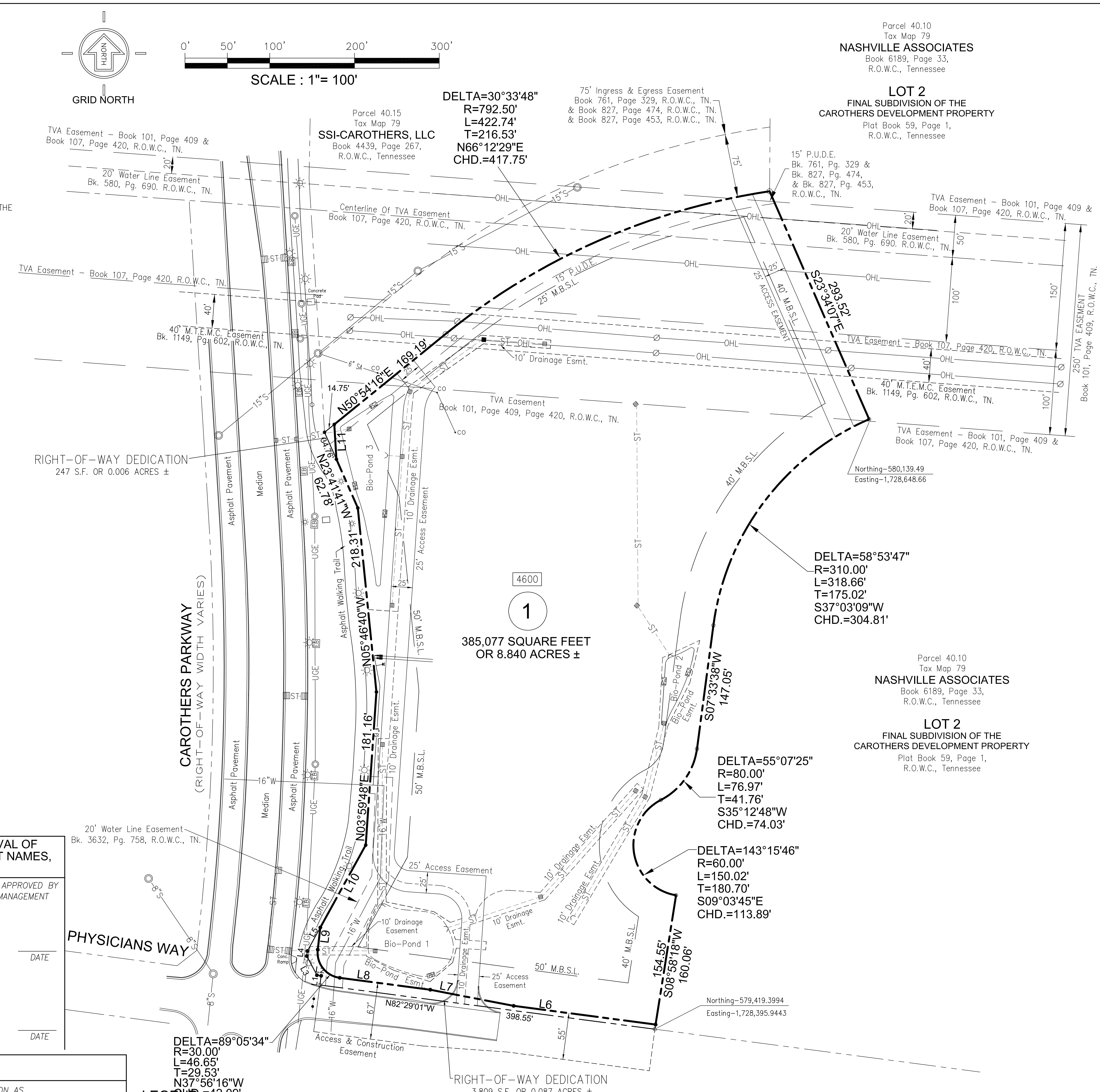
15.) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

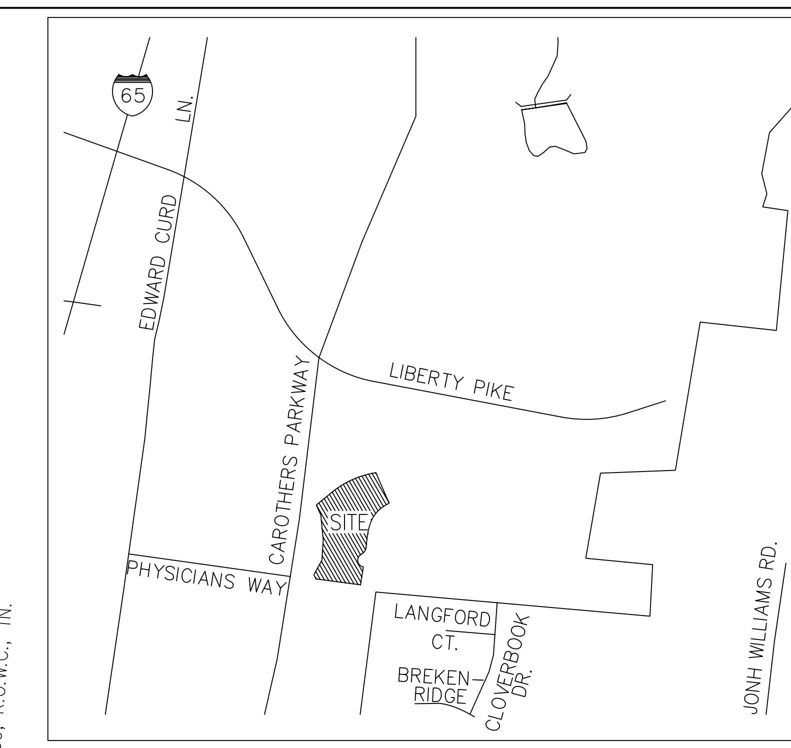
16.) LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.

17.) NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
OWNER CENTURY INVESTMENT PARTNERS, INC
ADDRESS: 103 FOREST CROSSING BLVD.
FRANKLIN, TENNESSEE 37064
CONTACT: JIM CROSS
TELEPHONE: (615) 656-4407
EMAIL:

18.) BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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




## LOCATION MAP
(Not to Scale)

### DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO JAMES W. CROSS, IV, TRUSTEE BY SPECIAL WARRANTY DEED AS OF RECORD IN BOOK 3741, PAGE 191, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

### LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | N07°38'59"E | 11.00 |
| L2 | N82°21'01"W | 5.00 |
| L3 | N28°05'01"W | 25.58 |
| L4 | N06°36'31"E | 6.01 |
| L5 | N28°49'48"E | 31.73 |
| L6 | N82°29'03"W | 168.91 |
| L7 | N79°03'02"W | 100.18 |
| L8 | N82°29'03"W | 107.80 |
| L9 | N06°36'31"E | 26.36 |
| L10 | N28°49'48"E | 111.09 |
| L11 | N03°30'00"W | 41.21 |

### LEGEND

- ○ Existing Iron Rod I.R.(O)
- ● Iron Rod (Set) I.R.(N)
- ◎ Manhole
- ⊗ Water Valve
- Fire Hydrant
- Catch Basin
- Metal Light Pole
- EB Electric Box
- Sign / Marker post
- —S— Sanitary Sewer
- —W— Water Line
- —ST— Storm Sewer

### CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY:

(1) THE WATER SYSTEMS DESIGNATED IN "PEAK 10 SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND IN THE AMOUNT OF $______ FOR THE ON-SITE WATER SYSTEM AND $______ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.

MILCROFTON UTILITY DISTRICT ______ DATE ______

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

SUBDIVISON 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 EVIDENCED IN BOOK 383, PAGE 636, 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) BY 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 THE PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE __, R.O.W.C., TENNESSEE.

BY: ______
E. WARNER BASS, TRUSTEE
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 3741, PAGE 191, 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) BY 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 THE PROPERTY, EXCEPT AS FOLLOWS: BOOK ____, PAGE __, R.O.W.C., TENNESSEE.

BY: ______
CENTURY INVESTMENT PARTNERS, INC.
JIM CROSS
DATE ______

### 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. THE SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 9TH DAY OF FEBRUARY 2015.

Surveyor ______ Date 3/5/15
2287
Tenn. License No.

### CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:

(1) THE SEWER SYSTEMS DESIGNATED IN "PEAK 10 SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $______ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR SEWER DEPARTMENT ______ DATE
CITY OF FRANKLIN, TENNESSEE

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

I HEREBY CERTIFY:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "PEAK 10 SUBDIVISION" HAVE BEEN INSTALLED 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 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 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY ______ DATE
FRANKLIN MUNICIPAL PLANNING COMMISSION

### OWNER

CENTURY INVESTMENT PARTNERS, INC.
103 FOREST CROSSING BLVD.
FRANKLIN, TN 37064
CONTACT : JIM CROSS
PHONE : (615) 656-4407

### SURVEYOR

JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2526 MEADOWOOD DRIVE
NASHVILLE, TN. 37214
PHONE: (615) 883-2918
EMAIL : gregt.jta@comcast.net

(1) Revised 3-5-2015 Per Staff Comments & Engineering Corrections

FRANKLIN COF # 5784

FINAL PLAT

# PEAK 10 SUBDIVISION

4600 Carothers Parkway
Parcel 41.04 On Tax Map 79
Franklin, Williamson County, TN.
9th Civil District

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 8.840 TOTAL LOTS: 1
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000
SCALE: 1"= 100' DATE: FEBRUARY 9, 2015