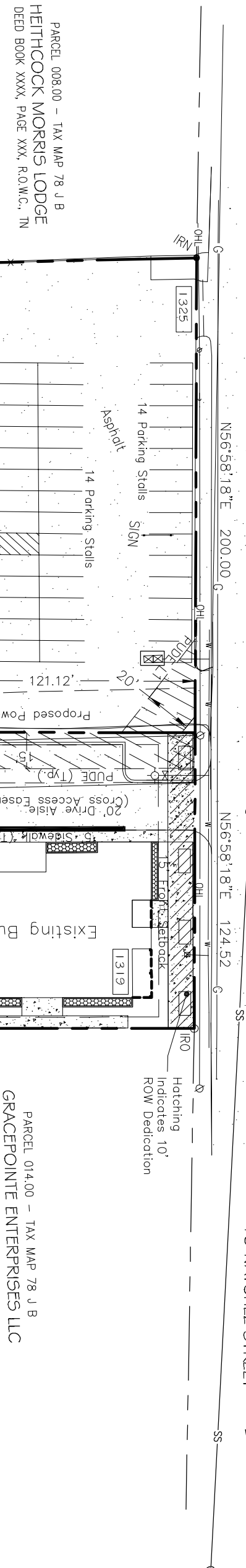


TOTAL SITE AREA = 145,262 SQ FT OR 3.33 ACRES
EASEMENT AREA = 8,455 SQ FT OR 0.19 ACRES, MORE OR LESS

WEST MAIN STREET (Minor Arterial) ROW Varies

TO BATTLE AVENUE
TO MATCHEZ STREET



1. THE PURPOSE OF THIS PLAN IS TO CREATE TWO LOTS AND CREATE AN EASEMENT.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYING FOR THE STATE OF TENNESSEE, DATED JUNE 4, 2014, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
3. PARCEL NUMBERS SHOWN HEREON PERTAIN TO PROPERTY TAX MAP 78 J B.
4. ALL LOTS ARE TO BE SERVED, OR CURRENTLY ARE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.
5. THE LOTS SHOWN HEREON CONTAIN 82,069 SQUARE FEET OR 1.88 ACRES (LOT 2), AND 63,195 SQUARE FEET OR 1.45 ACRES (LOT 1), OF LAND MORE OR LESS. TOTAL AREA OF 145,262 SQUARE FEET OR 3.33 ACRES.
6. THIS PROPERTY FALLS WITHIN FLOOD HAZARD AREA ZONE X AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C01926, DATED DEC. 22, 2016.
7. PROPERTY CORNERS SHOWN THUS \bullet ARE MARKED BY IRON RODS.
8. LOT 2 IS ZONED OR-OFFICE RESIDENTIAL DISTRICT CLASSIFICATION. SETBACKS ARE AS FOLLOWS:
FRONT - 0'-20'
SIDE - 0'-5'
REAR - 0'
9. LOT 1 IS ZONED SD-R SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT CLASSIFICATION. SETBACKS ARE AS FOLLOWS:
FRONT - 15'
SIDE - 5'
REAR - 0'
10. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, HPSZONE 4100, NAD 83 DATUM
11. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC
12. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE 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).
13. STREET LIGHT LOCATIONS ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
14. TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS
15. THE DEPTH OF THE SEWER DETERMINES THE WIDTH OF ANY SEWER EASEMENT, SAID DEPTH COULD INCREASE THE WIDTH OF SEWER EASEMENT.
16. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPED THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS
17. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. INSTEAD OF CONCRETE, FENCING, OR OTHER STRUCTURES ARE INSTALLED TO PROTECT THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH UNDESIRABLE, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN, TN.
18. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS) OR HOA.
19. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF PERMITTING EDWARDS PIPES AND ACCESS KEYS TO CROSS THE ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY RESPONSIBLE CONDITION AND STATE OF REPAIR
20. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS) OR HOA.
21. LOT 2 IS NOT A PART OF THE VILLAGE OF WEST MAIN.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer in the Village at West Main 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 systems.

Director of Water Management Dept. _____ Date _____
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Village at West Main Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for drainage 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

(We) hereby certify that the final plat of the subdivision shown hereon and that all of the requirements of the Tennessee Subdivision Act, Chapter 129, of the Tennessee Code Annotated, have been complied with. The plat of the subdivision shown hereon is a true and correct copy of the original survey record under my jurisdiction of the State of Tennessee. I certify that the plat of the subdivision shown hereon is a true and correct copy of the original survey record under my jurisdiction of the State of Tennessee.

Surveyor _____ Date _____
JAMES TERRY & ASSOCIATES, INC.

CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

Middle Tennessee Electric Membership Corporation (MTEMC) is hereby certifying that the electrical service shown on this plat complies with 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 a condition precedent to the plat being recorded with the County Clerk's Office.

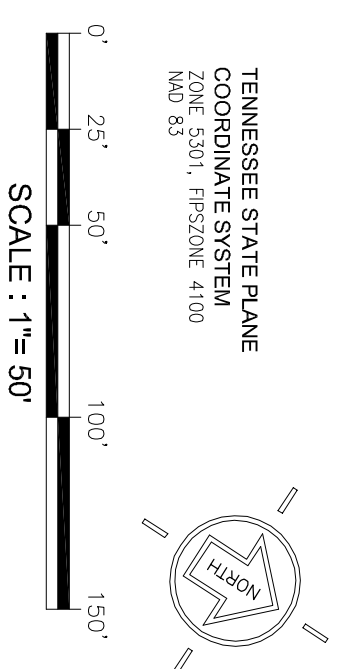
_____ Date _____
Middle Tennessee Electric Membership Corporation

LINE TABLE

LINE	LENGTH	BEARING
L1	49.24	S84.51.28"E
L2	128.73	S33.15.51"E
L3	15.61	S40.37.05"W
L4	206.96	S33.15.51"E
L5	59.76	S22.22.06"W
L6	23.76	S34.56.51"E
L7	58.91	N22.22.06"E
L8	20.88	S33.15.51"E
L9	17.47	S82.13.23"E
L10	2.78	N07.46.37"E
L11	239.32	N33.15.51"W
L12	15.00	N56.44.09"E
L13	185.78	N33.15.51"W

LOT TABLE

LOT	SQUARE FEET	ACRES
1	63,195	1.45
2	82,069	1.88



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	19.44	20.00	55.4151"	10.57	N05.24.49"W	18.69

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 Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as may be shown hereon, on this day of _____, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

FRANKLIN COF # 8800
FINAL PLAT
VILLAGE AT WEST MAIN
PARCEL 11 & 13 TAX MAP 78 J B
FRANKLIN, WILLIAMSON COUNTY, TN.
9TH CIVIL DISTRICT

FINAL SUBDIVISION PLAT

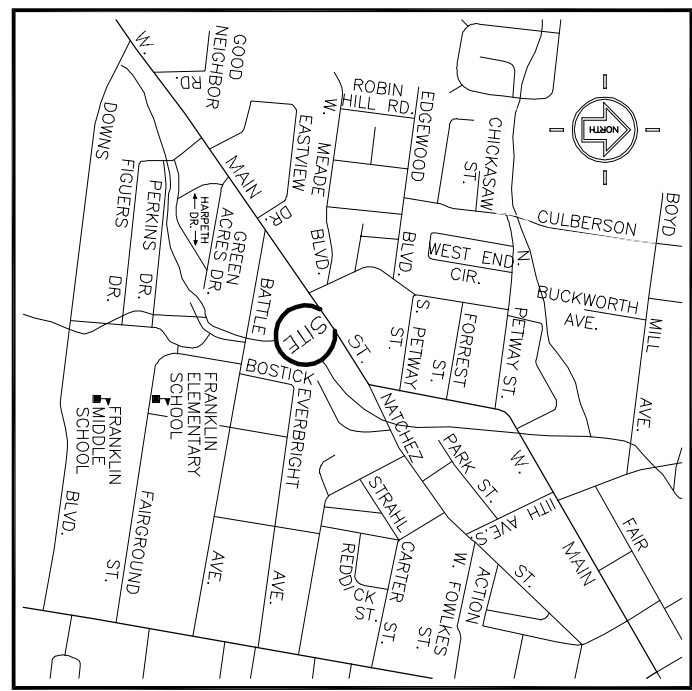
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 3.33 TOTAL LOTS: 2

ACRES NEW STREETS: 0.00 FEET NEW STREETS: 0.00

CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000

DATE: October 16, 2018



OWNER
(PARCEL 13.00)
PARCEL 11.00
WHITE FAMILY LP
1125 CEDARVIEW COURT
FRANKLIN, TN 37067

SURVEYOR
JAMES TERRY & ASSOCIATES
CONTACT: GREG TERRY
2801 ELM HILL PIKE - STE. 1R
NASHVILLE, TN. 37214
PHONE: (615) 490-6920
EMAIL: gregjt@comcast.net

LEGEND

- Iron Rod (Set) I.R.(N)
- Sanitary Manhole
- Water Valve
- (FH)Fire Hydrant
- (CB)Catch Basin
- (HW)Headwall
- (S)Sanitary Sewer
- (W)Water Line
- (ST)Storm Sewer

CERTIFICATE OF OWNERSHIP

(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5532, Page 718, R.O.W.C., Tennessee, and adopt the plan of subdivision of property 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. (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

By: _____ Date _____
Owner(s): _____

CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

Middle Tennessee Electric Membership Corporation (MTEMC) is hereby certifying that the electrical service shown on this plat complies with 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 a condition precedent to the plat being recorded with the County Clerk's Office.

_____ Date _____
Middle Tennessee Electric Membership Corporation

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 Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as may be shown hereon, on this day of _____, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

FRANKLIN COF # 8800
FINAL PLAT
VILLAGE AT WEST MAIN
PARCEL 11 & 13 TAX MAP 78 J B
FRANKLIN, WILLIAMSON COUNTY, TN.
9TH CIVIL DISTRICT

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 3.33 TOTAL LOTS: 2

ACRES NEW STREETS: 0.00 FEET NEW STREETS: 0.00

CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000

DATE: October 16, 2018

