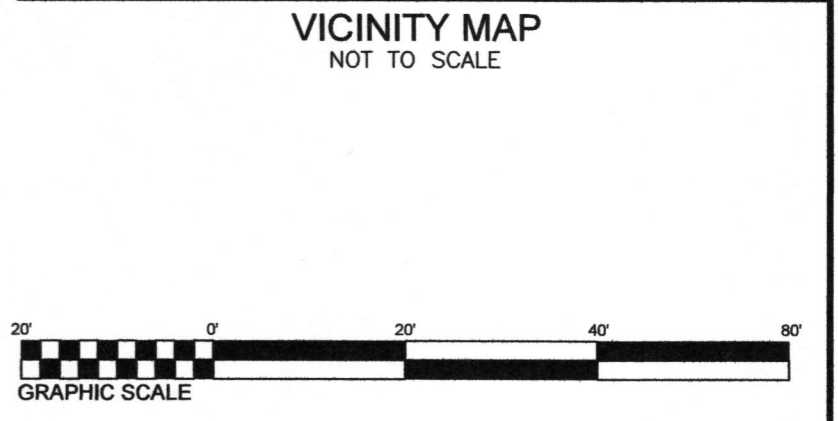
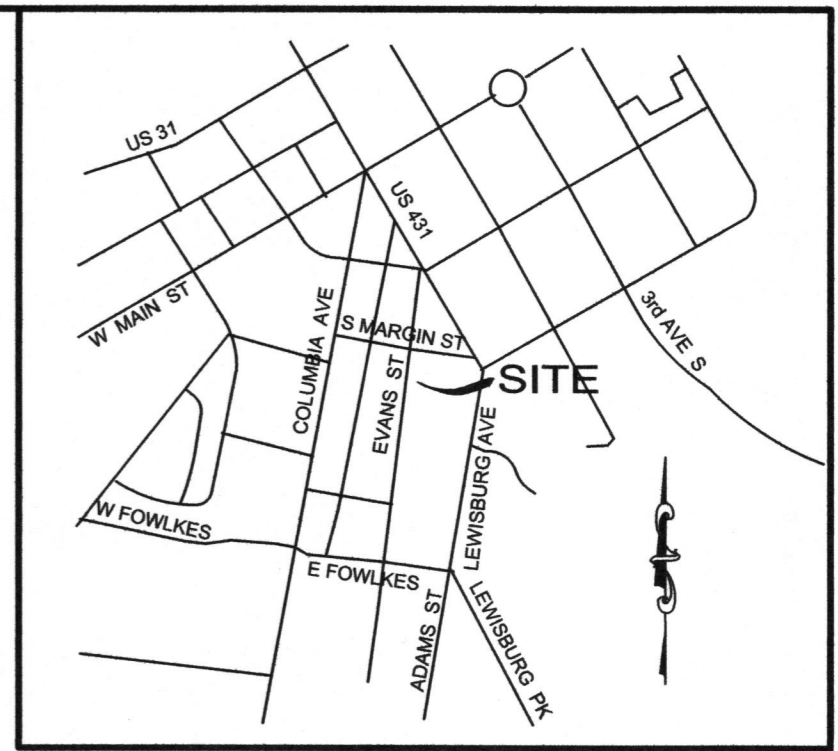
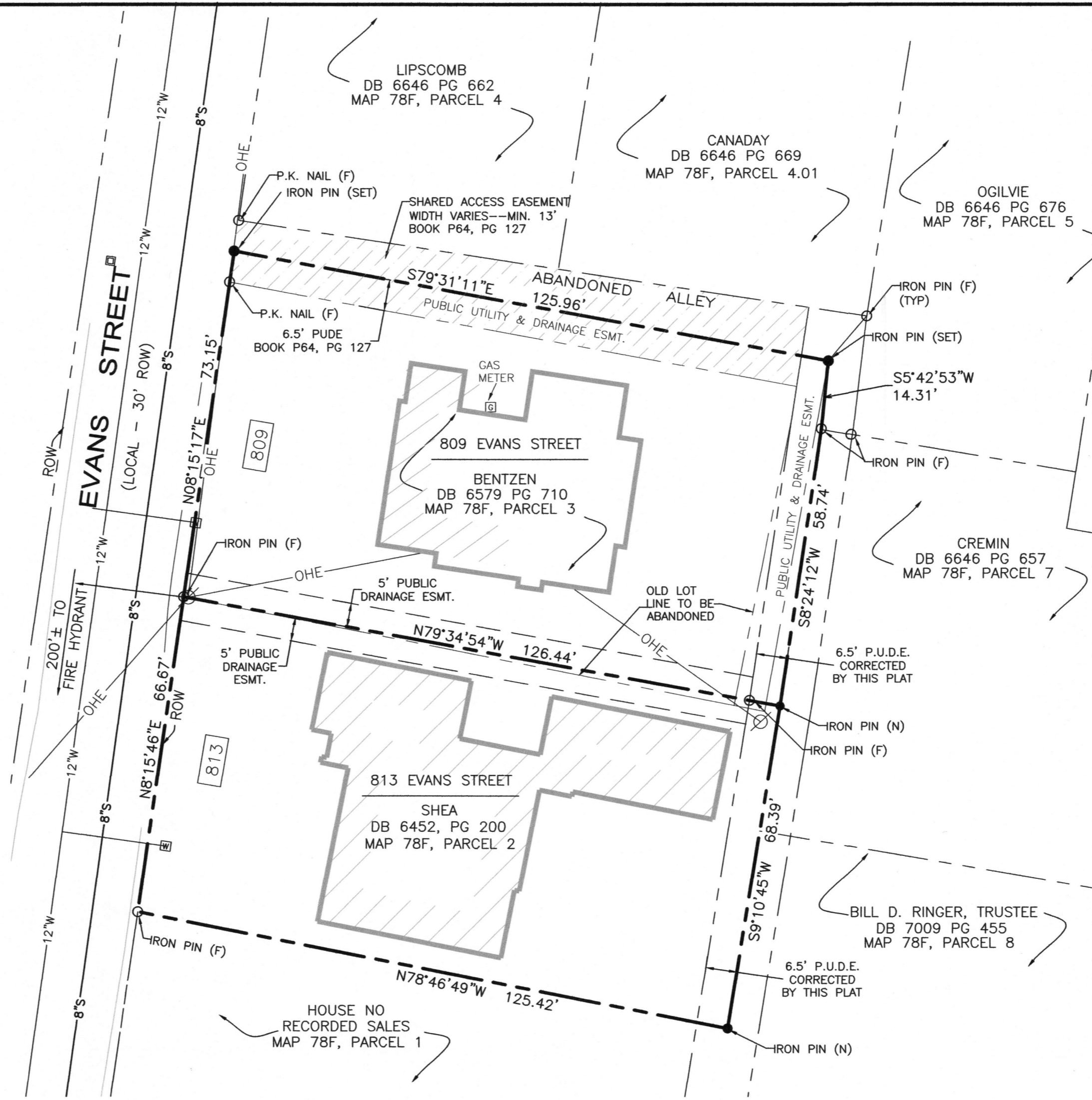


Plat Notes:

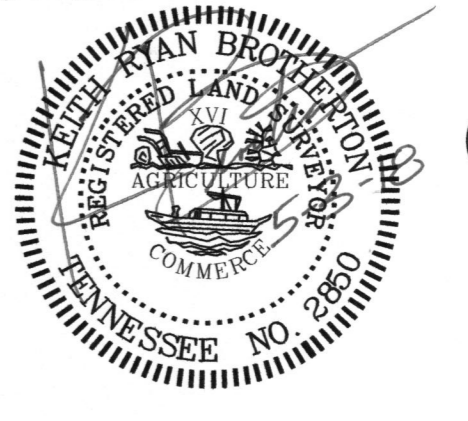
- The purpose of this plat is to correct a survey error found from the previous survey affecting the south and east property lines of 809 Evans Street as well as the north line of 813 Evans Street. Additional field evidence was found subsequent to the recording of the plat in Book P64, Page 127 that required a new plat to be created. The public utility & drainage easement along the east (alley) property line shifted with the revised property line.
- 813 Evans Street is further identified as Parcel 3 on Williamson County Property Map No. 78F, Group C, Control Map 78F owned by Patrick Bentzen and Rhonda Bentzen as of record in Deed Book 6579, Page 710, R.O.W.C. and has an address of 809 Evans Street, Franklin, Tennessee.

809 Evans Street is further identified as Parcel 2 on Williamson County Property Map No. 78F, Group C, Control Map 78F owned by Peter Shea as of record in Book 6458, Page 200, R.O.W.C.
- The recording of this plat, voids, vacates, and supersedes the recording of Clouston Park Addition Subdivision Revision 1 Final Plat of record in Book P64, Page 127, R.O.W.C.T. and the recording of Clouston Park Addition Subdivision, of record in Book P63, Page 64, R.O.W.C.T.
- Zoning: Property is zoned R-3 Residential.
- Bearings are based on TN Grid System NAD 83 datum, Zone 5301, Fipszone 4100.
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0211F, Revision Date September 29, 2006, Community No. 470206, Panel No. 211, Suffix F.
- There is an existing house on subject property.
- 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.
- This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site. 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 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 three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-800-351-1111.
- Without the benefit of a current and accurate title search, this surveyor is unable to verify the type or location of any existing easements that may or may not exist. Surveyor has no knowledge of any proposed easements.
- No obstructions or encroachments which impede 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.
- 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. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments with the easement as it 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. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.



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. This subdivision plat correctly represents a survey made under my supervision on the 15th day of January, 2018.

Keith Ryan Brotherton, RLS Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com



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 WATER SYSTEMS

I hereby certify that:
 (1) the water and sewer systems designated in Clouston Park Addition Subdivision Revision 4 has 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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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.

Areas:

Bentzen	9236.58 sf	0.21 Ac.
Shea	8497.89 sf	0.20 Ac.

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 _____, Page _____, 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.
 Owners: Patrick Bentzen Rhonda Bentzen _____ Date _____
 BK 6579, PG 710, R.O.W.C.
 Owner: Peter Shea _____ Date _____
 BK 6458, PG 200, R.O.W.C.

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:
 (1) the streets, drainage, and sidewalks designated in Clouston Park Addition Subdivision, Revision 4 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 SEWER SYSTEMS

I hereby certify that:
 (1) the sewer system designated in Clouston Park Addition Subdivision, Revision 4 has 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 system.

CERTIFICATE OF APPROVAL OF 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 _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.
 Secretary _____ Date _____
 Franklin Municipal Planning Commission

CLOUSTON PARK ADDITION SUBDIVISION REVISION 4 FINAL PLAT
 Revision to the Bentzen Plat of record in Book P64, Page 127, and Shea Plat of record in Book P63, Pg 64, R.O.W.C.

FINAL SUBDIVISION PLAT
 FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 0.41	TOTAL # OF LOTS 2
ACRES NEW RD/ST 0.00	L.F. OF NEW RD/ST 0.00
ACRES OPEN SPACE 0.00	CIVIL DISTRICT 9 th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=20'	DATE = 04/09/18

COF PROJECT # 6684 SHEET 1 OF 1