

OWNER/SUBDIVIDER: WESTHAVEN PARTNERS, LLC
OWNERS/PARTNERS WITH 5% INTEREST OR MORE:

WESTHAVEN PARTNERS, LLC
C/O TIME DOWNEY - TIM.DOWNEY@SOUTHERNLAND.COM
1550 W. MCEWEN DRIVE, SUITE 200
FRANKLIN, TN 37067
(615) 778-3150

H. RHODES HART
612 10TH AVE, NORTH
NASHVILLE, TN 37203
(615) 259-4222

FRANK MASTRAPASQUA
814 CHURCH STREET, #300
NASHVILLE, TN 37203
(615) 244-8400

PPMC LIMITED PARTNERSHIP
C/O PETE SERODINO
P.O. BOX 4539
CHATTANOOGA, TN 37405
(423) 266-1855

SPRINGLAKE G.P.
C/O RON PACE
95 WHITE BRIDGE ROAD, #504
NASHVILLE, TN 37205
(615) 352-9600

MONICA SMILEY
1417 HERITAGE LANDING DRIVE
CHATTANOOGA, TN 37405
(423) 266-1070

FRANK J.B. VARALLO
RONE-REGENCY JEWELERS
BRAINERD VILLAGE
CHATTANOOGA, TN 37411
(423) 894-1188

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 UNLESS 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.

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 25 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 BE ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

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 SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 25 HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH HB&TS UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEM.

HB&TS UTILITY DISTRICT _____ DATE _____

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 TIME, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC _____ DATE _____
MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE SEWER SYSTEM DESIGNATED IN WESTHAVEN PUD SUBDIVISION, SECTION 25 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.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF RECORDING

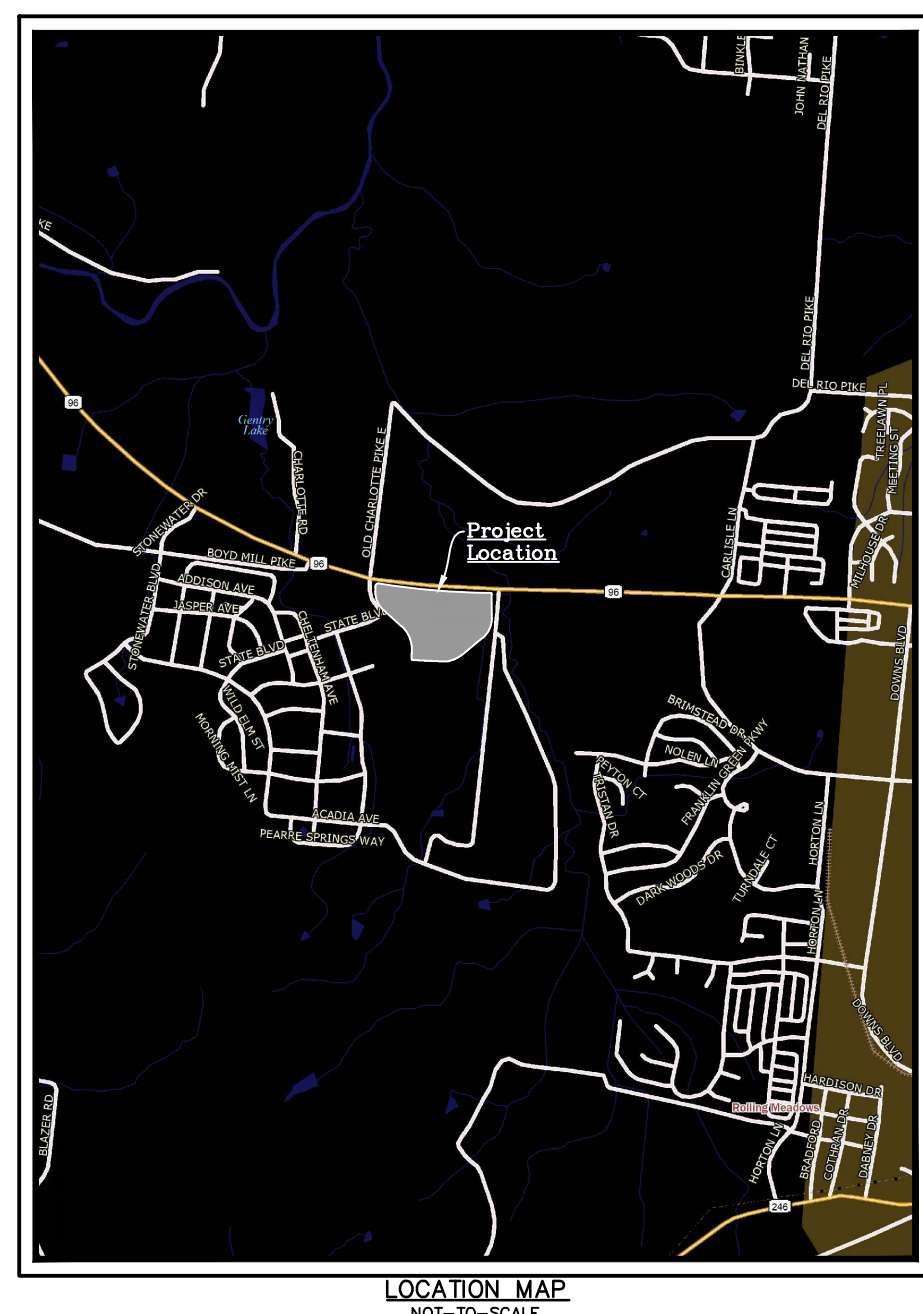
APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20_____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

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 _____ DAY OF _____, 20_____.
_____ DATE _____

JOSEPH M. COLVIN _____ DATE _____
TENNESSEE LAND SURVEYOR
CERTIFICATE NO. 2665
JMC PROFESSIONAL SURVEYING AND MAPPING, LLC
9080 BARBEE LANE, SUITE 103
KNOXVILLE, TENNESSEE 37923
(865) 200-4366
WWW.JMCSURVEYING.COM



- SURVEYOR'S NOTES**
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 4020 INTO 24 LOTS.
 - SUBJECT PROPERTY IS SHOWN AS SECTION 25 LOCATED IN WESTHAVEN P.U.D SUBDIVISION, FIFTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
 - SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 23,07 ON PROPERTY MAP 64.
 - THE CLOSURE ERROR FOR THE SURVEY IS 1/10,000 AS SHOWN HEREON.
 - ZONING: MIXED-USE LOCAL DISTRICT (ML 1.8/TRADITIONAL/WHCO-1)
 - MINIMUM SETBACK REQUIREMENTS (SECTION 25 LOTS):
FRONT YARD - 5'
SIDEYARD - 5' (MIN. 10' BETWEEN BUILDINGS)
(MINIMUM 0' BETWEEN TOWNHOMES UNITS)
NOTE: PROJECTIONS SHALL NOT EXTEND TO A POINT CLOSER THAN 4 FEET FROM THE PROPERTY LINE. ANY PROJECTIONS (INCLUDING SOFFITS) INTO THE 5' SIDEYARD SETBACK SHALL HAVE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE. REFER TO THE 2004 IRC SUPPLEMENT R302.1 EXTERIOR WALLS FOR FURTHER EXPLANATION.
 - REAR YARD/ALLEY SETBACK - 5' (MINIMUM 18' WIDE X 22' DEEP PARKING APRON IS REQUIRED FROM THE FRONT OF THE APRON TO THE FACE OF ALLEY CURB) EXCEPT ON STREET CORNER LOTS AND LOTS THAT PROVIDE GARAGES WITH A STORAGE AREA OF 50 SQUARE FEET OR GREATER.
 - REAR YARD/NON-ALLEY SETBACK - 5' (MINIMUM TO THE PROPERTY LINE; 10' MINIMUM BETWEEN BUILDINGS (FOR THE MAIN, BACK AND ANCILLARY BUILDINGS)).
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), ADJUSTMENT 2007, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK AND FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE NETWORK.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES AND ARE MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999261374.
 - THE SURVEY SHOWN HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATES: FEBRUARY 12, 2018 THROUGH APRIL 20, 2018. THE FIELD WORK WAS COMPLETED ON MARCH 13, 2018.
 - ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
 - THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY AND DEED INFORMATION WAS PROVIDED BY THE CLIENT. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, OR OTHER ENCROACHMENTS NOT SHOWN IN THE DEED OF RECORD.
 - SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS FIRM, SURVEYS BY OTHER FIRMS AND INFORMATION FURNISHED BY CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT TIME OF SURVEY.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS. THIS MAP IS DESIGNATED AS MAP NUMBER 47187C0195F AND HAS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
 - THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WITH BE REQUIRED.
 - ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
 - STREETS, DRAINAGE EASEMENTS, STRUCTURES AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF FRANKLIN. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE OWNER.
 - STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
 - OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAY, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE WESTHAVEN HOME OWNERS ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
 - BUILDING ELEMENTS: PORCHES, STOOPS, CHIMNEYS, BAY WINDOWS AND BALCONIES MAY ENCR OACH INTO THE FRONT YARD SETBACKS. CHIMNEYS MAY ENCR OACH UP TO 1'-0" FROM THE PROPERTY LINE WITHIN THE SIDEYARD SETBACKS. WHERE CHIMNEYS ENCR OACH INTO THE SIDEYARD SETBACK, THE MINIMUM SEPARATION BETWEEN DWELLINGS SHALL BE REDUCED BY THE DISTANCE OF THE ENCR OACHMENT ONLY AT THE WIDTH OF THE FIREPLACE. THE REMAINDER OF THE SIDEYARD SETBACK SHALL BE THE STATED MINIMUM. CHIMNEYS THAT ENCR OACH CLOSER THAN 5'-0" TO A PROPERTY LINE MUST MEET THE FIRE RATING REQUIREMENTS OF THE CITY OF FRANKLIN BUILDING CODES.
 - 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.
 - ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
 - MINERAL RIGHTS ARE TO BE HELD BY WESTHAVEN PARTNERS, LLC.
 - PROPERTY NUMBERS ARE INDICATED AS SUCH: LOT NUMBERS ARE ENCR ILED, AND ADDRESS NUMBERS ARE ENCR IDED BY RECTANGULAR SHAPE.
 - STREET ADDRESS NUMBERS ARE ASSIGNED TO THE FOLLOWING STREET NAMES:
LOTS 4020, 4055-4071 FRONT STREET.
LOTS 4049-4054 WESTHAVEN BOULEVARD.
 - MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
 - NO OBSTRUCTION OR ENCR OACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY ENCR OACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 - LOTS 4062, 4063, AND 4064 SHOWN HEREON ARE TO SERVE AS ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - LOTS 4020, 4062, 4063, AND 4064 SHOWN HEREON ARE NON-BUILDABLE LOTS.
 - IN ORDER TO MEET THE ORIGINAL INTENT OF THE 300 FOOT ZONE ALONG NEW HIGHWAY 96 WEST, THIS AREA SHALL BE MAINTAINED AS A GREEN SPACE AND CONTAIN NO BUILDINGS AND PARKING LOTS EXCEPT FOR THE PUBLIC SAFETY FACILITIES AND ACCESSORY STRUCTURES FOR ACTIVE AND PASSIVE RECREATIONAL FACILITIES. NO SPORTS LIGHTING SHALL BE PERMITTED WITHIN THE 300 FOOT ZONE.
 - THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 4020 SHOWN ON THE FINAL PLAT ENTITLED "WESTHAVEN SECTION 25 AND SECTION 15 (LOT 4001)" AS RECORDED IN PLAT BOOK 51, PAGE 131, R.O.W.C.
 - 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 ENCR OACHMENTS WITHIN THE EASEMENTS 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 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.

SOUTHERN LAND COMPANY
1550 W. McEwen Drive, Suite 200
Franklin, Tennessee 37064
Phone: (615) 778-3150 - Fax: (615) 778-3875 - Email: southernlandcompanyinc.com

PROFESSIONAL SURVEYING AND MAPPING
JMC
Knoxville, Tennessee 37923
9080 Barbree Lane, Suite 103
(865) 200-4366
Alabama Certificate No. CA-376-L-5
Kentucky Permit No. 822

WESTHAVEN
Section 25 (Resubdivision of Lot 4020)
Fifth Civil District
City of Franklin, Williamson County, Tennessee

REVISIONS:
1
2
3
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5
6
7
8

DATE: 12/2018
JOB NO: 18-2036-07

FINAL SUBDIVISION PLAT

SHEET NO.
1 of 4

WESTHAVEN

Section 25 (Resubdivision of Lot 4020)
Fifth Civil District
City of Franklin, Williamson County, Tennessee

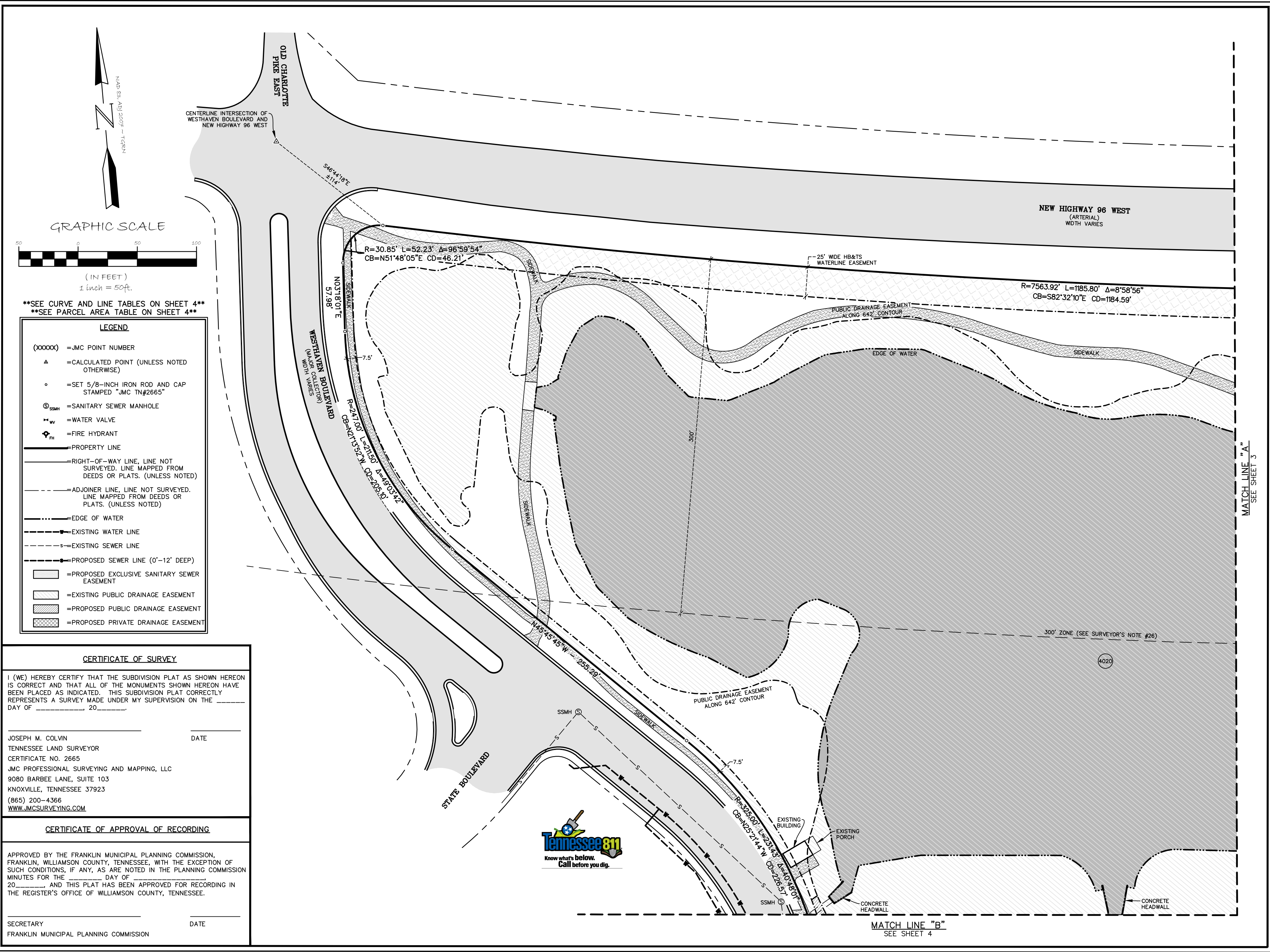
REVISIONS:

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DATE: 12/2018
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FINAL SUBDIVISION PLAT

SHEET NO.
2 of 4



NAD 83, A11 2009 - TCRN

GRAPHIC SCALE

(IN FEET)
1 inch = 50ft.

SEE CURVE AND LINE TABLES ON SHEET 4
SEE PARCEL AREA TABLE ON SHEET 4

LEGEND

- (XXXX) = JMC POINT NUMBER
- ▲ = CALCULATED POINT (UNLESS NOTED OTHERWISE)
- = SET 5/8-INCH IRON ROD AND CAP STAMPED "JMC TN#2665"
- ⊙_{SSMH} = SANITARY SEWER MANHOLE
- ⊙_{WV} = WATER VALVE
- ⊙_{FH} = FIRE HYDRANT
- = PROPERTY LINE
- = RIGHT-OF-WAY LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)
- - - = ADJOINER LINE, LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)
- - - = EDGE OF WATER
- = EXISTING WATER LINE
- - - = EXISTING SEWER LINE
- - - = PROPOSED SEWER LINE (0'-12' DEEP)
- ▨ = PROPOSED EXCLUSIVE SANITARY SEWER EASEMENT
- ▨ = EXISTING PUBLIC DRAINAGE EASEMENT
- ▨ = PROPOSED PUBLIC DRAINAGE EASEMENT
- ▨ = PROPOSED PRIVATE DRAINAGE EASEMENT

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 DAY OF _____, 20____.

JOSEPH M. COLVIN _____ DATE _____
TENNESSEE LAND SURVEYOR
CERTIFICATE NO. 2665
JMC PROFESSIONAL SURVEYING AND MAPPING, LLC
9080 BARBEE LANE, SUITE 103
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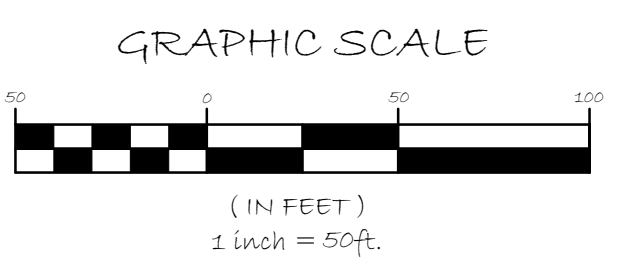
CERTIFICATE OF APPROVAL OF RECORDING

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

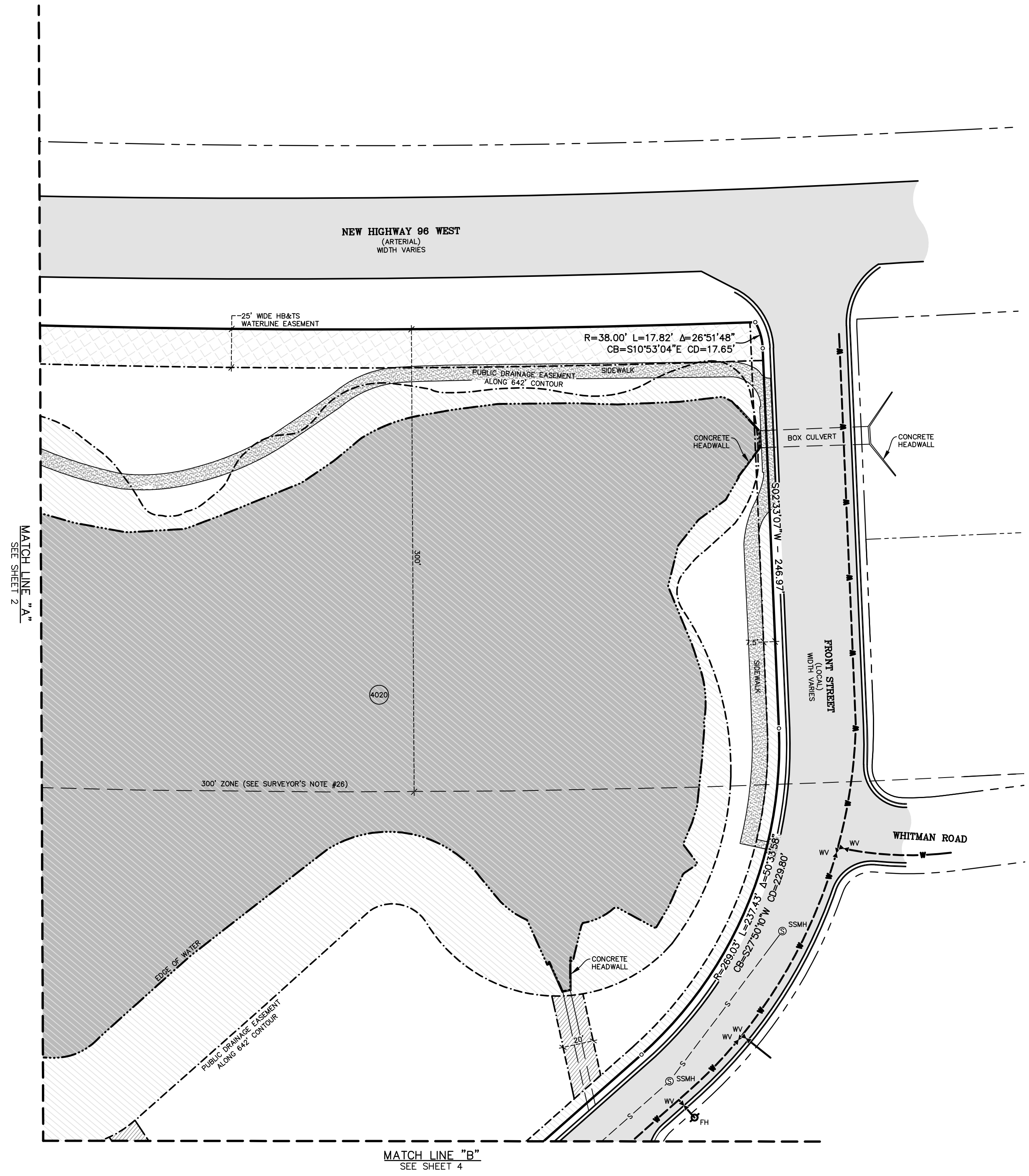
Drawing Name: Southern Land Company - Westhaven - Lakefront Subdivision Plat

Drawing Name: Southern Land Company - Westhaven - Lakefront Subdivision Plat



SEE CURVE AND LINE TABLES ON SHEET 4
 SEE PARCEL AREA TABLE ON SHEET 4

LEGEND	
(XXXXX)	=JMC POINT NUMBER
△	=CALCULATED POINT (UNLESS NOTED OTHERWISE)
○	=SET 5/8-INCH IRON ROD AND CAP STAMPED "JMC TN#2665"
⊙ _{SSMH}	=SANITARY SEWER MANHOLE
⊙ _{WV}	=WATER VALVE
⊙ _{FH}	=FIRE HYDRANT
—	=PROPERTY LINE
—	=RIGHT-OF-WAY LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)
—	=ADJOINER LINE, LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS. (UNLESS NOTED)
—	=EDGE OF WATER
—	=EXISTING WATER LINE
—	=EXISTING SEWER LINE
—	=PROPOSED SEWER LINE (0'-12' DEEP)
▨	=PROPOSED EXCLUSIVE SANITARY SEWER EASEMENT
▨	=EXISTING PUBLIC DRAINAGE EASEMENT
▨	=PROPOSED PUBLIC DRAINAGE EASEMENT
▨	=PROPOSED PRIVATE DRAINAGE EASEMENT



MATCH LINE "A"
SEE SHEET 2

MATCH LINE "B"
SEE SHEET 4



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WESTHAVEN

Section 25 (Resubdivision of Lot 4020)
 Fifth Civil District
 City of Franklin, Williamson County, Tennessee

REVISIONS:	
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DATE: 12/2018
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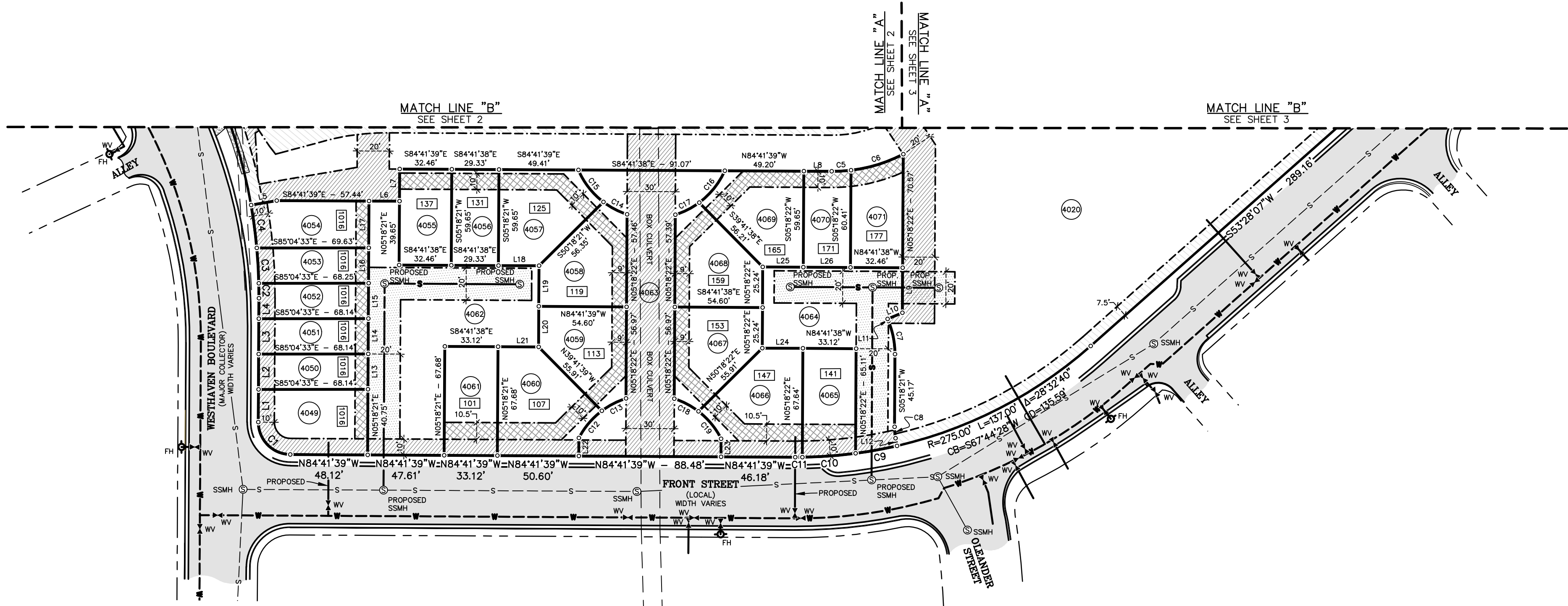
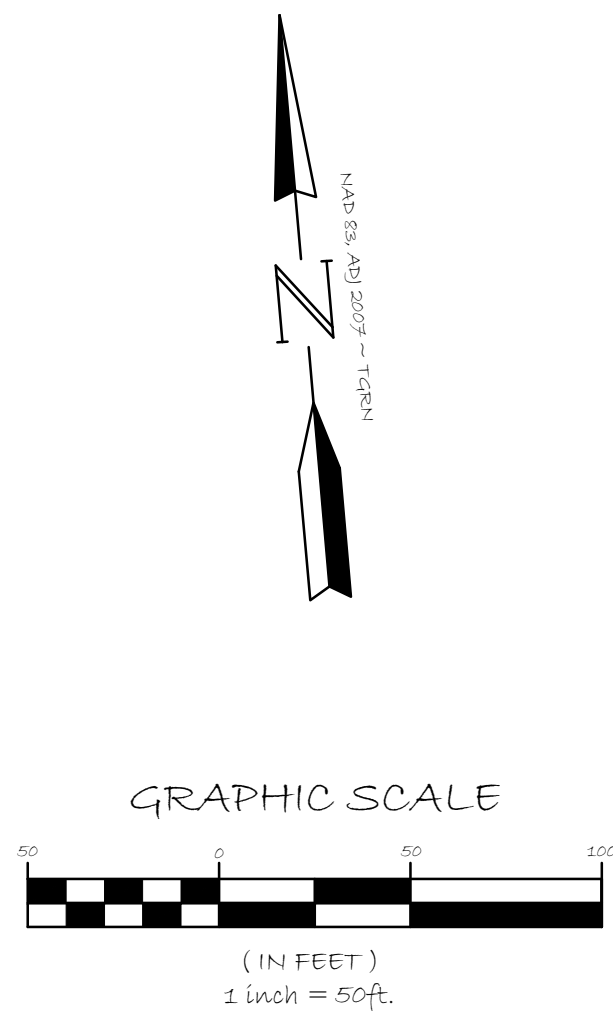
FINAL SUBDIVISION PLAT

SHEET NO.
3 of 4

Drawing Name: Southern Land Company - Westhaven - Lakefront Subdivision Plat



LEGEND	
(XXXX)	=JMC POINT NUMBER
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○	=SET 5/8-INCH IRON ROD AND CAP STAMPED "JMC TN#2665"
⊙	=SANITARY SEWER MANHOLE
W	=WATER VALVE
FH	=FIRE HYDRANT
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---	=PROPOSED PUBLIC DRAINAGE EASEMENT
---	=PROPOSED PRIVATE DRAINAGE EASEMENT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90°00'00"	S39°41'39"E	28.28'
C2	9.29'	325.00'	1°38'18"	N04°29'12"E	9.29'
C3	22.04'	325.00'	3°53'07"	N01°43'30"E	22.03'
C4	26.91'	325.00'	4°44'39"	N02°35'23"W	26.90'
C5	12.05'	96.00'	7°11'22"	S88°17'20"E	12.04'
C6	34.19'	96.00'	20°24'21"	N77°54'49"E	34.01'
C7	21.14'	53.00'	22°50'59"	N06°07'08"W	21.00'
C8	7.12'	38.00'	10°44'27"	S00°03'52"E	7.11'
C9	26.14'	275.00'	5°26'46"	S84°44'12"W	26.13'
C10	33.24'	275.00'	6°55'33"	N89°04'38"W	33.22'
C11	4.42'	275.00'	0°55'13"	N85°09'15"W	4.42'
C12	22.26'	49.70'	25°39'54"	S45°15'10"W	22.08'
C13	17.05'	49.70'	19°39'15"	S67°54'44"W	16.97'
C14	16.69'	49.70'	19°14'08"	S57°22'46"E	16.61'
C15	25.54'	49.70'	29°26'31"	S33°02'27"E	25.26'
C16	25.69'	49.70'	29°37'11"	N43°44'30"E	25.41'
C17	16.76'	49.70'	19°19'07"	N68°12'39"E	16.68'
C18	17.05'	49.70'	19°39'15"	S57°18'01"E	16.97'
C19	22.26'	49.70'	25°39'54"	S34°38'27"E	22.08'

LOT AREA TABLE		
LOT #	AREA (SF.)	AREA (AC.)
4020	61009	14.00
4049	2675	0.06
4050	1499	0.03
4051	1499	0.03
4052	1499	0.03
4053	1514	0.03
4054	2072	0.05
4055	1936	0.04
4056	1750	0.04
4057	2906	0.07
4058	2696	0.06
4059	2688	0.06
4060	3305	0.08
4061	2242	0.05
4062	9324	0.21
4063	7995	0.18
4064	5786	0.13
4065	2210	0.05
4066	3305	0.08
4067	2688	0.06
4068	2694	0.06
4069	2902	0.07
4070	1753	0.04
4071	2091	0.05

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N5°14'56"E	20.30
L2	N5°18'22"E	22.00
L3	N5°18'21"E	22.00
L4	N5°23'47"E	12.71
L5	N85°02'17"E	16.14
L6	S84°41'39"E	18.95
L7	N5°18'21"E	20.00
L8	N84°41'39"W	17.32
L9	N5°18'22"E	28.04
L10	N72°27'22"E	10.04
L11	S17°32'38"E	1.42
L12	S5°26'06"E	4.80
L13	N5°18'21"E	22.00
L14	N5°18'21"E	22.00
L15	N5°18'21"E	22.00
L16	N5°18'21"E	22.00
L17	N5°18'21"E	29.06
L18	S84°41'38"E	25.24
L19	N5°18'22"E	25.24
L20	N5°18'22"E	25.24
L21	S84°41'38"E	25.24
L22	S5°18'21"W	11.22
L23	S5°18'22"W	11.22
L24	N84°41'38"W	25.24
L25	N84°41'38"W	25.24
L26	N84°41'38"W	29.33

SOUTHERN LAND COMPANY
 1550 W. McEwen Drive, Suite 200
 Franklin, Tennessee 37064
 Office: (615) 778-1150 - Fax: (615) 778-2835 - Email: southernlandcompanyinc.com



WESTHAVEN

Section 25 (Resubdivision of Lot 4020)
 Fifth Civil District
 City of Franklin, Williamson County, Tennessee

REVISIONS:	
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DATE: 12/2018
 JOB NO: 18-2036-07

FINAL SUBDIVISION PLAT
 SHEET NO.
4 of 4