

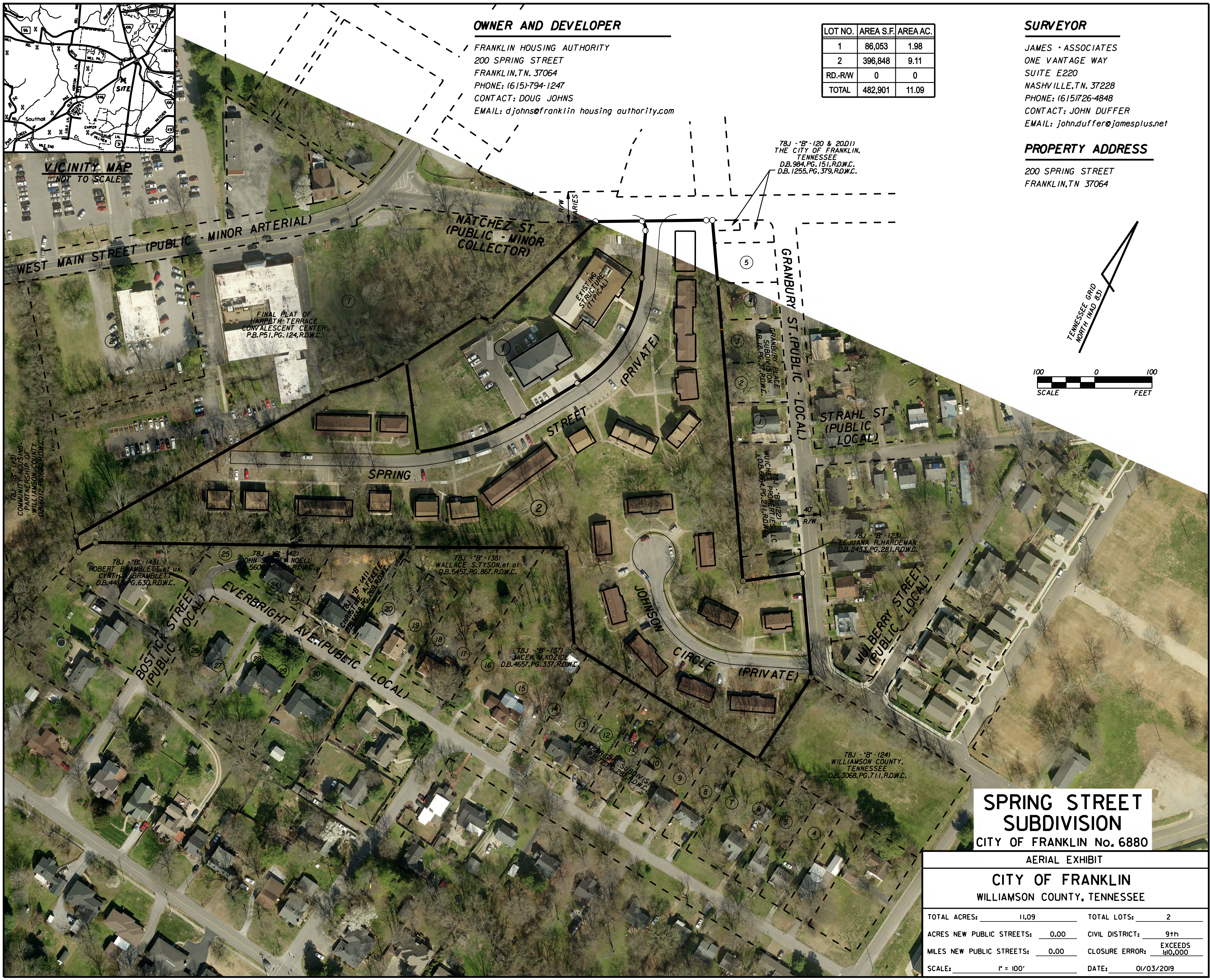
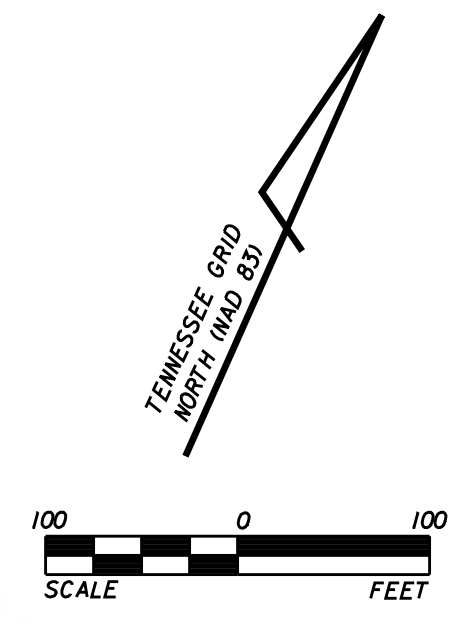
VICINITY MAP
NOT TO SCALE

OWNER AND DEVELOPER
FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN. 37064
PHONE: (615) 794-1247
CONTACT: DOUG JOHNS
EMAIL: djohns@franklinhousingauthority.com

LOT NO.	AREA S.F.	AREA AC.
1	86,053	1.98
2	396,848	9.11
RD.-RW	0	0
TOTAL	482,901	11.09

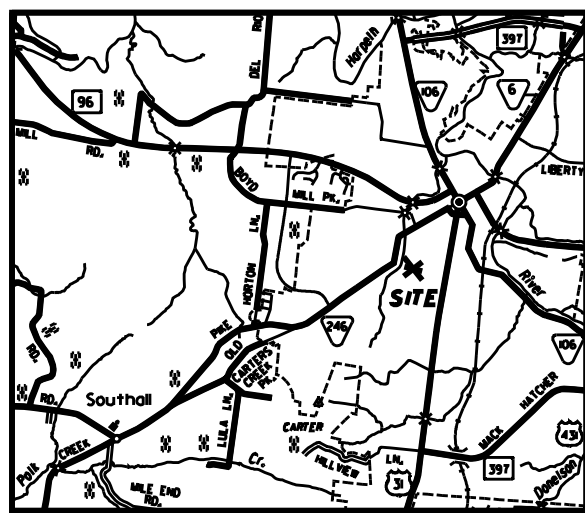
SURVEYOR
JAMES + ASSOCIATES
ONE VANTAGE WAY
SUITE E220
NASHVILLE, TN. 37228
PHONE: (615) 726-4848
CONTACT: JOHN DUFFER
EMAIL: john.duffer@jamesplus.net

PROPERTY ADDRESS
200 SPRING STREET
FRANKLIN, TN 37064



**SPRING STREET
SUBDIVISION**
CITY OF FRANKLIN No. 6880

AERIAL EXHIBIT			
CITY OF FRANKLIN			
WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	EXCEEDS 1/10,000
SCALE:	1" = 100'	DATE:	01/03/2019



VICINITY MAP
NOT TO SCALE

SURVEYOR

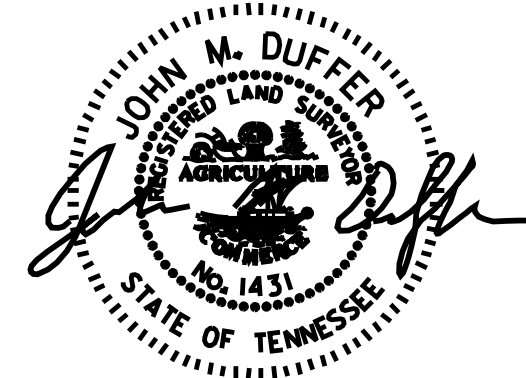
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PROPERTY ADDRESS

200 SPRING STREET
FRANKLIN, TN 37064

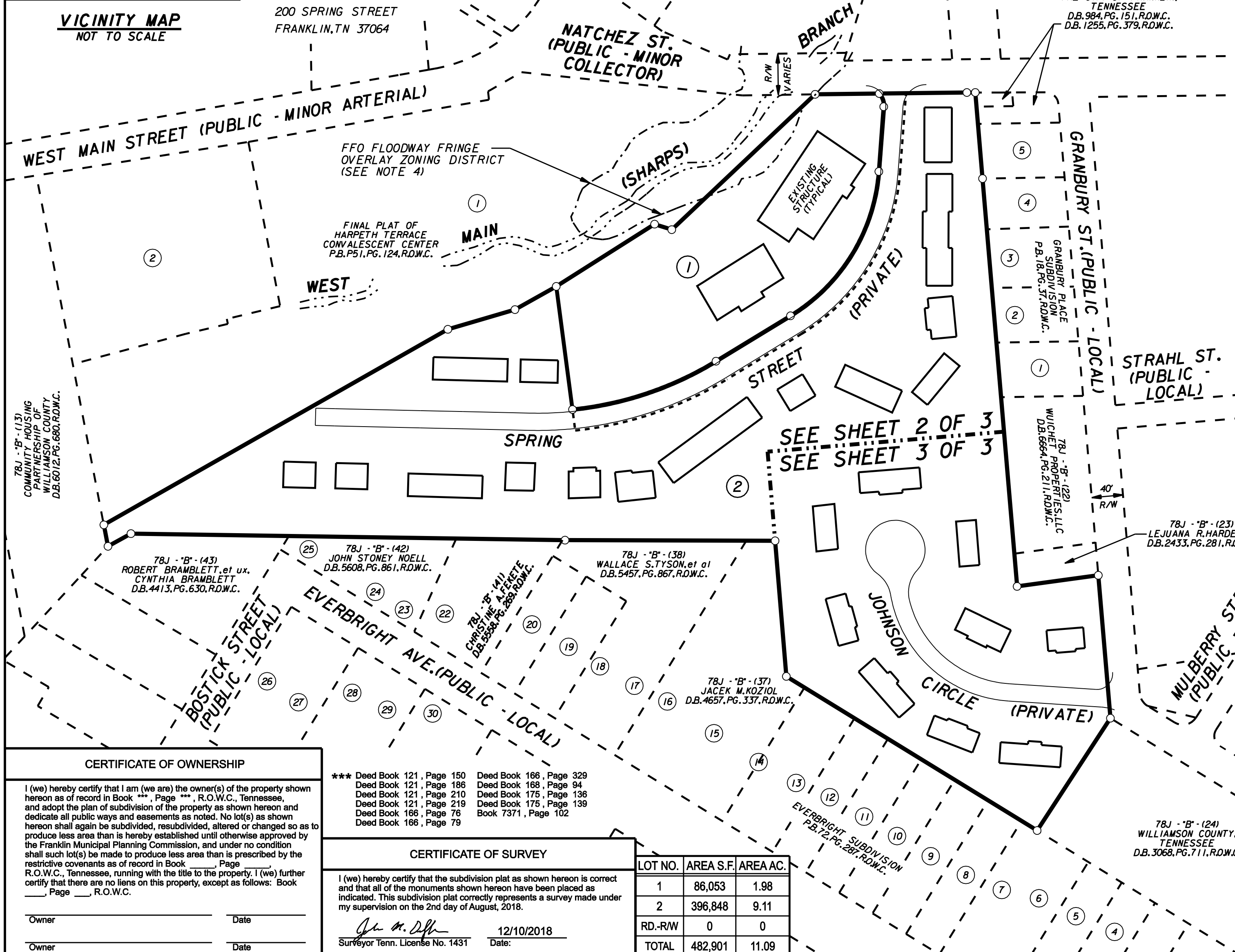
OWNER AND DEVELOPER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN. 37064
PHONE: (615) 794-1247
CONTACT: DOUG JOHNS
EMAIL: djohns@franklin housing authority.com



NOTES

1. THIS PLAT IS BEING RECORDED TO CREATE TWO LOTS FROM PARCEL 19, GROUP "B" ON PROPERTY MAP 78J.
2. BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPS ZONE 4100, NAD83 DATUM.
3. DEED AND PLAT BOOK REFERENCES SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0192F DATED SEPTEMBER 29, 2006.
5. CURRENT ZONING IS SD-R, SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT - TRADITIONAL STDS. CENTRAL FRANKLIN CHARACTER AREA OVERLAY - SPECIAL DISTRICT 3 (CFCO-3) FRONT YARD AND SIDE STREET SETBACK 5'-25' REAR YARD SETBACK 5' SIDE YARD SETBACK 10' MINIMUM BETWEEN BLDGS
6. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
7. 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 WITHIN THE EASEMENT 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. 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.
8. 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.
9. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY. NO ASSIGNMENT OF MINERAL RIGHTS TO OTHERS FOUND BY THIS SURVEYOR.



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.

Owner _____ Date _____
Owner _____ Date _____

*** Deed Book 121, Page 150 Deed Book 166, Page 329
Deed Book 121, Page 186 Deed Book 166, Page 94
Deed Book 121, Page 210 Deed Book 175, Page 136
Deed Book 121, Page 219 Deed Book 175, Page 139
Deed Book 166, Page 76 Book 7371, Page 102
Deed Book 166, Page 79

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 2nd day of August, 2018.

John M. Duffer 12/10/2018
Surveyor Tenn. License No. 1431 Date:

LOT NO.	AREA S.F.	AREA AC.
1	86,053	1.98
2	396,848	9.11
RD.-RW	0	0
TOTAL	482,901	11.09

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

- I hereby certify that:
- (1) the water and sewer systems designated in Subdivision have been installed in accordance with City specifications, or
 - (2) a performance bond 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.

Supt., Water & Sewer _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

- I hereby certify that:
- (1) the streets and drainage designed in Subdivision have been installed in accordance with City specifications, or
 - (2) a performance bond in the amount of \$ _____ for streets and \$ _____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency _____ Date _____
Management Agency

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 _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

SPRING STREET SUBDIVISION CITY OF FRANKLIN No. 6880

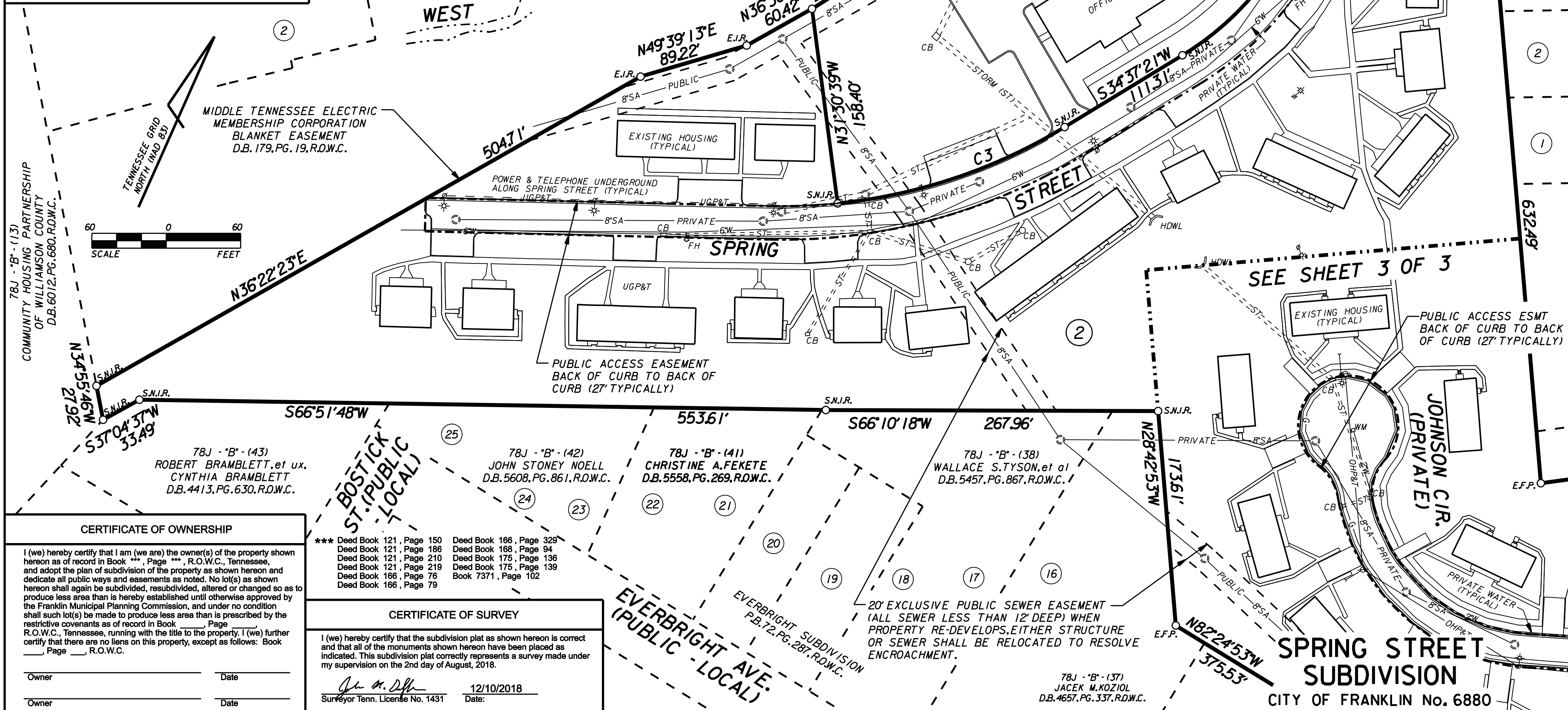
FINAL PLAT - SHEET 1 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	EXCEEDS 1/10,000
SCALE:	1" = 100'	DATE:	01/03/2019

CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	46°24'43"	22.50'	965'	18.23'	1773' @ S42°53'58.5"E
C2	54°18'58"	236.50'	121.33'	224.20'	215.90' @ S07°27'52"W
C3	25°33'26"	436.50'	99.00'	194.70'	193.09' @ S47°24'04"W

FEATURE LEGEND	
E.I.R.O	EXISTING IRON ROD
E.F.P.O	EXISTING FENCE POST
S.N.I.R.O	SET NEW IRON ROD
Ø	UTILITY POLE
✱	LIGHT POLE
WV	WATER VALVE
FH	FIRE HYDRANT
WM	WATER METER
⊙	SANITARY SEWER MANHOLE
--- SA ---	SANITARY SEWER
--- ST ---	STORM SEWER
--- W ---	WATER LINE
--- OHP&T ---	OVERHEAD POWER-TELEPHONE
--- UGP&T ---	UNDERGROUND POWER-TELEPHONE



CERTIFICATE OF OWNERSHIP

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Owner

Date

Owner

Date

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Surveyor Tenn. License No. 1431

Date: 12/10/2018

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

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Supt., Water & Sewer Franklin, Tennessee

Date

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Supt., Streets Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency

Date

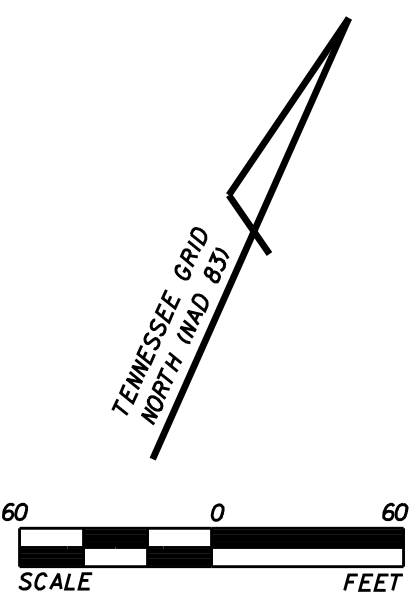
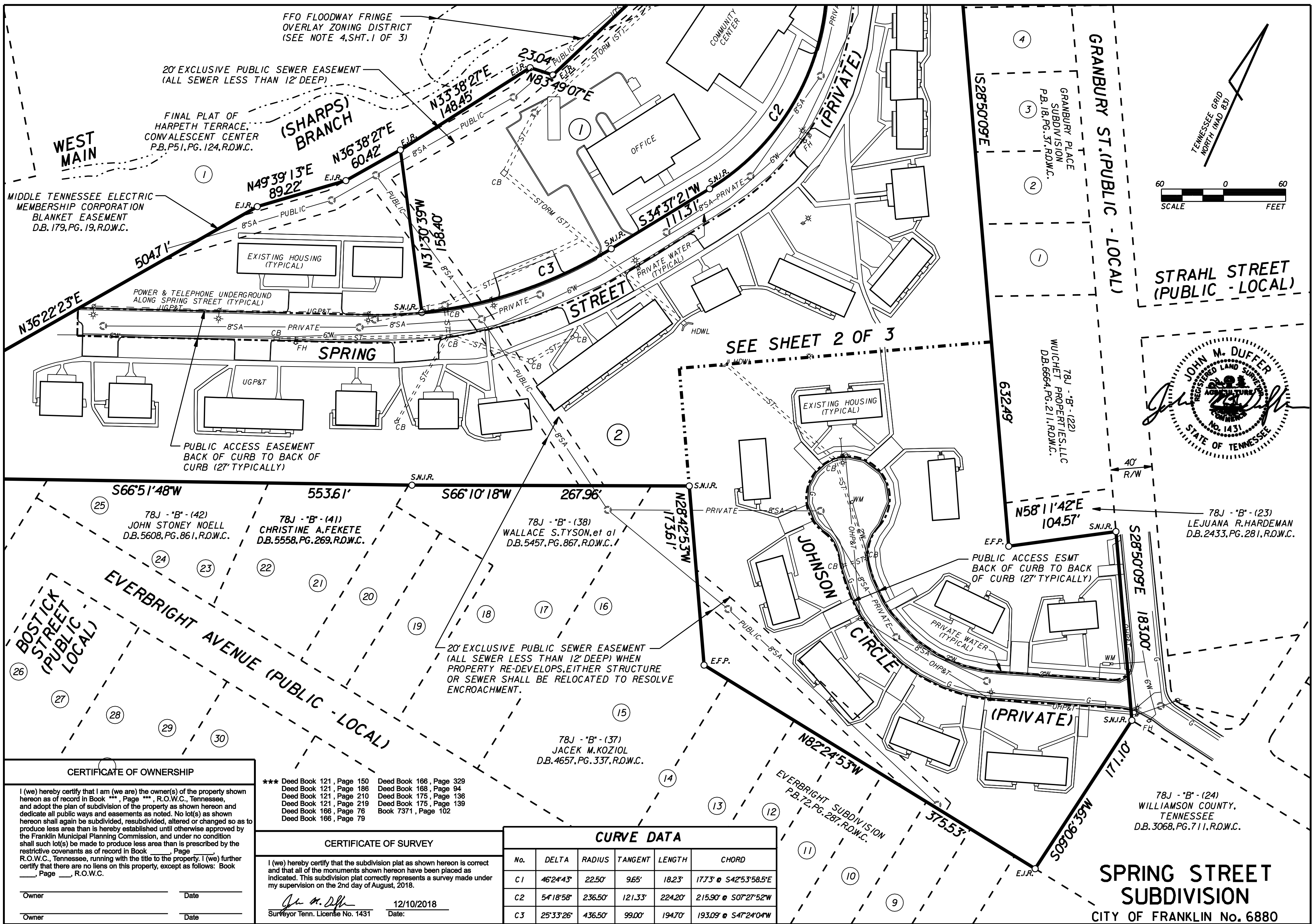
CERTIFICATE OF APPROVAL FOR RECORDING

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 _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission

Date

FINAL PLAT - SHEET 2 OF 3			
CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	EXCEEDS 1/10,000
SCALE:	1" = 60'	DATE:	01/03/2019



CERTIFICATE OF OWNERSHIP

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Owner _____ Date _____

Owner _____ Date _____

CERTIFICATE OF SURVEY

*** Deed Book 121 , Page 150 Deed Book 166 , Page 329
Deed Book 121 , Page 186 Deed Book 168 , Page 94
Deed Book 121 , Page 210 Deed Book 175 , Page 136
Deed Book 121 , Page 219 Deed Book 175 , Page 139
Deed Book 166 , Page 76 Book 7371 , Page 102
Deed Book 166 , Page 79

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John M. Duffer 12/10/2018
Surveyor Tenn. License No. 1431 Date:

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Franklin, Tennessee

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Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

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 _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

FINAL PLAT - SHEET 3 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	EXCEEDS 1/10,000
SCALE:	1" = 60'	DATE:	01/03/2019