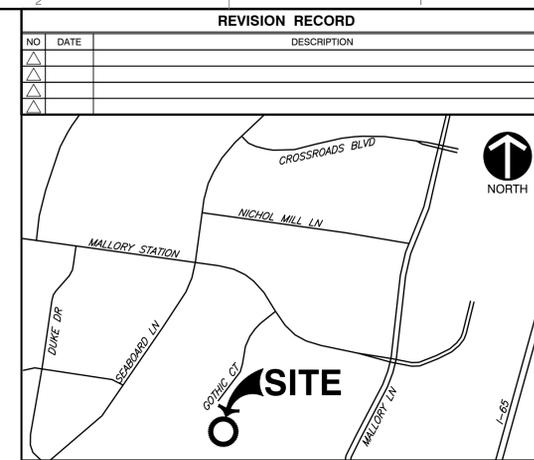


- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO SHIFT EXISTING LOT LINES AND CREATE TWO OPEN SPACE LOTS.
 2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE AND SUPERCEDE THE PREVIOUS RECORDING OF LOT 20 SHOWN ON THE FINAL PLAT ENTITLED COOL SPRINGS WEST SUBDIVISION, SECTION FOUR AS RECORDED IN PLAT BOOK 26, PAGE 139 AND LOT 30 SHOWN ON THE FINAL PLAT ENTITLED COOL SPRINGS WEST SUBDIVISION, SECTION FOUR, REVISION THREE RE-SUBDIVISION OF LOTS 21 & 30 AS RECORDED IN PLAT BOOK 65, PAGE 52.
 3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
 4. THIS SURVEY WAS PREPARED USING CURRENT DEEDS AND PLATS OF RECORD.
 5. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
 6. ADJOINING PROPERTY LINES WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
 7. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
 8. 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 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 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.
 9. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE 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 INDICATED.
 10. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES; THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
 11. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "AE" (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 204 OF 485, MAP NUMBER 47187C0204F, REVISED SEPTEMBER 29, 2006, ACCORDING TO THE FIRM MAP.
 12. SPECIAL FLOOD HAZARD AREAS (SFHA) ARE SHOWN AS PER THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD HAZARD LAYER (NFHL), AVAILABLE ON-LINE AT THE FEMA MAP SERVICE CENTER.
 13. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED.
 14. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
 15. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS DURING 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.
 16. PROPERTY CORNERS SET THIS SURVEY ARE MARKED WITH 1" REBAR AND PLASTIC CAP STAMPED "CEC, INC." WHERE REBAR PINS COULD NOT BE SET. A PK NAIL AND WASHER STAMPED "CEC, INC." HAS BEEN PLACED INSTEAD.
 17. DEVELOPMENT IS NOT PERMITTED IN OPEN SPACE LOTS EXCEPT AS SPECIFIED BY THE CITY OF FRANKLIN ZONING ORDINANCE.
 18. ALL OPEN SPACE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
 19. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHICH WERE PREVIOUSLY CREATED BY PLAT BOOK 26, PAGE 139 AND PLAT BOOK 65, PAGE 52 WHICH ARE NOW LOCATED WITHIN LOT 31 ARE TO BE ABANDONED THIS PLAT AND HAVE BEEN REMOVED FROM THIS SURVEY.
 20. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.
 21. WETLAND AREAS SHOWN HEREON HAVE BEEN TAKEN FROM A JURISDICTIONAL FEATURES MAP BY CEC, INC. DATED SEPTEMBER 14, 2015.
 22. SIDEWALKS AND TRAILS WHICH ARE CONSTRUCTED BY THE PROPERTY OWNER(S) OR HOA AND EXIST OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
 23. THE WESTERLY BOUNDARY LINE OF THE OPEN SPACE LOTS WHICH ARE ADJACENT TO LOTS 20 AND 30 REPRESENT THE LIMITS OF THE FLOODWAY FRINGE OVERLAY (FFO) PER THE CURRENT FEMA FIRM MAPS. NO PORTION OF THE FFO FALLS WITHIN THE BOUNDARY OF THE PROPOSED BUILDABLE LOTS, LOTS 20 AND 30, ACCORDING TO THE FIRM MAP.
 24. ADDITIONAL AREA OF ZONE 2 RIPARIAN BUFFER HAS BEEN RESERVED AT THE NORTHWEST CORNER OF OPEN SPACE LOT 32 TO OFFSET THE LACK OF A ZONE 2 RIPARIAN BUFFER IN OPEN SPACE LOT 31. THIS OFFSET WAS NECESSARY TO ACCOMMODATE CONCEPTUAL PARKING IMPROVEMENTS WITHIN OPEN SPACE LOT 31.

DEVELOPMENT NOTES:

NET AREA	18.84±	TOTAL LOTS	2
ACRES NEW ROAD	N/A	CIVIL DISTRICT	8th
MILES NEW ROAD	N/A	CLOSURE ERROR	1:10,000



- EXISTING LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING EASEMENT
 - STREAM BUFFER LINE
 - FEMA 1% ANNUAL CHANCE FLOOD LINE
 - SAN EXISTING SANITARY SEWER LINE
 - ST EXISTING STORM SEWER LINE
 - G EXISTING GAS LINE
 - W EXISTING WATER LINE
 - O-H-E EXISTING OVERHEAD ELECTRIC
 - IRON REBAR FOUND (IRF)
 - ▲ MAG / PK NAIL FOUND
 - IRON REBAR SET W/CAP
 - CURB INLET
 - INLET SQUARE
 - ⊙ CLEAN OUT
 - ⊙ SANITARY MANHOLE
 - ⊙ W/W WATER BOX (WATER VALVE)
 - ⊙ FIRE HYDRANT
 - ⊙ FIRE DEPT. CONNECTION (BLDG.)
 - ⊙ PIV - POST INDICATOR VALVE
 - ⊙ POWER POLE
 - ⊙ GUY WIRE
 - ⊙ GUY POLE
 - ⊙ TRANSFORMER
 - ⊙ ELECTRIC PULL BOX (FLUSH WITH GRADE)
 - ⊙ LIGHT STANDARD
 - ⊙ GAS METER
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ HANDICAP PARKING SYMBOL

SUBJECT PROPERTY INFORMATION:

214 GOTHIC CT.
FRANKLIN, TN 37067
TAX MAP 53 PARCEL 118.13
GOTHIC COURT PROPERTIES
DEED BOOK 5715, PAGE 287
LOT 30
COOL SPRINGS WEST SECTION THREE
RE-SUBDIVISION OF LOTS 21 & 30
PLAT BOOK 62, PAGE 52
CURRENTLY ZONED (L) LIGHT INDUSTRIAL

215 GOTHIC CT.
FRANKLIN, TN 37067
TAX MAP 53 PARCEL 118.10
TENNESSEE YOUTH SPORTS, LLC
DEED BOOK 7363, PAGE 844
LOT 20
COOL SPRINGS WEST SECTION FOUR
PLAT BOOK 26, PAGE 139
CURRENTLY ZONED (L) LIGHT INDUSTRIAL

OWNER INFORMATION:

214 GOTHIC CT.
GOTHIC COURT PROPERTIES
PO BOX 2882
BRENWOOD, TN 37024

215 GOTHIC CT.
TENNESSEE YOUTH SPORTS, LLC
10690 MURDOCK DR
KNOXVILLE, TN 37932

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 41°47'53" E	72.68'
L2	N 70°41'39" W	20.00'
L3	N 46°54'21" E	116.89'
L4	S 56°53'52" E	116.78'
L5	S 20°58'05" W	48.05'
L6	S 31°57'21" W	87.01'
L7	S 48°54'50" W	52.77'
L8	N 60°45'36" W	9.85'
L9	S 65°46'50" W	32.66'
L10	S 86°51'43" W	93.16'
L11	S 53°26'06" W	38.86'
L12	S 00°54'11" E	66.47'
L13	S 29°26'56" W	102.97'
L14	S 44°14'19" W	234.35'
L15	S 44°49'48" W	12.10'
L16	S 53°12'11" W	175.02'
L17	S 59°20'06" W	79.37'
L18	S 68°50'18" W	79.08'
L19	S 55°48'14" W	148.95'
L20	S 74°51'04" W	138.99'

LINE TABLE

LINE #	DIRECTION	LENGTH
L21	N 78°00'44" W	34.96'
L22	S 69°34'12" W	49.79'
L23	S 03°27'46" E	97.30'
L24	S 35°10'57" W	59.78'
L25	S 54°55'38" W	119.71'
L26	S 26°14'33" W	26.38'
L27	S 26°06'25" W	37.34'
L28	S 55°45'25" W	39.62'
L29	S 62°34'56" W	20.69'
L30	N 54°13'51" W	34.43'
L31	N 62°54'37" W	36.73'
L32	N 80°10'22" W	47.10'
L33	S 89°15'03" W	57.55'
L34	N 82°26'43" W	80.40'
L35	S 80°42'04" W	138.89'
L36	S 11°45'29" W	84.47'
L37	S 29°30'20" W	127.70'
L38	S 88°00'22" W	53.56'
L39	N 36°05'55" E	69.31'
L40	N 17°28'44" E	45.50'

LINE TABLE

LINE #	DIRECTION	LENGTH
L41	N 06°52'35" E	31.19'
L42	N 58°35'05" E	33.37'
L43	N 70°32'43" E	40.80'
L44	N 74°50'08" E	47.51'
L45	N 57°15'37" E	61.92'
L46	N 49°02'13" E	37.80'
L47	N 52°43'51" E	38.97'
L48	N 46°50'57" E	27.15'
L49	N 44°17'35" E	71.03'
L50	N 36°07'04" E	39.94'
L51	N 41°56'27" E	64.98'
L52	N 52°26'08" E	60.99'
L53	N 60°54'57" E	38.34'
L54	N 40°05'55" E	30.82'
L55	N 46°03'59" E	46.47'
L56	N 52°48'06" E	38.93'
L57	N 20°48'40" E	27.85'
L58	N 50°28'30" E	27.34'
L59	N 61°34'48" E	33.84'
L60	N 22°06'54" E	42.80'

LINE TABLE

LINE #	DIRECTION	LENGTH
L61	N 06°52'35" E	31.19'
L62	N 58°35'05" E	33.37'
L63	N 70°32'43" E	40.80'
L64	N 74°50'08" E	47.51'
L65	N 57°15'37" E	61.92'
L66	N 49°02'13" E	37.80'
L67	N 52°43'51" E	38.97'
L68	N 46°50'57" E	27.15'
L69	N 44°17'35" E	71.03'
L70	N 36°07'04" E	39.94'
L71	N 41°56'27" E	64.98'
L72	N 52°26'08" E	60.99'
L73	N 60°54'57" E	38.34'
L74	N 40°05'55" E	30.82'
L75	N 46°03'59" E	46.47'
L76	N 52°48'06" E	38.93'
L77	N 20°48'40" E	27.85'
L78	N 50°28'30" E	27.34'
L79	N 61°34'48" E	33.84'
L80	N 22°06'54" E	42.80'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	60.00'	40°11'47"	42.08'	41.24'	S 55°00'04" E
C2	60.19'	85°27'03"	89.76'	81.67'	N 62°03'18" E



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 20____ AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

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____.

SURVEYOR

1/2/20 DATE

CERTIFICATE OF OWNERSHIP (214 GOTHIC CT.)
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5713, PAGE 287, 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.

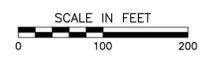
OWNER(S) _____ DATE _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT:
1. THE SEWER SYSTEMS DESIGNATED IN COOL SPRINGS WEST SECTION FOUR, REVISION 4 RE-SUBDIVISION OF LOTS 20 & 30 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 WATER MANAGEMENT DEPARTMENT DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT:
1. THE WATER SYSTEMS DESIGNATED IN COOL SPRINGS WEST SECTION FOUR, REVISION 4 RE-SUBDIVISION OF LOTS 20 & 30 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

MALLORY VALLEY UTILITY DISTRICT DATE _____



C.O.F. PROJECT #7137

Civil & Environmental Consultants, Inc.
117 Seaboard Lane - Suite E-100 - Franklin, TN 37067
Ph: 615.333.7797 - 800.763.2326 - Fax: 615.333.7751
www.cecinco.com

FINAL PLAT - COOL SPRINGS WEST SECTION FOUR, REVISION FOUR RE-SUBDIVISION OF LOTS 20 & 30
Situate In
8TH CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE
Made For
TENNESSEE YOUTH SPORTS 215 GOTHIC CT. FRANKLIN, TENNESSEE 37067

DATE: **JANUARY 2, 2020** SCALE: **1"=100'** DRAWING NO.: **SV-01**
DRAWN BY: **SVH** CHECKED BY: **JRC**
PROJECT NO: **195-870** APPROVED BY: ***SVH** SHEET **1** OF **1**