

# CAROTHERS CROSSING WEST REZONING PLAN

TAX MAP 079, PARCEL 04003

DEVELOPER

EMBREY  
1020 NE LOOP 410, SUITE 700  
SAN ANTONIO, TX 78209  
CONTACT: BRAD KNOLLE  
EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE, LLC  
324 LIBERTY PIKE, SUITE 145  
FRANKLIN TN 37064  
CONTACT: GREG GAMBLE, RLA  
EMAIL: greg.gamble@gdc-tn.com  
PHONE: 615.975.5765

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC  
214 OCEANSIDE DRIVE  
NASHVILLE, TN 37024  
PHONE: 615.564.2701



**SHEET INDEX**

C 0.0 COVER SHEET  
C 1.0 OVERALL EXISTING CONDITIONS  
C 1.1 EXISTING CONDITIONS

VICINITY MAP



9TH CIVIL DISTRICT OF WILLIAMSON COUNTY  
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



**GDC**  
GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greggamble209@gmail.com



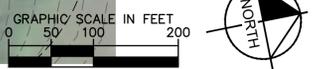
**SURVEY NOTES**

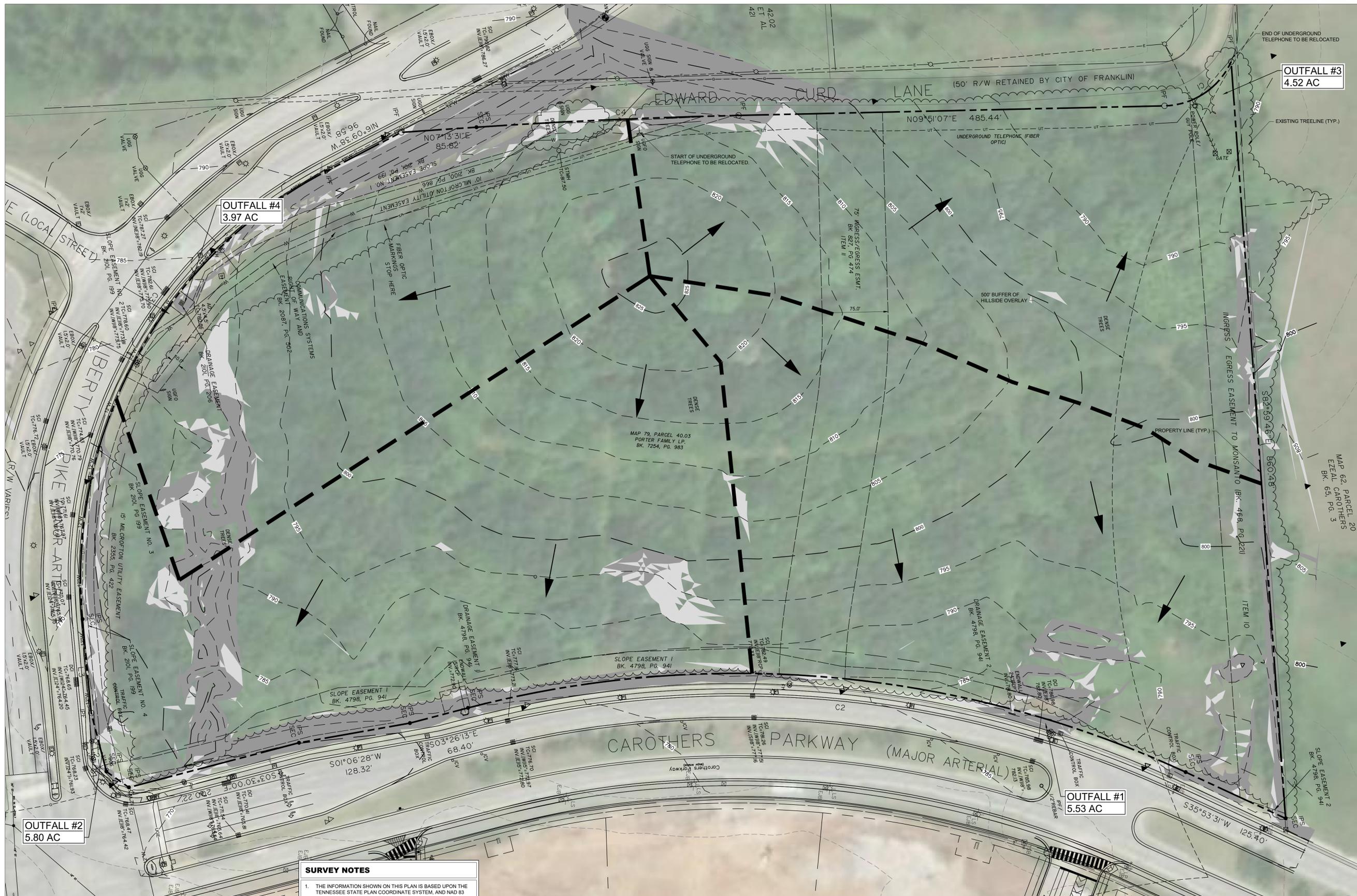
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".



Revision Date

△	_____
△	_____
△	_____
△	_____





**SURVEY NOTES**

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
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5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".

**STORMWATER NARRATIVE**

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING INLET ALONG CAROTHERS PARKWAY, OUTFALL #2 IS AN EXISTING INLET ALONG LIBERTY PIKE, OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

**SITE LEGEND**

	EXISTING WATER LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS MAIN
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE

**SLOPE LEGEND**

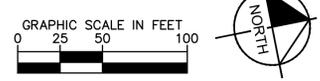
EXISTING SLOPES	SHADE
14-19.99%	
20%+	

**SITE DATA TABLE**

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	19.83 ACRES

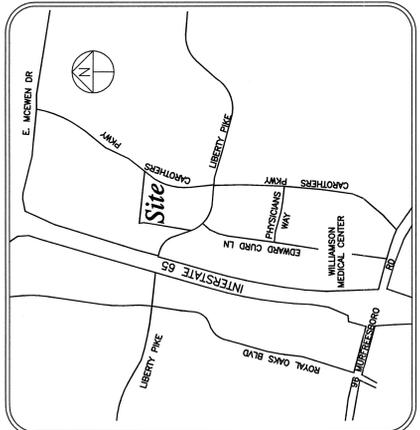
**EXISTING TREE CANOPY NOTE**

SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±18.2 AC, AND COVERS APPROXIMATELY 92 PERCENT OF THE SITE.



**Revision Date**

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LINE	BEARINGS	LENGTH	CH. BRG.	CURVED	CH. DIST.	CH. STATION
L1	S89°17'25" W	91.51	S	15.00	0.00	91.51
L2	S89°33'45" W	48.74	S	15.00	106.51	155.25
L3	N84°10'54" W	108.77	N	15.00	120.25	229.02
C1	S89°17'25" W	91.51	S	15.00	0.00	91.51
C2	S89°33'45" W	48.74	S	15.00	106.51	155.25
C3	S17°00'00" W	511.90	S	15.00	171.75	723.15
C4	S17°00'00" W	511.90	S	15.00	223.15	738.05

**SURVEYOR'S NOTES:**

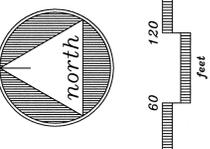
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
- PROPERTY SHOWN IS ZONED GC - GENERAL COMMERCIAL DISTRICT, WITH A MCO-4 MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:  
FRONT - 15 FEET  
REAR - 10 FEET
- SUBJECT PROPERTY IS IDENTIFIED AS PARCEL 40.03 ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.
- THE PREPARED LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS BASED ON RECORDS AS SHOWN ON MAP 79, PARCEL 40, PLAT BK. PG. 2, AS FILED IN THE OFFICE OF THE CLERK OF WILLIAMSON COUNTY, TENNESSEE, MAP NUMBER 47820087, EFFECTIVE DATE 9-29-2008.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES SHOWN IN THIS SURVEY. THE SURVEYOR HAS VISUALLY INSPECTED THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. VISUAL INSPECTION OF THE UNDERGROUND UTILITIES IN THE AREA, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE VICINITY OF THE SUBJECT PROPERTY, HAS BEEN MADE. THE SURVEYOR HAS CONFERRED WITH THE APPROPRIATE UTILITY COMPANY.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, NOR BUILDING CONSTRUCTION/ADDITIONS ON SITE. SITE IS VACANT LAND.
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, NOR BUILDING CONSTRUCTION/ADDITIONS ON SITE.
- TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, THERE IS NO EVIDENCE OF EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SHIP OR SANITARY LANDFILL.



**PRELIMINARY FOR REVIEW & COMMENTS**

**SURVEY CERTIFICATION**  
 TO:  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY/INSURANCE CO.  
 SOUTHERN, LLC  
 THIS IS TO CERTIFY THAT THE MAP OF PLAT AND THE SURVEY ON STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY AND MEASUREMENTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 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795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- LEGEND**
- EXISTING CONC. MON.
  - EXISTING IRON PN
  - SET IRON PN
  - UTILITY POLE V/OUT
  - LIGHT POLE
  - FLOOD LIGHT
  - SAN SEWER MANHOLE
  - SAN SEWER CLEANOUT
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - TELEPHONE BOX
  - ELECTRIC TRANSFORMER PAD
  - GAS METER
  - HWAC UNIT
  - CATCH BASIN/AREA DRAIN
  - PARKING SPACES
  - HANDICAP PARKING SPACES
  - SUR POST
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - TREE MARK
  - WATER LINE
  - SAN SEWER LINE
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - GAS LINE
  - OVERHEAD ELECTRIC
  - UNDERGROUND ELECTRIC
  - UNDERGROUND TELEPHONE
  - FENCE (AS NOTED)



**PROPERTY DESCRIPTION**

MAP 79, PARCEL 40.03  
 A TRACT OF LAND IN THE CITY OF FRANKLIN, 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY EZEAL CAROTHERS (BOOK 65, PAGE 3, ON THE EAST BY THE RIGHT OF WAY OF EZEAL CAROTHERS PARKWAY, ON THE WEST BY THE RIGHT OF WAY OF EZEAL CAROTHERS PARKWAY, AND ON THE SOUTH BY THE RIGHT OF WAY OF EZEAL CAROTHERS PARKWAY, AS SHOWN ON MAP 79, PARCEL 40, PLAT BK. PG. 2, AS FILED IN THE OFFICE OF THE CLERK OF WILLIAMSON COUNTY, TENNESSEE, MAP NUMBER 47820087, EFFECTIVE DATE 9-29-2008, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A SET IRON PIN (REC'D IN THE WESTERN RIGHT OF WAY FOR CAROTHERS PARKWAY, A POINT IN THE SOUTHERLY LINE OF EZEAL CAROTHERS);  
 THENCE WITH SAID RIGHT OF WAY THE FOLLOWING CALLS:  
 THENCE WITH A 200' RADIUS CURVE TO THE LEFT, A DISTANCE OF 83.03', A CHORD BEARING AND DISTANCE OF 166.06', TO AN IRON PIN SET (REC'D);  
 THENCE S89°17'25" W, A DISTANCE OF 91.51', TO AN IRON PIN SET (REC'D);  
 THENCE S89°33'45" W, A DISTANCE OF 48.74', TO AN IRON PIN SET (REC'D);  
 THENCE N84°10'54" W, A DISTANCE OF 108.77', TO AN IRON PIN SET (REC'D) AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY FOR CAROTHERS PARKWAY AND THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE;  
 THENCE S89°17'25" W, A DISTANCE OF 91.51', TO AN IRON PIN SET (REC'D);  
 THENCE S89°33'45" W, A DISTANCE OF 48.74', TO AN IRON PIN SET (REC'D);  
 THENCE N84°10'54" W, A DISTANCE OF 108.77', TO AN IRON PIN SET (REC'D);  
 THENCE WITH SAID IRON PIN TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF THE WESTERN RIGHT OF WAY FOR CAROTHERS PARKWAY AND THE NORTHERLY RIGHT OF WAY FOR LIBERTY PIKE;  
 BEING THE SAME PROPERTY CONVERTED TO SWAM AND SWAIN, LLC (A ONE-THIRD UNDIVIDED INTEREST, INTEREST) RECORDED IN BOOK 3760, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST (A ONE-THIRD UNDIVIDED INTEREST) RECORDED IN BOOK 6008, PAGE 749, ALL IN THE OFFICE OF THE CLERK OF WILLIAMSON COUNTY, TENNESSEE.

**TITLE COMMITMENT NOTES**

- MAP 79, PARCEL 40.03  
 A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: TL-4-335.  
 A SURVEY-RELATED EXCEPTION LISTED IN SCHEDULE B - SECTION II ARE LISTED AS FOLLOWS:  
 ITEM 10 - EASEMENT FOR ADDRESS AND EGRESS AS RESERVED IN THE DEED OF RECORD IN BOOK 448, PAGE 251, SAID REGISTER'S OFFICE. EXCLUSIVE EASEMENT TO MAINTAIN COMPANY APARTS TO NO LOWER AFFECT THE SUBJECT PROPERTY DUE TO THE SALE OF THE PROPERTIES FORMERLY OWNED BY MANDATORY TO OTHERS.  
 ITEM 11 - CONVEYANCE OF EASEMENTS OF RECORD IN BOOK 827, PAGE 453, AND IN BOOK 827, PAGE 452, SAID REGISTER'S OFFICE. EXCLUSIVE EASEMENT TO MAINTAIN COMPANY APARTS TO NO LOWER AFFECT THE SUBJECT PROPERTY AS DESCRIBED.  
 ITEM 12 - CONVEYANCE OF EASEMENTS OF RECORD IN BOOK 827, PAGE 453, AND IN BOOK 827, PAGE 452, SAID REGISTER'S OFFICE. EXCLUSIVE EASEMENT TO MAINTAIN COMPANY APARTS TO NO LOWER AFFECT THE SUBJECT PROPERTY AS DESCRIBED.  
 ITEM 13 - COMMUNICATIONS SYSTEMS RIGHT OF WAY AND EASEMENT AGREEMENT OF RECORD IN BOOK 4794, PAGE 94, SAID REGISTER'S OFFICE. EXCLUSIVE EASEMENT TO MAINTAIN COMPANY APARTS TO NO LOWER AFFECT THE SUBJECT PROPERTY AS DESCRIBED.  
 ITEM 14 - WATER LINE EASEMENTS OF RECORD IN BOOK 2000, PAGE 886, AND IN BOOK 2355, PAGE 422, SAID REGISTER'S OFFICE. EXCLUSIVE EASEMENT TO MAINTAIN COMPANY APARTS TO NO LOWER AFFECT THE SUBJECT PROPERTY AS DESCRIBED.  
 ITEM 15 - AGREEMENT FOR DEDICATION OF PERMANENT SLOPE EASEMENT OF RECORD IN BOOK 200, SLOPE EASEMENTS NO. 1 THROUGH NO. 4 ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.  
 ITEM 16 - AGREEMENT FOR DEDICATION OF PERMANENT DRAINAGE EASEMENT OF RECORD IN BOOK 200, SLOPE EASEMENTS NO. 1 THROUGH NO. 4 ARE SHOWN AND LABELED ON SURVEY AS DESCRIBED.  
 EASEMENTS AS SET FORTH IN THE FINAL JUDGMENT OF RECORD IN BOOK 4794, PAGE 94, SAID REGISTER'S OFFICE.  
 EASEMENTS AS SET FORTH IN THE FINAL JUDGMENT OF RECORD IN BOOK 4794, PAGE 94, SAID REGISTER'S OFFICE.  
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 EASEMENTS AS SET FORTH IN THE FINAL JUDGMENT OF RECORD IN BOOK 4794, PAGE 94, SAID REGISTER'S OFFICE.

MAP 79, PARCEL 40  
 LOT 3, DUKE PROPERTIES S/D  
 PLAT BK. PG. 2

REVISIONS:

DATE	DESCRIPTION

**ALTA/ACSM LAND TITLE SURVEY**  
**MAP 79, PARCEL 40.03**  
 LIBERTY PIKE AND CAROTHERS PARKWAY  
 9th CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE

SWAM AND SWAIN, LLC - BOOK 1579, PAGE 968, PORTER FAMILY LIMITED PARTNERSHIP - BOOK 3760, PAGE 549, AND STEVE EATHERLY, TRUSTEE OF THE J.D. RIVERGATE LAND TRUST - BOOK 6008, PAGE 749, R.O.W.C., TN.

**SEC, Inc.**  
 ENGINEERING • SURVEYING • LAND PLANNING  
 850 WOODBINE (N.W.) 150-150 • F.A.S. (S.D.) 150-150

PROJ. # 14852 DATE: 12-15-2008 DRAWN BY: JACDY/TM-RSB SCALE: F - 60 SHEET 1 OF 1  
 TITLE: CAROTHERS-ALTA