

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO DIVIDE THE PROPERTY INTO 2 BUILDABLE LOTS.
- 2) EXISTING ZONING R-3
SOCO SOUTHWALL CHARACTER OVERLAY DISTRICT
TRADITIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 25 FEET (LOCAL STREET)
SIDE YARD: 5 FEET ON EACH SIDE
REAR YARD: 30 FEET
4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCEL 025 ON WILLAMSON COUNTY TAX MAP NO. 077M, GROUP "A".
5. STREET ADDRESS ARE SHOWN THUS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: ANDREW OTEY, JR.
ADDRESS: 3186 HORTON CT.
FRANKLIN, TENNESSEE 37064
- CONTACT: LESLIE COOPER
TELEPHONE: (615) 582-5940
EMAIL: NO EMAIL
8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
CONTACT: JAMES TERRY
TELEPHONE: (615) 405-7525
EMAIL: jtr@jerryo1@comcast.net
9. O IRON ROD (FOUND)
10. ● IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON FEMA FLOOD INSURANCE RATE NUMBER 4718703192 1, WHICH BEGINS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
14. THE RECORDING OF THIS PLAN VOIDS, VACATES AND SUPERSEDES THE RECORDING OF AS OF RECORD IN PLAT BOOK 2, PAGE 291, REGISTER'S OFFICE FOR WILLAMSON COUNTY, TENNESSEE.
15. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
16. 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.
17. ACCESS TO LOT 5.1 IS LIMITED TO BRADFORD DRIVE (THERE SHALL BE NO ACCESS TO HORTON CT.)

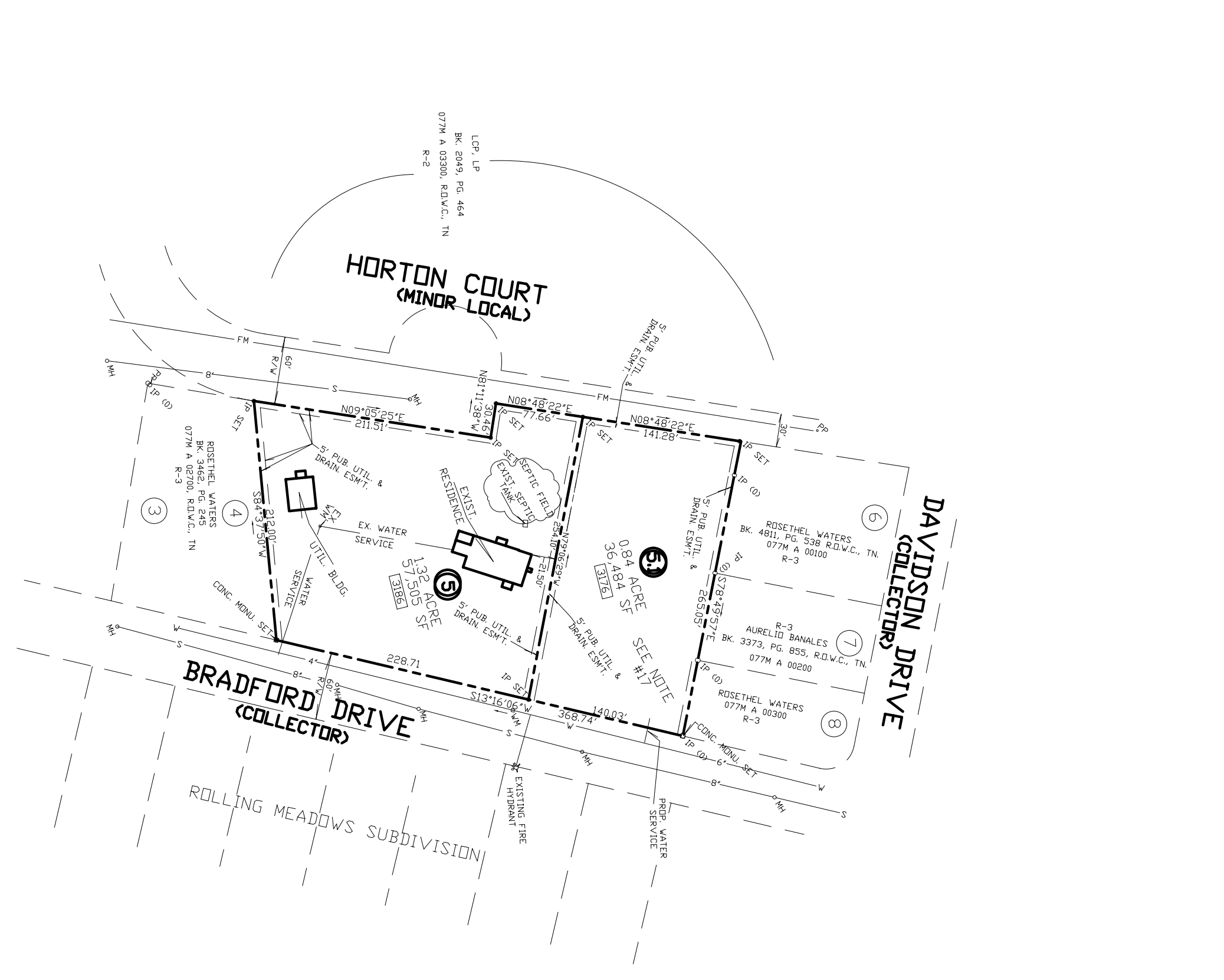
- LEGEND**
- IRD Iron Rod (Found)
 - IRN Iron Rod (Set)
 - SNT Sanitary Manhole
 - FH Fire Hydrant
 - S Sanitary Sewer Line
 - W Water Line
 - M Metal Light Pole
 - STW Storm Line
 - Catch Basin
- CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**
- I HEREBY CERTIFY THAT:
- | | |
|--|--|
| (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN RESUBDIVISION OF LOT 5, ROLLING MEADOWS SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR | CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING |
| (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS. | SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLAMSON COUNTY EMERGENCY MANAGEMENT AGENCY: _____ DATE _____ |
| | WILLAMSON COUNTY MANAGEMENT AGENCY: _____ DATE _____ |
- DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE _____ CITY OF FRANKLIN _____ DATE _____

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED 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 LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CIRCUMSTANCES SUCH LOTS) BE MADE TO PRODUCE THE LESS AREA THAN IS PROVIDED 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 LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.W.C.

* OWNER(S) - ANDREW OTEY, JR _____ DATE _____

* BOOK 2042, PAGE 323, R.O.W.C., TN, & WILL BOOK 46, PAGE 598, R.O.W.C., TN.



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN RESUBDIVISION OF LOT 5, ROLLING MEADOWS 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.

DIRECTOR OF WATER MANAGEMENT DEPT. _____ DATE _____
CITY OF FRANKLIN, TENNESSEE _____

FINAL PLAT
RESUBDIVISION OF LOT 5
ROLLING MEADOWS

FIFTH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLAMSON COUNTY, TENNESSEE

SCALE: 1" = 100'

COF NO. 4644

TOTAL AREA: 93,989 SQUARE FEET OR 2.157 ACRES	
CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	CERTIFICATE OF APPROVAL OF RECORDING

1 9-4-2014 REVISE PER STAFF COMMENTS

FINAL SUBDIVISION PLAT
FRANKLIN, WILLAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.16 ±	TOTAL LOTS: 2
ACRES NEW STREETS: 0	FEET NEW STREETS: 0
CIVIL DISTRICT: 5TH	CLOSURE ERROR: 1:10,000±
MILES OF NEW ROAD: 0	DATE: JUNE 17, 2014
PREPARED BY: JAMES TERRY	REV. 8/29/14 REVIEW NO. 2
NASHVILLE, TENNESSEE 37214	2526 MEADOWOOD DRIVE
PHONE: (615) 243-4491	

DEED REFERENCE

BRING THE SAME PROPERTIES CONVEYED LESLIE COOPER LIFE ESTATE AS OF RECORD IN BOOK 2042, PAGE 323 AND BOOK 46, PAGE 598, REGISTER'S OFFICE FOR WILLAMSON COUNTY, TENNESSEE.

8/30/14

LOCATION MAP

NOT TO SCALE

COUNTY TAX MAP NO. 077M, GROUP "A", PARCEL 025