

TSPN ZONE 5301 FIP 4100
NAD 83 DATUM
GPS OBSERVED AND OPUS CORRECTED

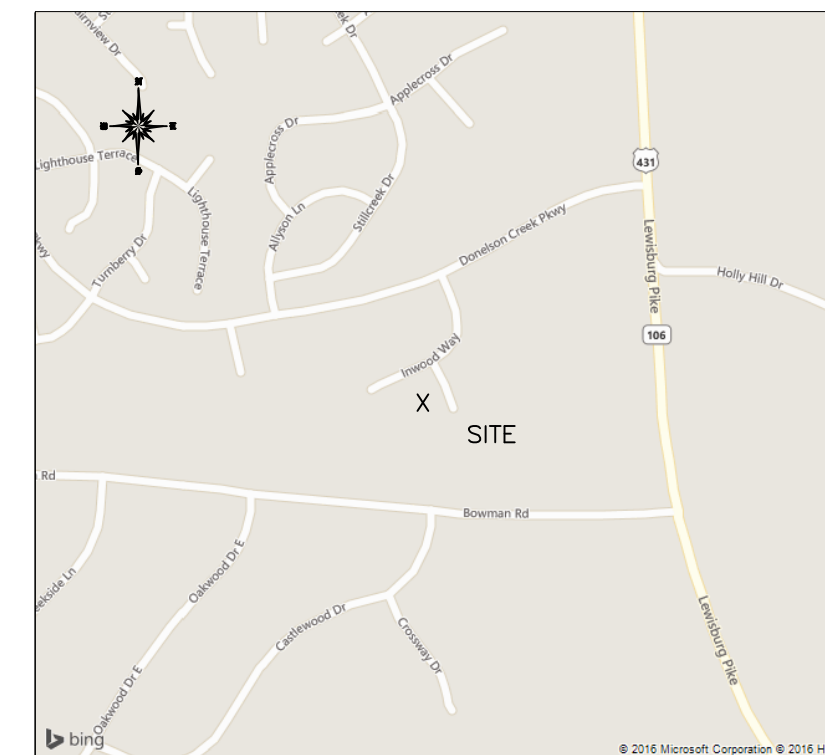
REGISTERS OFFICE

(State of Tennessee) Williamson County
Received for record the ___ day of ___
20__ at ___ o'clock ___ M. Noted in Note
Book # ___ page ___ and recorded in
Book # ___ page ___ Fee \$ ___
Witness my Hand

Register _____

GENERAL NOTES:

1. THE PURPOSE OF THE PLAT IS TO ADJUST THE PROPERTY LINES ON LOTS 833-835 SULLIVAN FARMS SECTION G SUBDIVISION.
2. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOTS 833-835 SULLIVAN FARMS SECTION G SUBDIVISION LOCATED IN BOOK 25 P 57 DATED 9/15/1997. THE TOTAL ACREAGE IS 2.0 ACRES.
4. THE TOTAL ACREAGE IS 1.93 ACRES IN THREE LOTS.
5. COUNTY MAP 90 PARCELS 14.00, 15.00, 16.00 ARE INVOLVED IN THIS MINOR REVISION.
6. THE CURRENT ZONING IS PLANNED RESIDENTIAL.
7. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE 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.
8. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN 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.
9. PROPERTY OWNERS OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
10. 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 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 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 HOMEOWNER'S LOT AT THE HOMEOWNERS EXPENSE.



VICINITY MAP NOT TO SCALE

MINIMUM SETBACK REQUIREMENTS
FRONT 25'
SIDE 5' (12' TOTAL BETWEEN DWELLINGS)
REAR 25'

Certificate of Ownership and Dedication

I (we) hereby certify that I (an (we) are) the owner(s) of the property shown and described hereon as evidenced in Book 5326, page 402, & BOOK 3198 PAGE 709 & BOOK 6039 PAGE 485 R.D.W.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

BRADLEY SCOTT ET UX

C.A. BENTON ET UX

J. B. MCKENNON ET UX

WATERWAY NATURAL AREAS

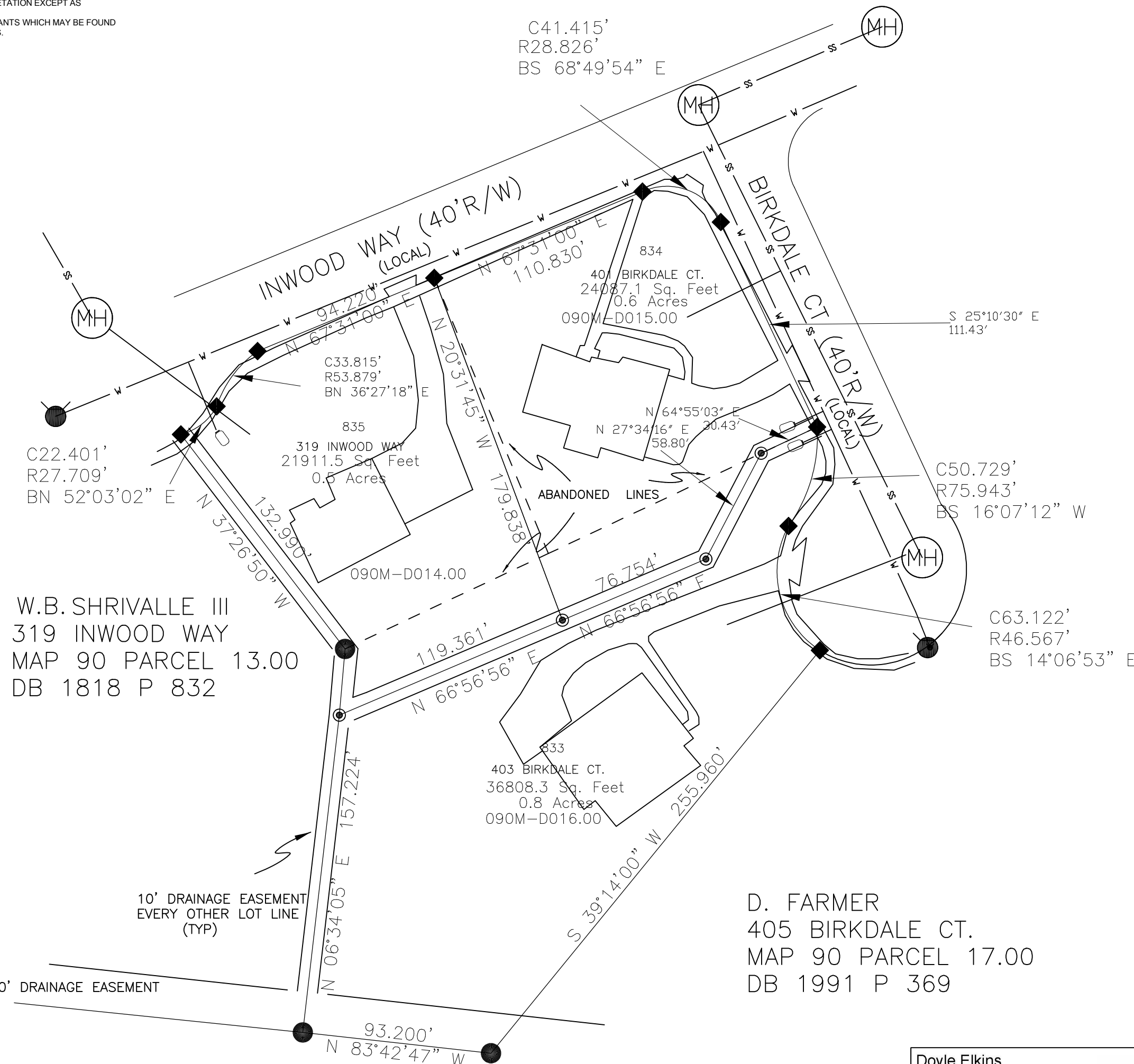
1. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
2. ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Williamson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Date: _____, 2016
Secretary, Planning Commission

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____ Date _____



W.B. SHRIVALLE III
319 INWOOD WAY
MAP 90 PARCEL 13.00
DB 1818 P 832

D. FARMER
405 BIRKDALE CT.
MAP 90 PARCEL 17.00
DB 1991 P 369

LEGEND

These standard symbols will be found in the drawing.

- IRON PIN FOUND
- IRON PIN SET
- ◆ POINT IN CONC SW
- FIRE HYDRANT
- (MH) SANITARY SEWER MANHOLE
- W — 8" WATER
- SS — 8" SANITARY SEWER
- WATER METER

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled _____ have been installed in accordance with current local and/or state government requirements or that a survey bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Water System _____ date _____
Name, Title & Agency of Authorized Approving Agent _____
Sewer System _____ date _____
Name, Title & Agency of Authorized Approving Agent _____

CERTIFICATE OF ACCURACY

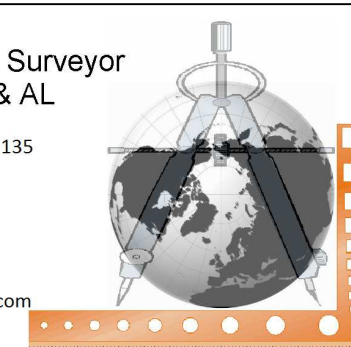
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WILLIAMSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE COUNTY ENGINEER.

ELKINS SURVEYING COMPANY
DOYLE M. ELKINS, TN RLS #2427 DATE: _____

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

610 West College St., Suite 135
Murfreesboro, TN 37130

Phone (615) 907-8625
Fax (615) 907-5956
Cell (931) 636-2414
Email: elkinsdoyle@gmail.com



I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:23,765 AS SHOWN HEREON.

MINOR REVISION FINAL PLAT

SULLIVAN FARMS SUBDIVISION, FINAL PLAT
SECTION G REVISION 1 LOTS 833-835

317 INWOOD WAY, 401 & 403 BIRKDALE CT.
FRANKLIN
WILLIAMSON COUNTY, TENNESSEE 37064
PREPARED FOR: SCOTT, BENTON & MCKENNON

DATE	SCALE	SHEET	DRAWN BY	PROJECT
04-28-2016	1" = 50'	1 OF 1	DME	16025

COF PROJECT NUMBER: 6146