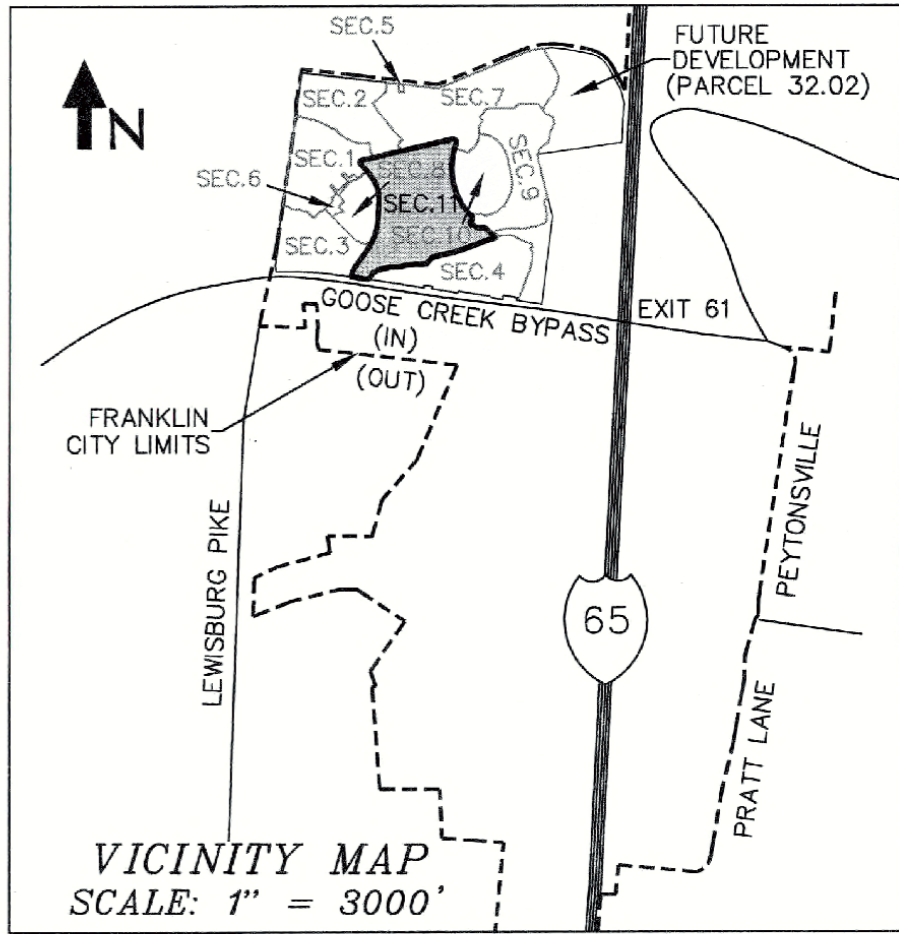
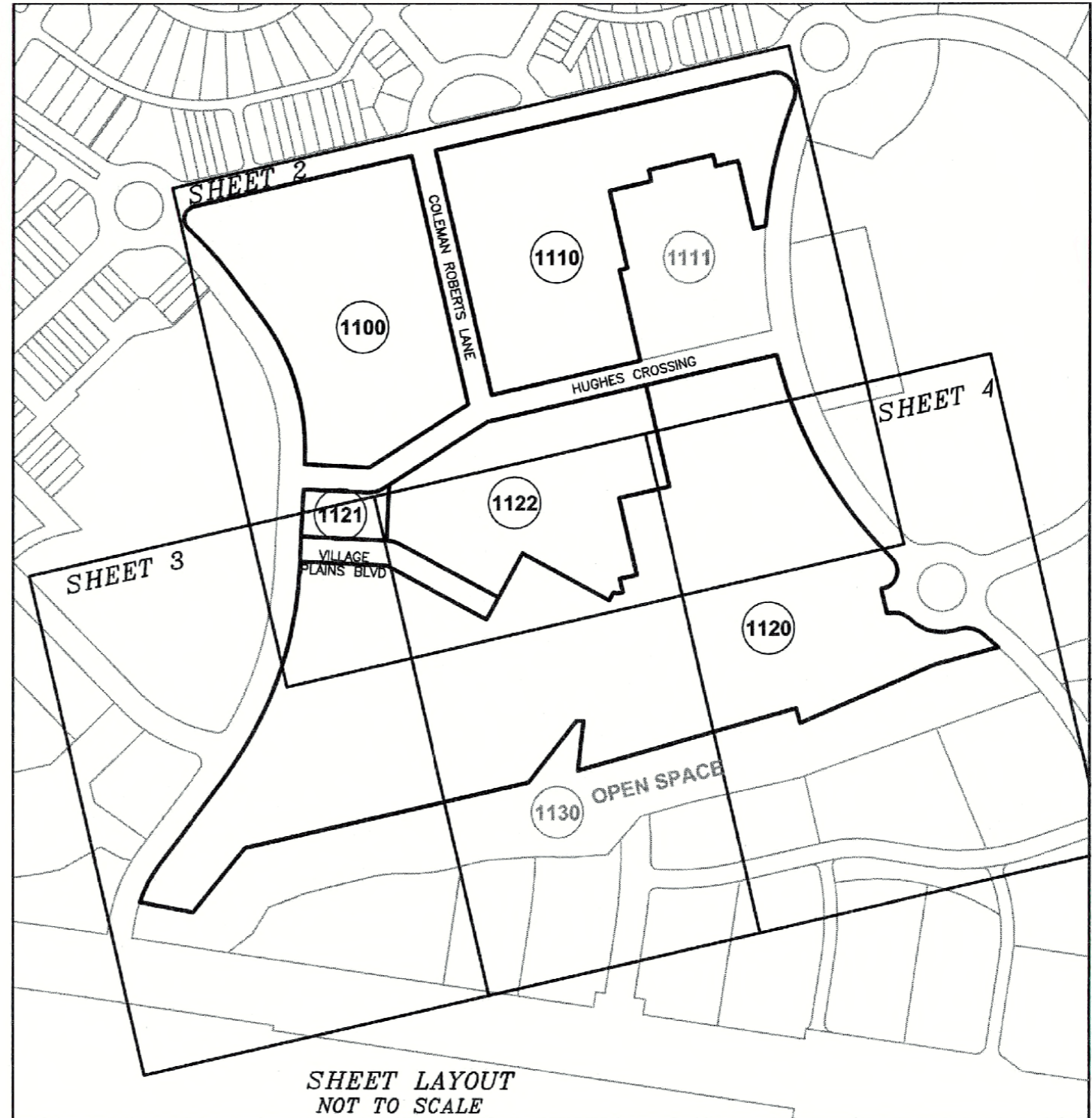


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**NOTES**

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1120 INTO THREE LOTS, AND TO DEDICATE RIGHT-OF-WAY, MODIFY/ABANDON EXISTING EASEMENTS, AND CREATE NEW EASEMENTS.
- EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)  
CHARACTER AREA OVERLAY: GCCO-3  
OVERLAY DISTRICT: FWO  
OVERLAY DISTRICT: FFO  
LOMR CASE NO.: 15-04-8778P  
COF BZA NO.: 470206  
DEVELOPMENT AREA STANDARD: TRADITIONAL  
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, VERSION NUMBER 2.1.3.0, REVISED TO REFLECT LOMR CASE NO. 15-04-8778P, WITH EFFECTIVE DATE SEPTEMBER 30, 2016.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106J, GROUP A AND IS KNOWN AS PARCELS 107.00 & 110.00.
- OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC  
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250  
FRANKLIN, TENNESSEE 37067  
PHONE NO.: 615-550-5580  
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
- SURVEYOR: S&M, INC.  
ADDRESS: 1935 21ST AVE. SOUTH  
NASHVILLE, TENNESSEE 37212  
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020  
P.O.C.: ROBERT SEARSON (rsearson@smeinc.com)
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- RURAL PLAINS ASSOCIATION OF OWNERS, INC. OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
- ALL BRICK PAVEMENT CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
- MINIMUM REQUIRED SETBACK LINES:  
FRONT YARD\*: 12' FROM BACK OF CURB  
SIDE YARD\*: 3' FROM CURB  
REAR YARD\*: 3' FROM CURB  
\* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
- ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.
- 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.
- ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE PROPERTY OWNERS' ASSOCIATION.
- WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY OF FRANKLIN. SANITARY SEWER LINES LOCATIONS MUST BE REVIEWED AND APPROVED BY FRANKLIN WATER MANAGEMENT FOR FINAL PLACEMENT. PLACEMENT OF FUTURE LINES MUST MEET ALL STATE AND LOCAL REQUIREMENTS.
- SURVEY FIELD DATA COLLECTED ON 10-23-2018.
- NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE IMPROVEMENTS INCLUDE BUT NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS NOT SHOWN ON APPROVED CITY OF FRANKLIN SITE PLANS, THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE, IN A REASONABLE AND WORKMANLIKE MANNER, ANY DAMAGE OR ALTERATIONS TO THE SITE THAT THE CITY OF FRANKLIN HAS MADE SO AS TO CLOSELY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE APPROVED SITE PLAN.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING BIOTRETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), THE POA, OR ASSIGNS.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 1100, 1110, AND 1120 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 11 AS RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- 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 OF 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.



**LEGEND**

PARCEL NO.	( )	PROPOSED FIRE HYDRANT	FH
LOT NUMBER	(00)	PROPOSED WATER VALVE	WV
STREET ADDRESS	(000)	PROPOSED STORM STRUCTURE	SS
IRON ROD (SET)	(●)	PROPOSED MANHOLE	MAN
CONC MON (SET)	(■)	PROPOSED TRANSFORMER	TR
PROPERTY LINE	(—)	PROPOSED SECTOR PAD	SP
CORPORATE LIMIT LINE	(---)	PROPOSED ELECTRIC MANHOLE	EM
WATER VALVE	(⊕)	PROPOSED ELECTRIC PULL BOX	EPB
GUY WIRE	(—)	PROPOSED SANITARY SEWER LINE	SSW
LIGHT POLE	(⊙)	PROPOSED SANITARY SEWER LINE	SSW
ELECTRIC POLE	(⊙)	PROPOSED WATER LINE	WL
SIGN	(—)	PROPOSED RECLAIMED WATER LINE	RWL
FENCE	(X)	PROPOSED UNDERGROUND ELECTRIC LINE	UGEL
GAS LINE	(—)	PROPOSED OVERHEAD ELECTRIC LINE	OHEL
UNDERGROUND TELEPHONE LINE	(—)		
PROPOSED STREET LIGHT	(⊕)		
PROPOSED CONCRETE	(■)		



**AREA TABLE**

LOT	SQ. FT.	ACRES
1100	206326	4.74
1110	220139	5.05
1120	660143	15.15
1121	16197	0.37
1122	153468	3.52
ROW	20492	0.47
TOTAL	1276765	29.31

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S13°00'00"E	22.84'
L2	N13°00'00"W	22.84'
L3	N77°00'00"E	85.08'
L4	N77°00'00"E	45.50'
L5	N77°00'00"E	24.88'
L6	N77°00'00"E	16.00'
L7	N77°00'00"E	34.43'
L8	N13°00'00"W	27.50'
L9	N77°00'00"E	3.00'
L10	N28°18'48"E	17.29'
L11	N9°00'00"W	13.51'
L12	N15°55'39"W	30.85'
L13	N13°00'00"W	50.00'
L14	S77°00'00"W	5.44'
L15	S02°47'00"W	10.87'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	24.98'	56.00'	25°33'38"	12.70'	N74°26'11"W	24.78'
C2	16.60'	36.50'	26°03'11"	8.44'	S89°58'24"E	16.45'
C3	118.86'	825.00'	8°15'17"	59.53'	N32°56'00"E	118.76'
C4	30.77'	50.00'	35°15'26"	15.89'	N75°09'17"E	30.28'
C5	52.83'	53.50'	56°34'39"	26.79'	N74°42'40"W	50.71'
C6	55.20'	53.50'	59°07'17"	30.34'	N80°11'11"W	52.79'
C7	98.36'	89.00'	63°19'28"	54.89'	S78°05'05"E	93.43'
C8	39.65'	829.50'	2°44'20"	19.83'	N49°15'22"W	39.65'
C9	88.03'	275.00'	18°20'31"	44.40'	S27°53'23"W	87.66'
C10	126.23'	635.00'	11°23'21"	63.32'	N42°20'53"W	126.02'
C11	55.76'	25.55'	125°02'33"	49.13'	S14°28'43"W	45.34'
C12	338.59'	745.51'	26°01'21"	172.27'	N15°47'41"E	335.69'
C13	300.80'	437.00'	39°26'20"	156.64'	N18°54'10"W	294.90'
C14	84.43'	39.00'	124°01'56"	73.41'	N40°59'02"W	68.88'
C15	74.65'	35.00'	122°12'35"	63.41'	N15°53'43"E	61.29'
C16	472.74'	858.00'	31°34'08"	242.54'	S29°25'31"E	466.78'
C17	259.30'	858.00'	17°18'57"	130.65'	S12°22'28"W	258.32'
C18	2.68'	6.00'	25°33'38"	1.36'	N74°26'11"W	2.65'

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**  
I hereby certify that:  
(1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 11, REVISION 2" Subdivision have been installed in accordance with City specifications, or  
(2) a performance agreement and surety 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.

Secretary \_\_\_\_\_ Date \_\_\_\_\_  
Franklin Municipal Planning Commission

Director Water Management Department \_\_\_\_\_ Date \_\_\_\_\_  
City of Franklin

**CERTIFICATE OF ELECTRIC POWER**  
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

\_\_\_\_\_  
Middle Tennessee Electric Membership Corporation 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 \_\_\_\_\_, 2019, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary \_\_\_\_\_ Date \_\_\_\_\_  
Franklin Municipal Planning Commission

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING**  
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

\_\_\_\_\_  
Williamson County Emergency Management Agency Date \_\_\_\_\_

\_\_\_\_\_  
City of Franklin Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS**  
I hereby certify that:  
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 11, REVISION 2" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$\_\_\_\_\_ for streets, \$\_\_\_\_\_ for drainage, and \$\_\_\_\_\_ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

\_\_\_\_\_  
Director, Streets Department Date \_\_\_\_\_  
City of Franklin, Tennessee

**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 or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 14th day of October, 2019.

\_\_\_\_\_  
Robert M. Searson, Tenn. License No. 1666 Date \_\_\_\_\_

**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 2654, Page 823, 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.

\_\_\_\_\_  
Rural Plains Partnership Date \_\_\_\_\_  
Owner

**1935 21ST AVENUE SOUTH**  
NASHVILLE, TN 37212  
(615) 385-4144

**ENGINEERING FIRM LICENSE NUMBER: F-0176**

**BERRY FARMS TOWN CENTER**  
PUD SUBDIVISION  
FINAL PLAT  
SECTION 11, REVISION 2  
RESUBDIVISION OF LOT 1120  
C.O.F. NO. 7100

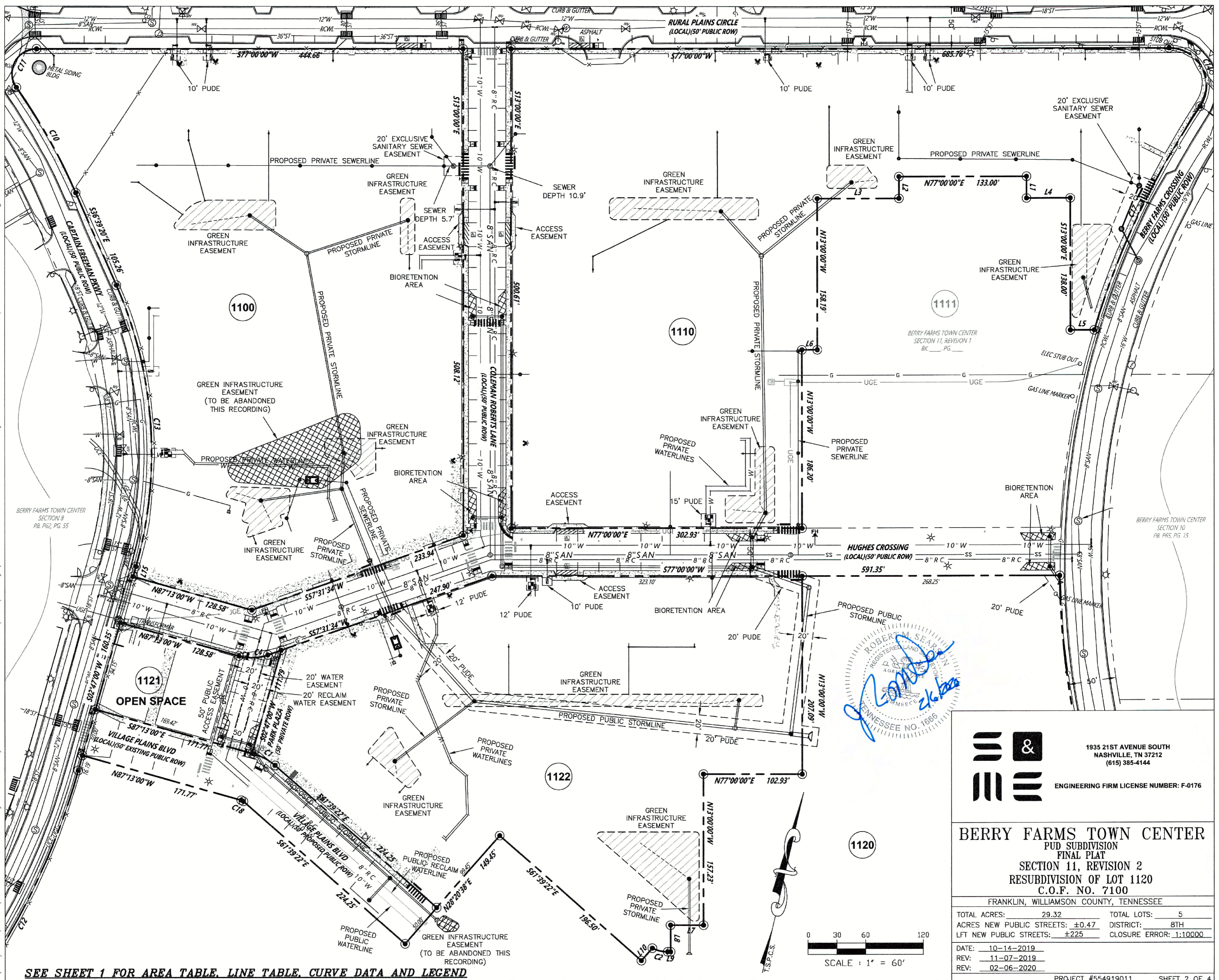
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 29.31 TOTAL LOTS: 5  
ACRES NEW PUBLIC STREETS: ±0.47 DISTRICT: 8TH  
LFT NEW PUBLIC STREETS: ±225 CLOSURE ERROR: 1:10000

DATE: 10-14-2019  
REV: 11-07-2019  
REV: 02-06-2020

PROJECT #554919011 SHEET 1 OF 4

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SEE SHEET 1 FOR AREA TABLE, LINE TABLE, CURVE DATA AND LEGEND

ROBERT M. SEARSON  
REGISTERED LAND SURVEYOR  
AGRICULTURE & FORESTRY  
COMMERCIAL  
TENNESSEE NO. 1688

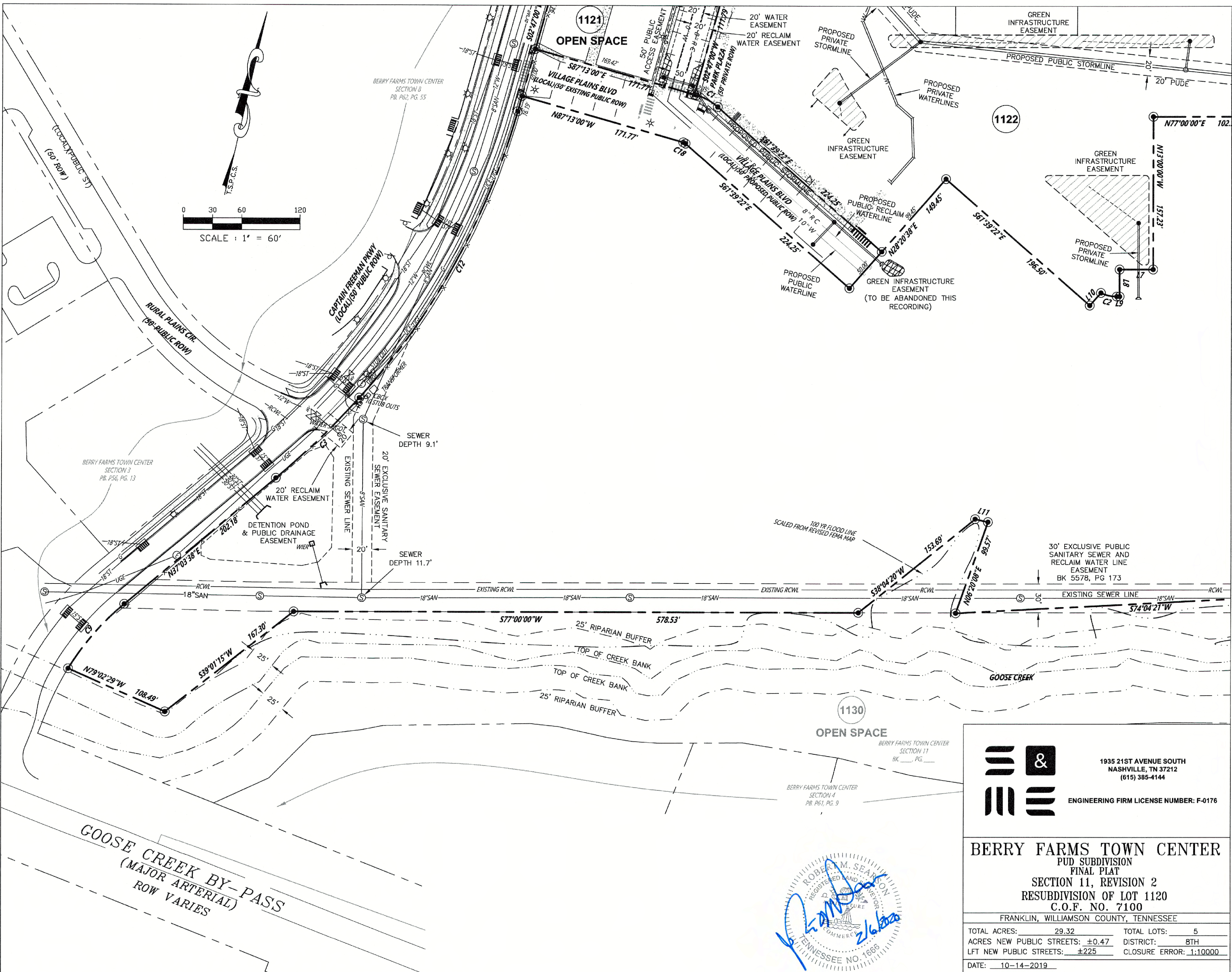


1935 21ST AVENUE SOUTH  
NASHVILLE, TN 37212  
(615) 385-4144  
ENGINEERING FIRM LICENSE NUMBER: F-0176

**BERRY FARMS TOWN CENTER**  
PUD SUBDIVISION  
FINAL PLAT  
SECTION 11, REVISION 2  
RESUBDIVISION OF LOT 1120  
C.O.F. NO. 7100


FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 29.32	TOTAL LOTS: 5
ACRES NEW PUBLIC STREETS: ±0.47	DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±225	CLOSURE ERROR: 1:10000
DATE: 10-14-2019	
REV: 11-07-2019	
REV: 02-06-2020	

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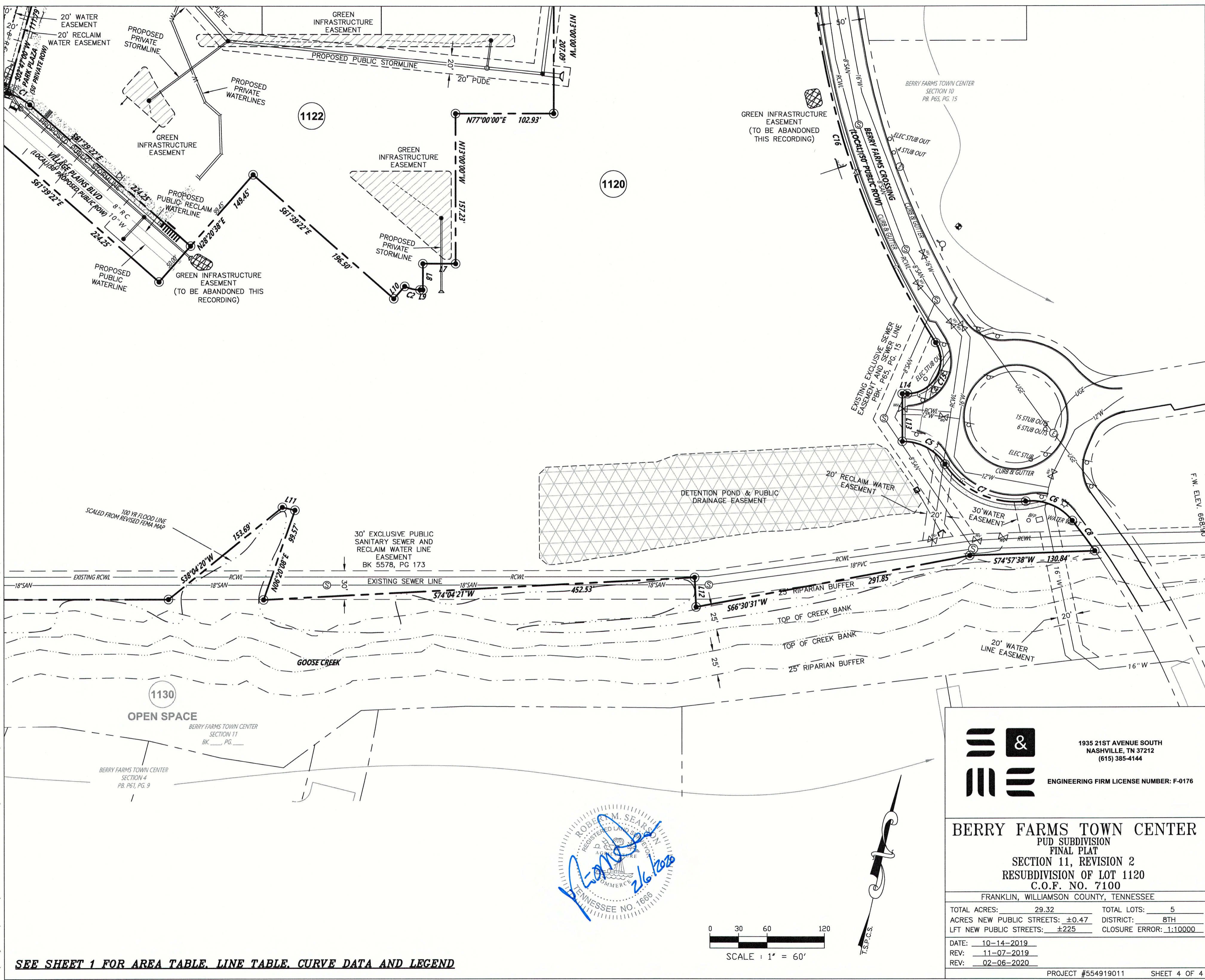


SEE SHEET 1 FOR AREA TABLE, LINE TABLE, CURVE DATA AND LEGEND

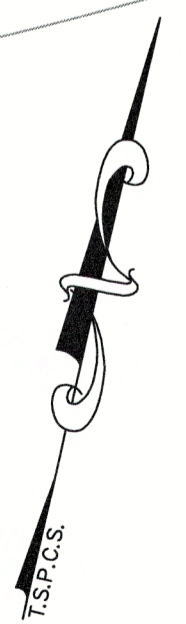
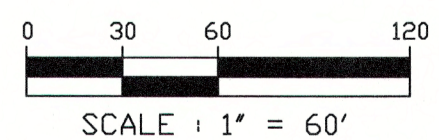



		1935 21ST AVENUE SOUTH NASHVILLE, TN 37212 (615) 385-4144	
		ENGINEERING FIRM LICENSE NUMBER: F-0176	
<b>BERRY FARMS TOWN CENTER</b> PUD SUBDIVISION FINAL PLAT SECTION 11, REVISION 2 RESUBDIVISION OF LOT 1120 C.O.F. NO. 7100 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	29.32	TOTAL LOTS:	5
ACRES NEW PUBLIC STREETS:	±0.47	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	±225	CLOSURE ERROR:	1:10000
DATE:	10-14-2019		
REV:	11-07-2019		
REV:	02-06-2020		
PROJECT #554919011		SHEET 3 OF 4	

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**SEE SHEET 1 FOR AREA TABLE, LINE TABLE, CURVE DATA AND LEGEND**





**1935 21ST AVENUE SOUTH  
NASHVILLE, TN 37212  
(615) 385-4144**

ENGINEERING FIRM LICENSE NUMBER: F-0176

**BERRY FARMS TOWN CENTER**  
PUD SUBDIVISION  
FINAL PLAT  
SECTION 11, REVISION 2  
RESUBDIVISION OF LOT 1120  
C.O.F. NO. 7100

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 29.32	TOTAL LOTS: 5
ACRES NEW PUBLIC STREETS: ±0.47	DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±225	CLOSURE ERROR: 1:10000
DATE: 10-14-2019	
REV: 11-07-2019	
REV: 02-06-2020	

PROJECT #554919011 SHEET 4 OF 4