

NOT TO SCALE  
VICINITY MAP

LOT AREA TABLE			REQUIRED # OF 3" CALIPER TREES PER LOT
LOT NO.	SQ. FT.	ACRES	3" TREES
22	64,627.20	1.48	
2	107,019.05	2.46	
2A	7,548.37	0.17	
<b>TOTAL</b>	<b>179,194.62</b>	<b>4.11</b>	

LEGEND	
IRON PIN OLD	● IP(O)
IRON PIN NEW	●
WATER VALVE	⊗
UTILITY POLE	⊕
LIGHT POLE	⊙
MANHOLE	⊗
GAS VALVE	⊗
WATER VALVE	⊗
FIRE HYDRANT	⊕
WATER METER	⊕
GAS METER	⊕
SIGN POST	⊕
EDGE OF PAVEMENT	---
PUBLIC UTILITY AND DRAINAGE EASEMENT	---
PROPERTY/R.O.W. LINE	---
EDGE OF CONC.	---
UNDERGROUND GAS	G G
UNDERGROUND WATER	W W
OVERHEAD WIRES	OH OH OH OH

ADZONE 5301, FIFSTONE 4100  
S.P.C.S. NAD 83 P.B. P54, PG. 7

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

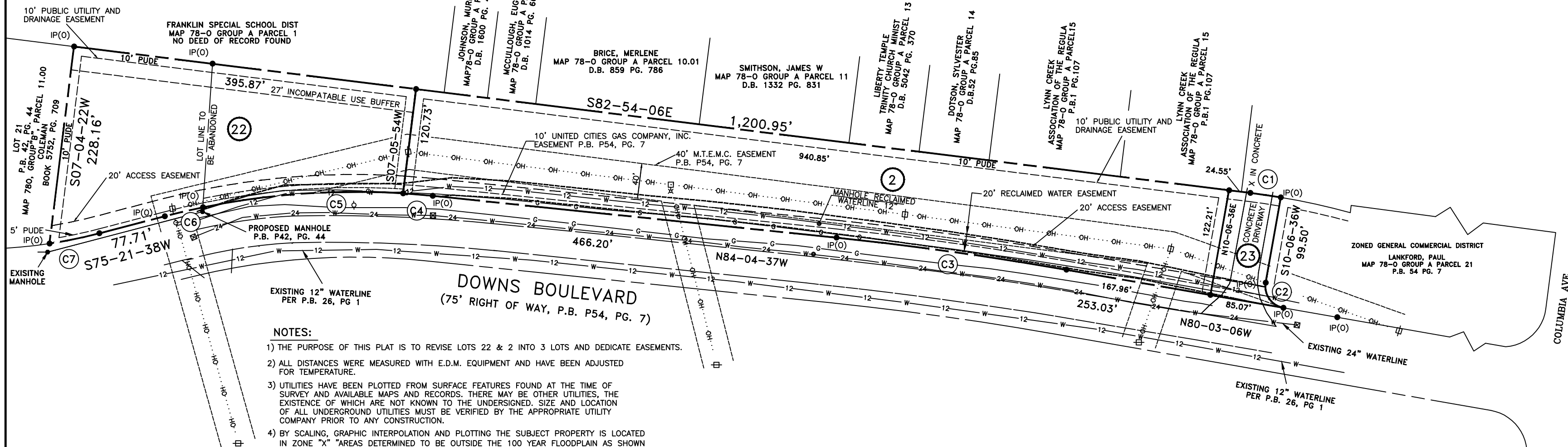
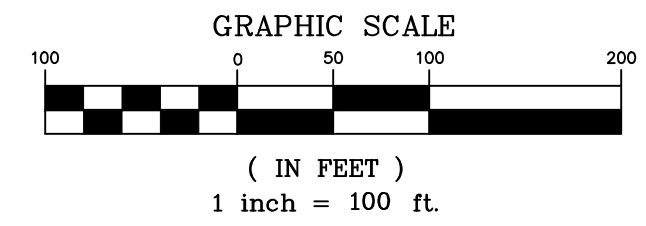
City of Franklin, Tennessee Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property 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., Tennessee.

By: \_\_\_\_\_ Date: \_\_\_\_\_

DREW J. LUNA BOOK 6662, PAGE 29



- NOTES:**
- 1) THE PURPOSE OF THIS PLAT IS TO REVISE LOTS 22 & 2 INTO 3 LOTS AND DEDICATE EASEMENTS.
  - 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
  - 3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS; THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
  - 4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" "AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192F, DATED: 9-29-2006.
  - 5) 5/8" IRON RODS WITH CAPS ( ) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
  - 6) WITHIN NEW DEVELOPMENTS AND/OR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
  - 7) THIS PROPERTY IS ALL OF WILLIAMSON COUNTY TAX MAP 70, PARCEL 35.00 & TAX MAP 780, GROUP "B", PARCEL 11.00.
  - 8) SUBJECT PROPERTY OWNED BY DREW J. LUNA AS RECORDED IN BOOK 6662, PAGE 29 IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
  - 9) THE PROPERTY IS CURRENTLY ZONED "LIGHT INDUSTRIAL DISTRICT. SETBACKS SHOWN TAKEN FROM P.B. P54, PG. 7, FRONT/STREET=75', SIDE=25', REAR=25' ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED WITH CITY OF FRANKLIN PLANNING & CODES DEPT.
  - 10) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
  - 11) 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.
  - 12) THE RECORDING OF THIS PLAT WILL VOID, VACATE AND SUPERCEDE THE RECORDING OF LOT 2, P.B. P54, PG. 7 & LOT 22, P.B. P42, PG. 44.
  - 13) 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 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.

Owner/Subdivider:  
DREW J. LUNA  
2000 HERITAGE POINTE DR.  
FRANKLIN, TN 37064  
PH. 615-417-3344  
lunad@wcrtn.com

PREPARED BY:

**HFR DESIGN**

214 Centerview Drive Suite 300  
Brentwood, TN 37027

615.370.8530  
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

**CURVE DATA**

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	02-27-14	828.95'	17.75'	35.50'	35.50'	S81-40-29E
C2	89-50-23	25.00'	24.93'	39.20'	35.31'	S35-07-54E
C3	04-01-35	3792.58'	133.32'	266.53'	266.47'	N82-03-51W
C4	02-15-51	864.44'	17.75'	34.16'	34.16'	N85-12-27W
C5	15-19-04	864.44'	116.25'	231.10'	230.42'	S86-00-06W
C6	02-58-49	864.44'	22.49'	44.96'	44.96'	S76-51-02W
C7	06-02-08	554.50'	29.23'	58.41'	58.38'	S78-22-42W

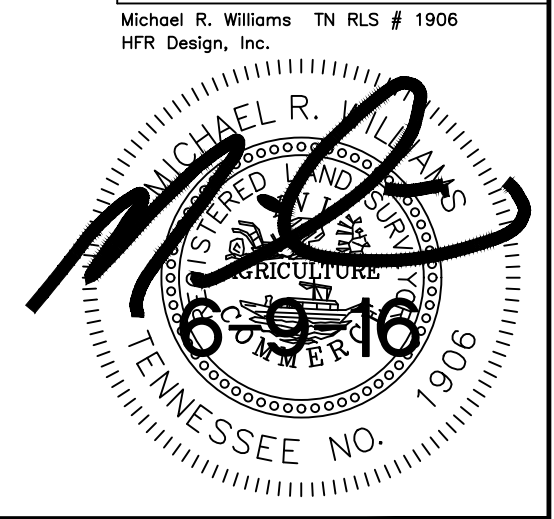
**SINGLE FAMILY LOT PLANTING REQUIREMENTS:**  
The following canopy trees are required for each single-family lot. There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

**MTEMC CERTIFICATE OF APPROVAL FOR RECORDING**

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](http://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



COF PROJECT # 6164

RESUB. LOT 2, REVISION 9, (RESUB LOTS 1 & 2)  
DOWNS BLVD. PROPERTIES & RESUB. LOT 22,  
REVISION 4, RESUB. LOTS 3-4 & 13-22  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.651 TOTAL LOTS: 3

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

DATE: 6-9-16 HFR PROJECT NO. 2015035