1) THESE PARCELS ARE LEGAL LOTS OF RECORD. THE PURPOSE OF THIS PLAT IS TO FORMALLY DESCRIBE THESE LOTS AND ESTABLISH SHARED ACCESS, PARKING AND WATER QUALITY EASEMENTS. THE RECORDING OF THIS PLAT SHALL NOT INVALIDATE ANY LEGAL NONCONFORMITIES THAT MAY CURRENTLY EXIST ON THESE LOTS AS LOTS	EED REFERENCE NG THE SAME PROPERTY CONVEYED TO JASON P. ALLEN AND J. NICK S TENANTS IN COMMON BY WARRANTY DEED AS OF RECORD IN BOOK 615 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.			JANGASER SOLUTION RO.
OF RECORD AS PER THE ZONING ORDINANCE. 2) EXISTING ZONING OR (OFFICE RESIDENTIAL) HPO FFO OVERLAY CFCO-2 CHARACTER OVERLAY TRADITIONAL DEVELOPMENT STANDARDS GRID NORTH		SHA	ARED WATER QUALITY EASEMENT	REST HAVEN CEMETERY PIKE ST. PB REST HAVEN CEMETERY PIKE REST HAVEN CEMETERY PIKE REST HAVEN CEMETERY PIKE REST HAVEN CEMETERY REST HAVEN CEMETER CEMETE
 3. ALL MINIMUM SETBACK REQUIREMENTS SHALL COMPLY WITH THE CITY OF FRANKLIN, TN. ZONING ORDINANCE. 4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 7.00 AND 7.01 ON WILLIAMSON COUNTY TAX MAP NO. 63-N, GROUP "E". 5. STREET ADDRESS ARE SHOWN THUS XXX 6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE 	100—Year Floodplain Li (See General Note #1:	LANTZ ENTERPRISES, LLC Book 3959, Page 389, R.O.W.C., TN.	.01 — Tax Map 63—N, Group "E" AY SENIOR CITIZEN CENTER IAMSON COUNTY, TENNESSEE Book 1002, Page 407, R.O.W.C., TN.	HOPE ST. OT MARC SSITE ZE ST. JOHNSON OF REPORT OF THE PROPERTY OF THE PROPER
REQUIRED SETBACK LINES. 7. OWNER/SUBDIVIDER: JASON P. ALLEN & J. NICK SHELTON ADDRESS: 216 & 220 BRIDGE STREET	(See General Note #1	N60°05'24"E		Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z
FRANKLIN, TENNESSEE 37064 CONTACT: JASON P. ALLEN OR J. NICK SHELTON TELEPHONE: (615) 828–3038 EMAIL:	Parcel 11.00 — Tax Map 63—N, Group "E" GRAHAM BURCHAM, ET UX Book 1590, Page 391,	Shared Access Easement ZONE AE	S29'57'30"E 6.26'	FMR ZZET ZZET ZZET ZZET ZZET ZZET ZZET ZZE
8. SURVEYOR:	R.O.W.C., ŤN.	12'14" WO.02 W. N28'12'14" W. N28'14"	Special Boundary Line Note: -Adjoining Property Deed, as of Record in Deed Book 4716, Page 267—(R.O.W.C.,TN) indicates this as a straight common Boundary Line of approximately 200 feet, more or less, from the Northerly Margin of Bridge Street to the common Boundary Line with the rear adjoining Property of	S. S. MA RGIN ON ST. SUND ST.
9. O IRON ROD (FOUND) 10. • IRON ROD (SET) 11. □ CONCRETE MONUMENT (FOUND) 12. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER. 13. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE	Parcel 10.00 — Tax Map 63—N, Group "E" WILLIAM TERRY COMER Book 541, Page 207, R.O.W.C.,TN	MOC.05. 82N L12 W9 EXISTING GARAGE (SEE GENERAL L10 NOTE #20)	the J. L. Clay Senior Citizen Center Property, as of Record in Deed Book 1002, Page 407—(R.O.W.C.TN)	LOCATION MAP Not to Scale SHARED ACCESS WATER QUALITY EASEMENT EASEMENT LINE TABLE LINE TABLE
GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1—800—351—1111. 14. A PORTION OF THIS PROPERTY LIES WITHIN ZONE "X" & "AE" AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C0211F, WHICH BEARS AN EFFECTIVE DATE OF	\$63°45'53" 17.18' Parcel 9.00 — Tax Map 63—N, Group "E"	WANT Tree Root ZONE X (Shaded) Nail In Tree Root ZONE X (Shaded) Nail In Tree Root ZONE X ZONE AE ZONE AE	· m	NO. BEARING DIST. NO. BEARING DIST. Wi S20°29°14″E 42.62
SEPTEMBER 29, 2006. FLOOD ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 100—YEAR FLOODPLAIN. FLOOD ZONE "X" (SHADED): AREAS DETERMINED TO BE INSIDE THE 500—YEAR FLOODPLAIN. FLOOD ZONE "AE": AREAS OF 100—YEAR FLOODPLAIN WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.	JAMES F. OGILVIE	10.0 PARCEL 7.01 4.8 Porch	100-Year Floodplain Line (See General Note #14)	L7 N28*12'14"W 16.69 L8 N61*47'46"E 12.97 L9 N16*39'52"W 22.96 L10 S61*47'46"W 27.02 L11 N28*12'14"W 20.00 L12 S61*47'46"W 17.64
15. 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. 16. LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE. 17. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.	Parcel 8.00 Tax Map 63-N, Group "E" DANIEL R. PLATTSMIER, SR. ETUX Book 1075, Page 70, R.O.W.C., TN. EXISTING RESIDENCE	EXISTING RESIDENCE Cone FFE 640.9 Cone Cone Cone Cone Cone Cone Cone Cone	Tax Map 63-N, Group "E" ALCOTT ROUTON PROPERTIES II Book 4716, Page 267, R.O.W.C., TN. 100-Year Floodplain Line (See General Note #14)	L13 N61*47'46"E 6.00 L14 N61*47'46"E 63.42 L15 S40'22'17"E 10.10 L16 S25'14'13"E 12.41 L17 S20'50'41"E 37.81 -L18 S22'12'16"E 26.00 L19 S29'29'49"E 40.89
OWNER JASON P. ALLEN & J. NICK SHELTON ADDRESS: 216 & 220 BRIDGE STREET FRANKLIN, TENNESSEE 37064 CONTACT: JASON P. ALLEN OR J. NICK SHELTON TELEPHONE: (615) 828-3038 EMAIL:	117.98' (DEED=117.1')	ZONE X Slowed 1.0 2.0	Benchmark Existing Iron Rod at Sidewalk Elevation=639.91 51.04' (DEED=50') [Ton Bolt (Found)]	L20 S28*39'24"E 18.80 L21 S60*31'24"W 10.78
 18. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES A PORTION OF LOT NO. 76 AS SHOWN IN THE ORIGINAL PLAN OF THE TOWN OF FRANKLIN AS OF RECORD IN BOOK 1, PAGE 118, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. 19. BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM. 20. THE EXISTING GARAGE TO BE RELOCATED IN THE FUTURE PER CITY APPROVALS. 	50' R.O.W.	Sidewalk IRO 39.51' PKO OHL S60°31'24"W S Asphalt Pavement	Sidewalk OHL S	S
BRIDGE STREET Special Driveway Note:				
Shared Driveway agreed upon by Smithson & Green (No dimensions called for nor specified), as of record in Book 219, Page 386-(R.O.W.C.,TN) AND STREETS, DRAINAGE AND SIDEWALKS as of record in Book 90, Page 323-R.O.W.C.,TN)				FINAL PLAT LOT NOS. 1 & 2
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN LOT NOS. 1 & 2, ALLEN & SHELTON SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR				ALLEN & SHELTON SUBDIVISION (PART OF LOT NO. 76-PLAN OF THE TOWN OF FRANKLIN) (BOOK 1, PAGE 118, R.O.W.C., TENNESSEE)
(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. SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY. AGENCY. WILLIAMSON COUNTY EMERGENCY DATE				216 & 220 BRIDGE STREET NINTH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 0' 15' 30' 60' 90'
DIRECTOR, STREETS DEPARTMENT DATE	PARCEL 7.01:-10,581 SQL	JARE FEET OR 0.185 ACRES ±		SCALE: 1"=30'
CITY OF FRANKLIN, TENNESSEE CITY OF FRANKLIN DATE CERTIFICATE OF OWNERSHIP	CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER	11-5-2014 REVISE PER STAFF COMMENTS CERTIFICATE OF APPROVAL FOR RECORDING	CITY OF FRANKLIN PROJECT # 4687 FINAL SUBDIVISION PLAT
I (WE) HEREBY CERTIFY THAT I AM (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 SHO 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 ESTABLISH. 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,	I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT TIME THAT ALL OF THE MONUMENTS SHOWN HEREOND HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT ROPRECTLY REPRESENTS AS SURVEY MADE INDEED MY SUPERVISION ON THE 29H DAY OF SETTIMBER 2014.	AND SEWER SYSTEMS I HEREBY CERTIFY: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN IN LOT NOS. 1 & 2, ALLEN & SHELTON SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT	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	FRANKLIN, WILLIAMSON COUNTY, TENNESSEE TOTAL ACRES: 0.428 ± TOTAL LOTS: 2 ACRES NEW STREETS: 0 FEET NEW STREETS: 0 CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
*OWER(S) - J. NICK SHELTON R.O.W.C 11-6-14 DATE 11-6-14	CAND SURVEYOR, NNESSEE NO DATE	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 WATER MANAGEMENT DEPARTMENT DATE	SECRETARY DATE	MILES OF NEW ROAD: DATE:SEPTEMBER 29, 2014 PREPARED BY: JAMES TERRY & ASSOCIATES 2526 MEADOWOOD DRIVE NASHVILLE, TENNESSEE 37214
* BOOK 61 66, PAGE 84, R.O.W.C., TN.	TENNESSEE R.L.S. NO. 2287	CITY OF FRANKLIN, TENNESSEE	FRANKLIN MUNICIPAL PLANNING COMMISSION	PHONE: (615) 883-2918