

LEGEND

PROPERTY LINE ————>

EASEMENT LINE ————>

SETBACK LINE ————>

ZONING

THE SUBJECT PROPERTY IS CURRENTLY ZONED "GO" OR GENERAL OFFICE DISTRICT.

UTILITY NOTE

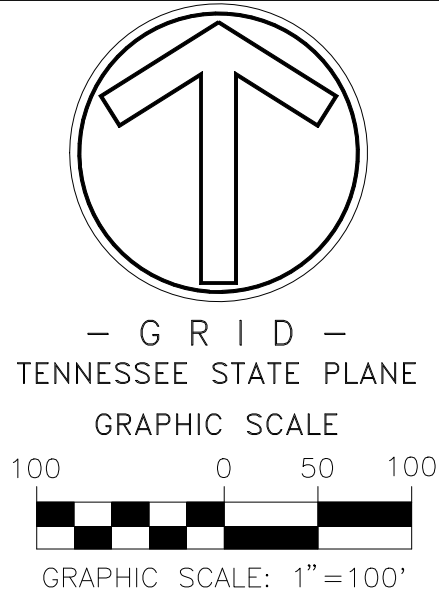
Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.

PLAT NOTE

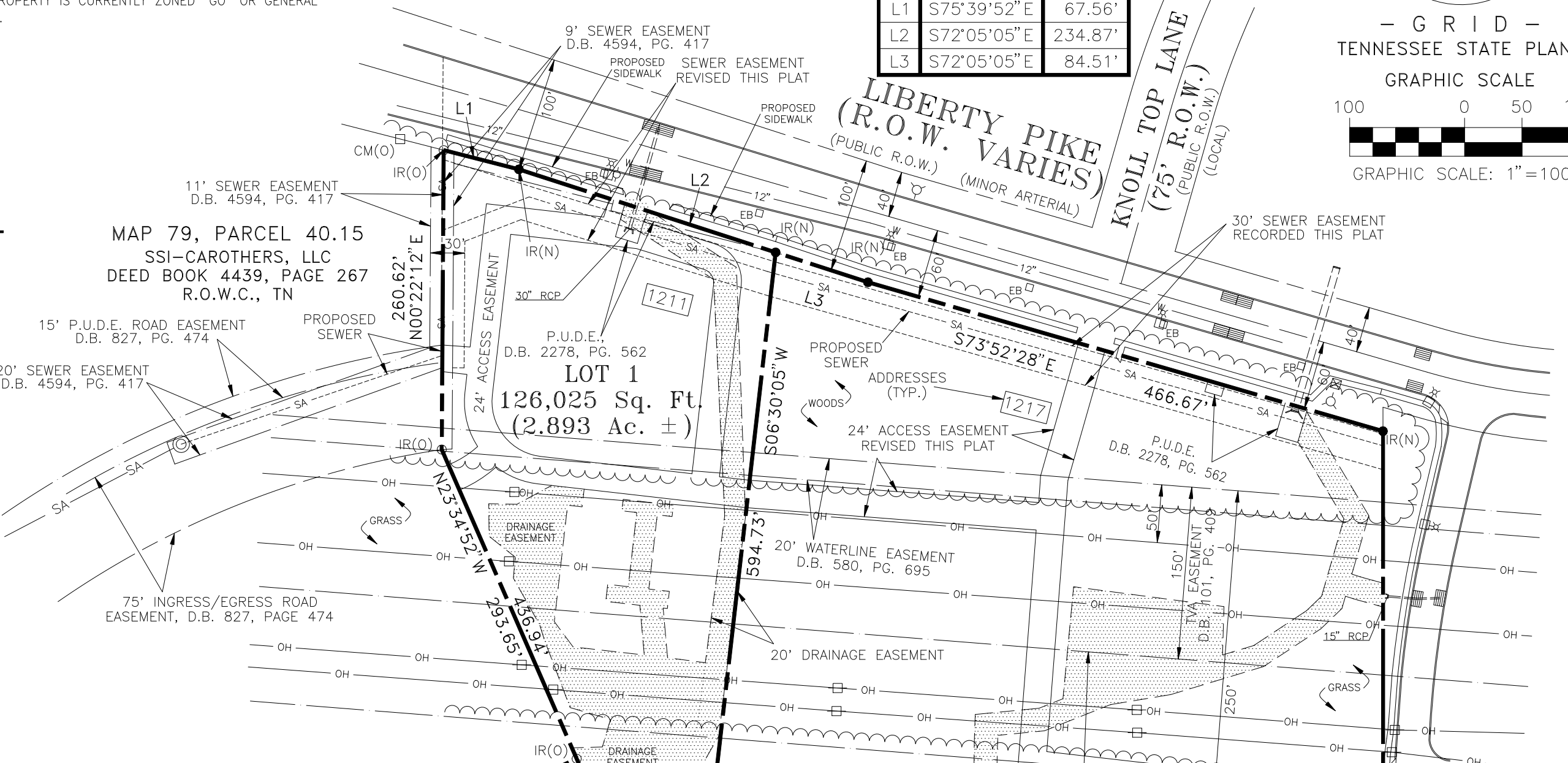
The recording of this plat voids, vacates and supercedes the recording of Revision One, The Carothers Development Property, as of record in Plat Book 61, Page 49, at the Register's Office for Williamson County, Tennessee.

Line Table

Line	Bearing	Distance
L1	S75°39'52"E	67.56'
L2	S72°05'05"E	234.87'
L3	S72°05'05"E	84.51'



- PLAT NOTES**
- Minimum Required Setback Lines:
Yard Fronting any street — 50'
Side Yard — 25'
Rear Yard — 40'
 - Owner/Subdivider: E. Ray Morris
Address: 5660 Peachtree Industrial Boulevard
Norcross, Georgia 30071
TEL. NO: _____
CONTACT: _____
 - Surveyor: CHERRY LAND SURVEYING
Address: 622 W. IRIS DRIVE
NASHVILLE, TENNESSEE 37204
TEL. NO: 269-3972 FAX NO: 269-9345
CONTACT: Christie Willoughby cw-clc@comcast.net
 - THE PROPERTY IS CURRENTLY KNOWN AS PART OF MAP 79 PARCEL 40.10.
 - THE PURPOSE OF THIS PLAN IS TO REVISE EASEMENTS.



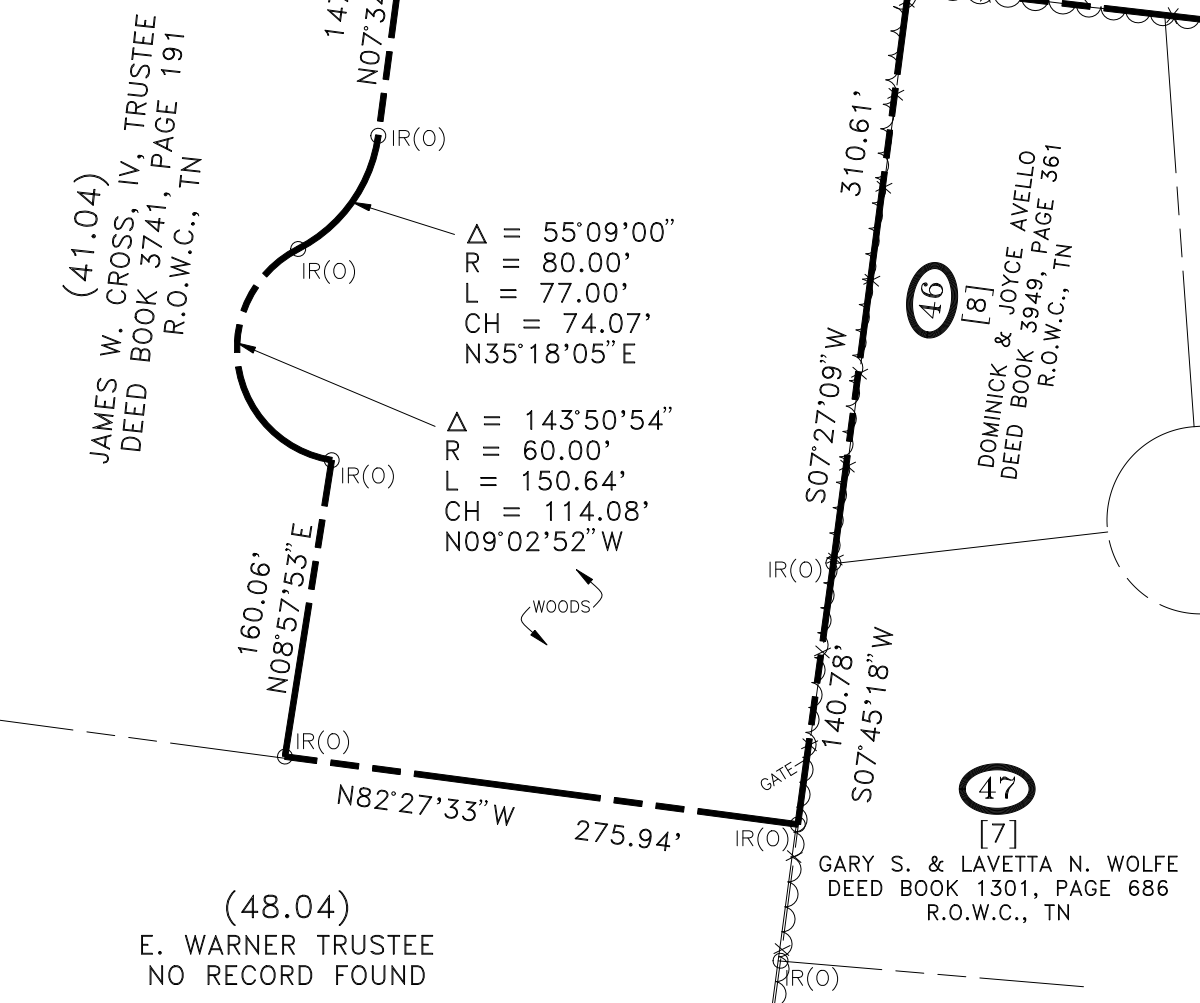
CERTIFICATE OF SURVEY

I (We) hereby certify that the plan shown and described hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 1st day of August, 2012



NOTES

- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE 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 ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47187C0212F, DATED: 09-29-06, IT HAS BEEN DETERMINED THAT THESE LOTS DO NOT LIE WITHIN A FLOOD HAZARD AREA.
- PARCEL NUMBERS SHOWN AS THUS (40.01) REFERS TO WILLIAMSON COUNTY TAX MAP 79.
- PARCEL NUMBERS SHOWN AS THUS [8] REFERS TO WILLIAMSON COUNTY TAX MAP 79E, GROUP "B".
- THIS PROPERTY IS CURRENTLY ZONED "GO" (GENERAL OFFICE DISTRICT), AS PER FRANKLIN ZONING MAP.
- MINIMUM BUILDING SETBACKS SHOWN ON THIS SURVEY ARE BASED UPON FRANKLIN ZONING REGULATIONS AND CONFIRMED BY FRANKLIN PLANNING COMMISSION: FRONT - 50'; SIDE - 25'; REAR - 40'.
- LOT NUMBERS SHOWN AS THUS (46) REFERS TO BRECKINRIDGE SOUTH BEND, AS OF RECORD IN PLAT BOOK 9, PAGE 119, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- IMPROVEMENTS MADE WITHIN THE TVA EASEMENT SHALL REQUIRE WRITTEN PERMISSION FROM THE TVA.
- FOR LOT 2 A CROSS ACCESS EASEMENT WILL BE REQUIRED TO ALL ADJACENT NONRESIDENTIAL PARCELS WITH A SITE PLAN.
- THIS PROPERTY HAS A CHARACTER AREA OF (MECO-4) AND DEVELOPMENT STANDARD (CONVENTIONAL).
- THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- IF THIS LOT IS SUBDIVIDED IN THE FUTURE, WATER QUALITY MUST BE ADDRESSED FOR THE ENTIRE LOT.
- THIS PROPERTY IS SUBJECT TO AN EASEMENT AGREEMENT, AS OF RECORD IN DEED BOOK 6167, PAGE 65, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- LOT 2 IS SUBJECT TO A R.O.W. EASEMENT FOR MTEMC, AS OF RECORD IN DEED BOOK 6400, PAGE 383, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



DEED REFERENCE

Deed Reference of this property is Deed Book 6167, Page 74; Deed Book 6207, Page 645; Deed Book 6207, Page 647; Deed Book 6207, Page 649; Deed Book 6207, Page 651; and Deed Book 6207, Page 653, at the Register's Office for Williamson County, Tennessee. Owner of record being: E. Ray Morris

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 Department of Emergency Communications _____ Date _____

City of Franklin _____ 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 _____, 20____, and this plat has been approved for recording in the Register's Office for Williamson County.

Secretary: Franklin Municipal Planning Commission _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that: (1) the streets, drainage, and sidewalks designated in Revision One The Carothers Development Property 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, Street Department _____ Date _____
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Revision One The Carothers Development Property have been installed in accordance with City Specifications, or (2) a performance agreement and surety in the amount of \$_____ for sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin, Tennessee _____ Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Revision One The Carothers Development Property have been installed in accordance with City Specifications, or (2) a performance agreement and surety in the amount of \$_____ for water system has been posted with the City of Franklin, Tennessee to assure completion of such systems.

Milcrofton _____ Date _____

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in Book **, Page ** and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicated all public ways and easements as noted. No lots as shown hereon shall again be subdivided, resubdivided, altered or changed as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lots be made to produce less area than is prescribed by the restrictive covenants of record in Book _____, Page _____, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:

E. Ray Morris _____ Date _____
** Book 6167, Page 74
Book 6207, Page 645
Book 6207, Page 647
Book 6207, Page 649
Book 6207, Page 651
Book 6207, Page 653

CITY PROJECT#: _____

FINAL SUBDIVISION OF REVISION TWO THE CAROTHERS DEVELOPMENT PROPERTY

FRANKLIN, WILLIAMSON COUNTY, TN

TOTAL ACRES: 16.60 ±

TOTAL LOTS: 2

ACRES NEW STREETS: 0

FEET NEW STREETS: 0

CIVIL DISTRICT: 9th

CLOSURE ERROR: 1:10,000

SCALE: 1" = 100' DATE: March 31, 2015