

**GENERAL NOTES:**

- THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR WATER'S EDGE PUD SUBDIVISION, SECTION 5 WHICH CONTAINS 57 RESIDENTIAL LOTS WITH NEW RIGHT OF WAY DEDICATION.
- EXISTING ZONING SD-R 2.02 (SPECIFIC DEVELOPMENT - RESIDENTIAL)  
MECO-6 CHARACTER OVERLAY  
CONVENTIONAL DEVELOPMENT STANDARD
- MINIMUM REQUIRED SETBACK LINES:  
(SEE LOT STANDARDS CHART)
- SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 49.00 ON WILLIAMSON COUNTY TAX MAP NO. 89.
- STREET ADDRESS ARE SHOWN THUS [XXX]
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- OWNER/SUBDIVIDER: REAL ESTATE SOLUTIONS GROUP, LLC  
ADDRESS: 100 SADDLE SPRINGS BOULEVARD  
THOMPSON STATION, TN 37179  
CONTACT: ANDRE JAECKLE  
TELEPHONE: (973) 641-1953  
EMAIL: \_\_\_\_\_  
SURVEYOR: JAMES TERRY & ASSOCIATES  
2601 ELM HILL PIKE - SUITE "R"  
NASHVILLE, TENNESSEE 37214  
CONTACT: GREG TERRY  
TELEPHONE: (615) 490-6920  
EMAIL: GREGJT@COMCAST.NET

26. 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.

27. THE APPLICANT HAS PROVIDED A DOCUMENT TO THE CITY THAT STATES THAT WATER SERVICE WILL BE AVAILABLE UPON COMPLETION OF A FUTURE WATER LINE EXTENSION. THE APPLICANT SHALL PROVIDE HOMES WITH RESIDENTIAL FIRE SPRINKLER SYSTEMS UNTIL THE REQUIRED 1,500 GPM/20 PSI IS AVAILABLE.

28. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

29. ALL MILCROFTON UTILITY DISTRICT(MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE, OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT, NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS, AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.

OPEN SPACE LOTS		
LOT	SQUARE FEET	ACRES
501	1402554	32.20
502	42643	0.98
503	8979	0.21
507	7412	0.17

CITY OF FRANKLIN STREET DEDICATION DETAIL		
ROAD	LENGTH (L.F.) / (MI)	AREA (S.F.)
FLOWING CREEK DRIVE	914.2' / 0.17	45,707
FLATWATER STREET	328.9' / 0.06	16,445
LAUGHING BROOK LANE	330.8' / 0.06	16,542

STREET CLASSIFICATION		
ROAD	CLASSIFICATION	ROW WIDTH
FLOWING CREEK DRIVE	LOCAL	50'
FLATWATER STREET	LOCAL	50'
LAUGHING BROOK LANE	LOCAL	50'

TENNESSEE STATE PLANE COORDINATE SYSTEM,



ZONE 5301, FIPZONE 4100, NAD 83 DATUM



VICINITY MAP  
N.T.S.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C13	29.67	20.00	84°59'57"	S14°55'29"E	27.02
C14	31.42	20.00	90°00'00"	S57°46'47"W	28.28
C15	11.43	24.00	27°16'47"	N63°34'50"W	11.32
C16	22.66	15.00	86°33'46"	S15°01'57"E	20.57
C17	26.26	15.00	100°18'12"	S81°56'07"E	23.03
C18	23.56	15.00	90°00'00"	S57°46'47"W	21.21
C19	11.43	24.00	27°17'52"	N00°51'04"W	11.33
C20	42.41	27.00	90°00'00"	N57°46'47"E	38.18
C21	14.35	24.00	34°16'01"	S60°05'12"E	14.14
C22	7.22	24.00	17°13'43"	N85°50'04"W	7.19
C23	25.52	45.00	32°29'21"	N86°32'07"E	25.18
C24	23.17	15.00	88°29'40"	N77°34'38"W	20.93
C25	215.68	775.00	15°56'44"	S16°11'37"W	214.99
C26	22.63	15.00	86°26'24"	N06°03'20"W	20.54
C27	315.19	400.00	45°08'50"	S65°26'30"W	307.10
C28	13.28	230.00	3°18'27"	S67°17'24"W	13.28
C29	281.98	325.00	49°42'43"	S25°50'57"E	273.22
C30	11.43	24.00	27°16'47"	S26°25'10"W	11.32
C31	42.41	27.00	90°00'00"	S32°13'13"E	38.18
C32	16.44	29.00	32°29'21"	N86°32'07"E	16.22
C33	21.60	15.00	82°31'15"	N60°58'11"W	19.78
C34	44.03	28.00	90°05'40"	S57°43'57"W	39.63
C35	7.85	5.00	90°00'00"	N32°13'13"W	7.07
C36	7.85	5.00	90°00'00"	S57°46'47"W	7.07
C37	15.45	6.00	147°30'39"	N03°27'53"W	11.52
C38	14.74	26.00	32°29'21"	N86°32'07"E	14.55
C39	43.94	28.00	89°54'20"	S32°16'03"E	39.57
C40	23.56	15.00	90°00'00"	S32°13'13"E	21.21
C41	31.41	100.00	17°59'55"	S86°13'10"E	31.28
C43	26.79	15.00	102°19'00"	N33°37'22"E	23.37
C44	23.56	15.00	89°59'57"	N02°14'53"E	21.21
C46	23.56	15.00	90°00'00"	N87°45'06"W	21.21
C47	23.56	15.00	90°00'00"	N87°45'06"W	21.21
C48	23.56	15.00	90°00'00"	N25°17'27"E	21.21
C51	24.15	15.00	92°15'51"	S63°34'38"E	21.63
C52	24.12	50.00	27°38'13"	S26°35'54"W	23.88
C53	33.76	70.00	27°38'13"	S26°35'54"W	33.44
C54	11.43	24.00	27°16'47"	N33°36'31"E	11.32
C55	11.43	24.00	27°16'47"	S60°53'17"W	11.32
C56	11.43	24.00	27°16'48"	N26°25'10"E	11.32
C57	11.43	24.00	27°16'48"	S00°51'36"E	11.32

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby certify that: (1) water systems designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: \_\_\_\_\_  
Milcrofton Water Utility District

**LOT TABLE**

LOT	SQUARE FEET	ACRES
302	5200	0.12
303	3304	0.08
304	4119	0.09
305	4254	0.10
306	3304	0.08
307	4115	0.09
308	4055	0.09
309	3304	0.08
310	5134	0.12
311	5026	0.12
312	3304	0.08
313	3304	0.08
314	3894	0.09
315	3894	0.09
316	3304	0.08
317	3304	0.08
318	4943	0.11
319	5591	0.13
320	3538	0.08
321	3482	0.08
322	4536	0.10
323	3895	0.09
324	3304	0.08
325	3304	0.08
326	4436	0.10
327	4436	0.10
328	3304	0.08
329	3311	0.08
330	4930	0.11
331	5137	0.12
332	3709	0.09
333	3784	0.09
334	3784	0.14
335	6077	0.14
336	3907	0.09
337	4077	0.09
338	9324	0.21
339	9341	0.21
340	9341	0.21
341	3367	0.08
342	3895	0.09
343	3894	0.09
344	3304	0.08
345	4884	0.11
346	4436	0.10
347	3304	0.08
348	3896	0.09
349	3924	0.09
350	3382	0.08
351	4580	0.11
352	7268	0.17
353	3136	0.07
354	3696	0.08
355	3696	0.08
356	3136	0.07
357	3137	0.07
358	7661	0.18

**LEGEND**

- Existing Iron Rod I.R.(O)
- Iron Rod (Set) I.R.(N)
- Concrete Monument (Set) C.M.(N)
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊙ Water Valve
- ⊙ Fire Hydrant
- ⊙ Utility Pole
- Proposed Catch Basin
- W- Water Line
- SA- Sanitary Sewer Line
- SF- Storm Sewer Line

**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 Management Agency \_\_\_\_\_ Date \_\_\_\_\_  
City of Franklin \_\_\_\_\_ 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 5730, Page 687, R.O.W.C., Tennessee, and adopt the plan of subdivision of 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.

Date: \_\_\_\_\_ Owner(s): \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I(We) hereby certify that the above plat, as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated on the subdivision plat correctly represents a survey made under the supervision of the 26th day of March, 2018.

Date: \_\_\_\_\_ JAMES G. TERRY, RLS TN 2287

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**

I hereby certify that: (1) the streets and drainage designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**

I hereby certify that: (1) sewer systems designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: \_\_\_\_\_ Director of Water Management Dept.  
City of Franklin, Tennessee.

**CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS**

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Date: \_\_\_\_\_ Williamson County Management Agency  
Date: \_\_\_\_\_ City of Franklin

**CERTIFICATE OF APPROVAL FOR RECORDING**

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: \_\_\_\_\_ Secretary, Planning Commission

**COF PROJECT #6692**

**FINAL PLAT  
WATER'S EDGE  
SECTION 5**

SOUTH CAROTHERS ROAD  
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN  
WILLIAMSON COUNTY, TENNESSEE



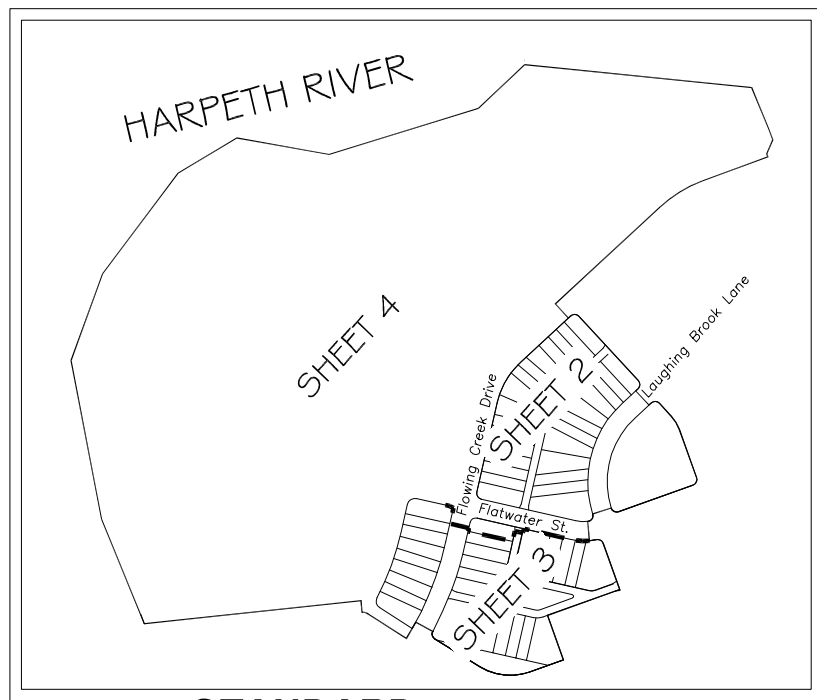
SCALE: 1"=50'  
RECORD

RECORDED \_\_\_\_\_, 2018  
IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

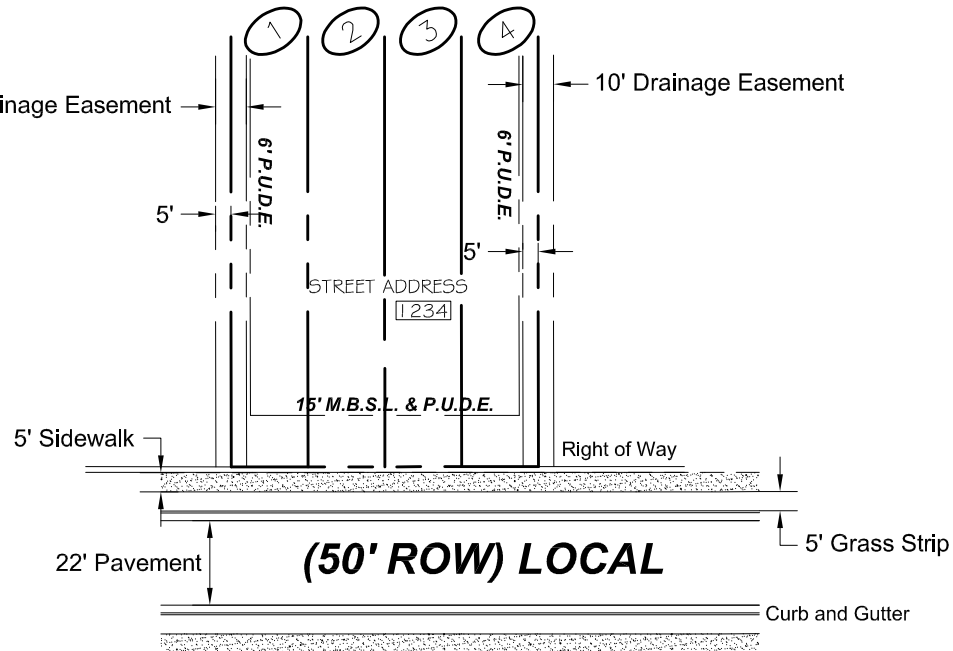
**JAMES TERRY & ASSOCIATES**

DATE: 3-20-2018  
REV. 5-1-2018  
JOB NO. 2018-119  
2601 ELM HILL PIKE - SUITE R  
NASHVILLE, TENNESSEE 37214  
PHONE: (615) 490-6920  
SHEET 1 OF 4

Performed for:



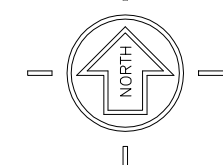
**STANDARD LOT DETAIL (TYPICAL RESIDENTIAL)**



TOTAL AREA TO BE SUBDIVIDED: 41.82 ACRES



TENNESSEE STATE PLANE COORDINATE SYSTEM,



ZONE 5301, FIPZONE 4100, NAD 83 DATUM

\* GENERAL NOTES LOCATED ON SHEET 1 OF 3

OPEN SPACE LOTS		
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502	42643	0.98
503	8979	0.21
507	7412	0.17

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
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C32	16.44	29.00	32°29'21"	N86°32'07"E	16.22
C33	21.60	15.00	82°31'15"	N60°58'11"W	19.78
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C35	7.85	5.00	90°00'00"	N32°13'13"W	7.07
C36	7.85	5.00	90°00'00"	S57°46'47"W	7.07
C37	15.45	6.00	147°30'39"	N03°27'53"W	11.52
C38	14.74	26.00	32°29'21"	N86°32'07"E	14.55
C39	43.94	28.00	89°54'20"	S32°16'03"E	39.57
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C47	23.56	15.00	90°00'00"	N87°45'06"W	21.21
C48	23.56	15.00	90°00'00"	N25°17'27"E	21.21
C51	24.15	15.00	92°15'51"	S63°34'38"E	21.63
C52	24.12	50.00	27°38'13"	S26°35'54"W	23.88
C53	33.76	70.00	27°38'13"	S26°35'54"W	33.44
C54	11.43	24.00	27°16'47"	N33°36'31"E	11.32
C55	11.43	24.00	27°16'47"	S60°53'17"W	11.32
C56	11.43	24.00	27°16'48"	N26°25'10"E	11.32
C57	11.43	24.00	27°16'48"	S00°51'36"E	11.32

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 Management Agency \_\_\_\_\_ Date \_\_\_\_\_

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

CERTIFICATE OF OWNERSHIP

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Date: \_\_\_\_\_ Owner(s): \_\_\_\_\_

CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision as shown 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 the supervision of the 26th day of March, 2018.

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

*(Seal of James G. Terry, RLS TN 2287)*

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) sewer systems designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: \_\_\_\_\_ Director of Water Management Dept.  
City of Franklin, Tennessee.

CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Date: \_\_\_\_\_ Williamson County Management Agency

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

CERTIFICATE OF APPROVAL FOR RECORDING

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Date: \_\_\_\_\_ Secretary, Planning Commission

COF PROJECT #6692

FINAL PLAT

**WATER'S EDGE SECTION 5**

SOUTH CAROTHERS ROAD  
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN  
WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=50'

RECORD

RECORDED \_\_\_\_\_, 2018

IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

**JAMES TERRY & ASSOCIATES**

DATE: 3-20-2018  
REV. 5-1-2018  
JOB NO. 2018-119

2601 ELM HILL PIKE - SUITE R  
NASHVILLE, TENNESSEE 37214  
PHONE: (615) 490-6920

SHEET 2 OF 4

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

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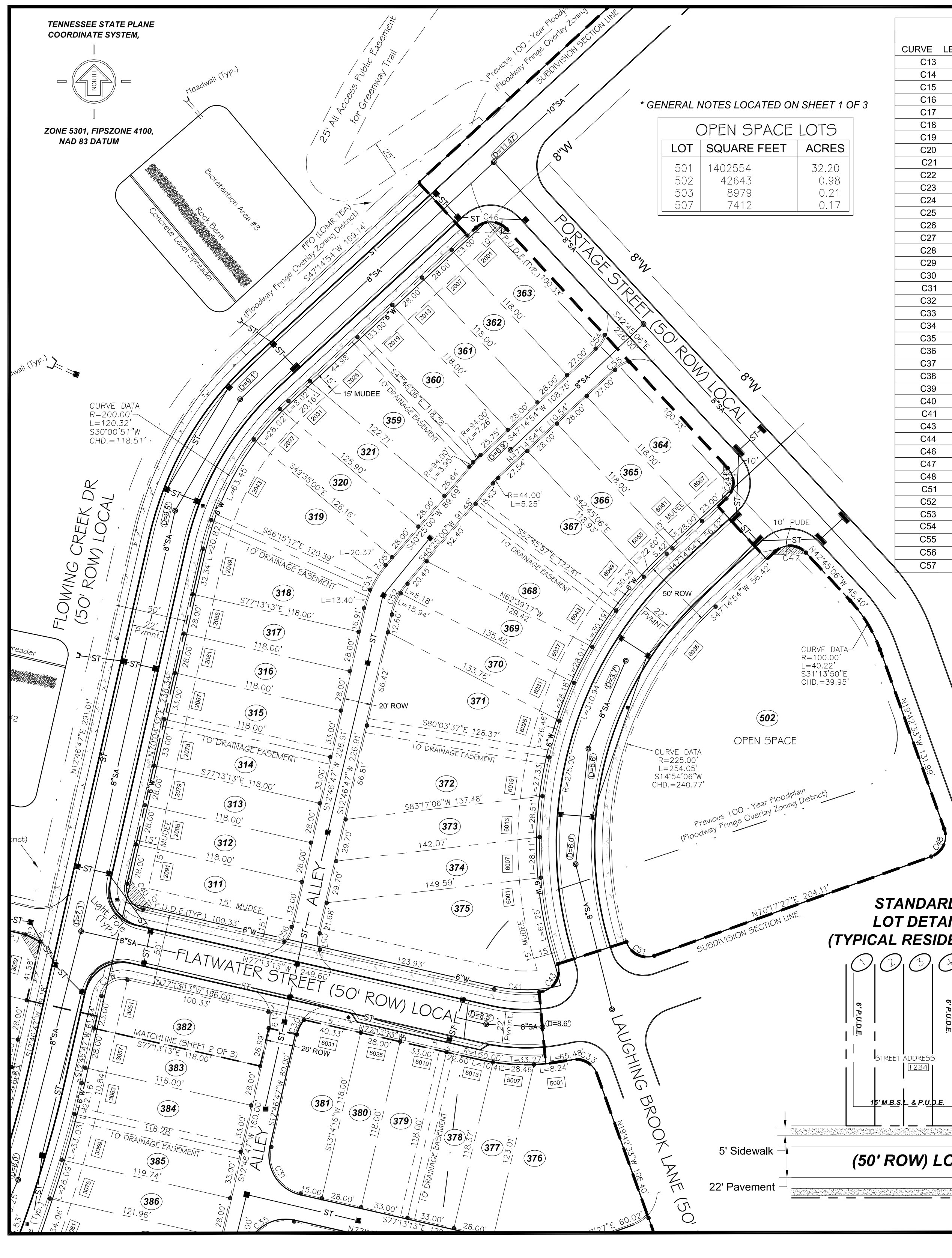
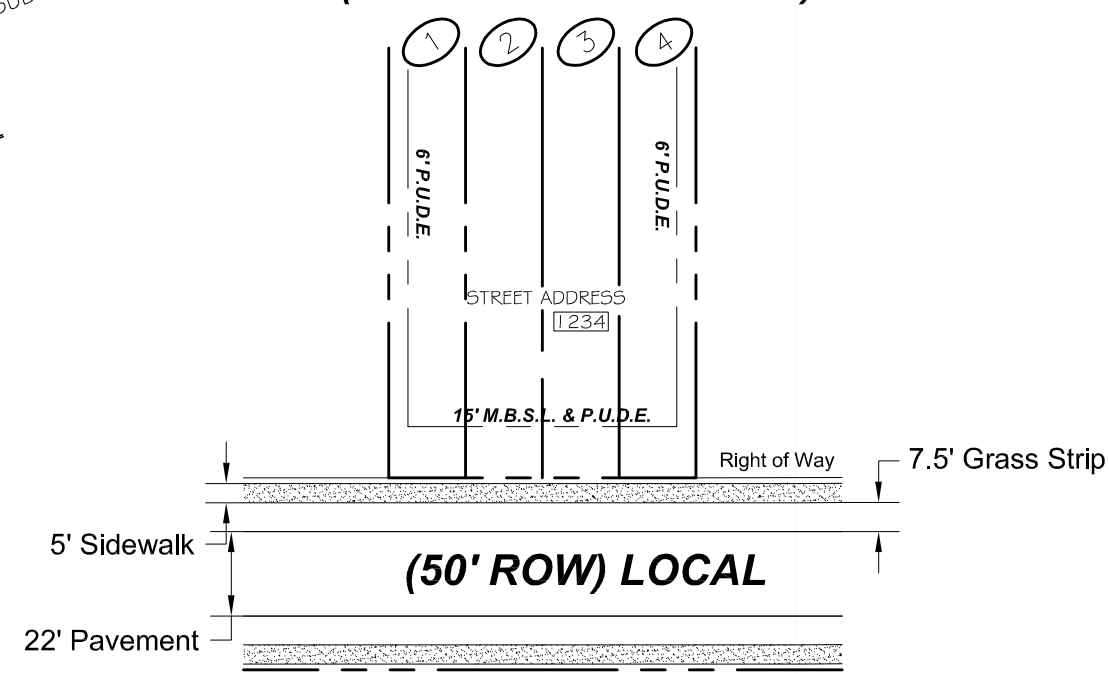
Date: \_\_\_\_\_

Microntron Water Utility District

LEGEND

- Existing Iron Rod I.R.(O)
- Iron Rod (Set) I.R.(N)
- Concrete Monument (Set) C.M.(N)
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊙ Water Valve
- ⊙ Fire Hydrant
- ⊙ Utility Pole
- Proposed Catch Basin
- W- Water Line
- SA- Sanitary Sewer Line
- ST- Storm Sewer Line

STANDARD LOT DETAIL (TYPICAL RESIDENTIAL)



Performed for:

**ISLAND SOLUTIONS**

2926 Berry Hill Drive, Nashville, TN 37204



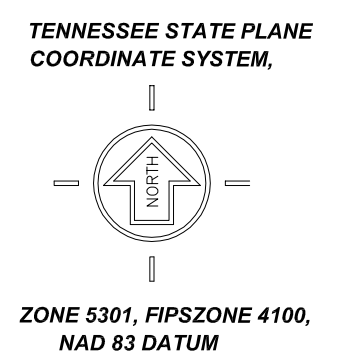
\* GENERAL NOTES LOCATED ON SHEET 1 OF 3



CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
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C14	31.42	20.00	90°00'00"	S57°46'47"W	28.28
C15	11.43	24.00	27°16'47"	N63°34'50"W	11.32
C16	22.66	15.00	86°33'46"	S15°01'57"E	20.57
C17	26.26	15.00	100°18'12"	S81°56'07"E	23.03
C18	23.56	15.00	90°00'00"	S57°46'47"W	21.21
C19	11.43	24.00	27°17'52"	N00°51'04"W	11.33
C20	42.41	27.00	90°00'00"	N57°46'47"E	38.18
C21	14.35	24.00	34°16'01"	S60°05'12"E	14.14
C22	7.22	24.00	17°13'43"	N85°50'04"W	7.19
C23	25.52	45.00	32°29'21"	N86°32'07"E	25.18
C24	23.17	15.00	88°29'40"	N77°34'38"W	20.93
C25	215.68	775.00	15°56'44"	S16°11'37"W	214.99
C26	22.63	15.00	86°26'24"	N06°03'20"W	20.54
C27	315.19	400.00	45°08'50"	S65°26'30"W	307.10
C28	13.28	230.00	3°18'27"	S67°17'24"W	13.28
C29	281.98	325.00	49°42'43"	S25°50'57"E	273.22
C30	11.43	24.00	27°16'47"	S26°25'10"W	11.32
C31	42.41	27.00	90°00'00"	S32°13'13"E	38.18
C32	16.44	29.00	32°29'21"	N86°32'07"E	16.22
C33	21.60	15.00	82°31'15"	N60°58'11"W	19.78
C34	44.03	28.00	90°05'40"	S57°43'57"W	39.63
C35	7.85	5.00	90°00'00"	N32°13'13"W	7.07
C36	7.85	5.00	90°00'00"	S57°46'47"W	7.07
C37	15.45	6.00	147°30'39"	N03°27'53"W	11.52
C38	14.74	26.00	32°29'21"	N86°32'07"E	14.55
C39	43.94	28.00	89°54'20"	S32°16'03"E	39.57
C40	23.56	15.00	90°00'00"	S32°13'13"E	21.21
C41	31.41	100.00	17°59'55"	S86°13'10"E	31.28
C43	26.79	15.00	102°19'00"	N33°37'22"E	23.37
C44	23.56	15.00	89°59'57"	N02°14'53"E	21.21
C46	23.56	15.00	90°00'00"	N87°45'06"W	21.21
C47	23.56	15.00	90°00'00"	N87°45'06"W	21.21
C48	23.56	15.00	90°00'00"	N25°17'27"E	21.21
C51	24.15	15.00	92°15'51"	S63°34'38"E	21.63
C52	24.12	50.00	27°38'13"	S26°35'54"W	23.88
C53	33.76	70.00	27°38'13"	S26°35'54"W	33.44
C54	11.43	24.00	27°16'47"	N33°36'31"E	11.32
C55	11.43	24.00	27°16'47"	S60°53'17"W	11.32
C56	11.43	24.00	27°16'48"	N26°25'10"E	11.32
C57	11.43	24.00	27°16'48"	S00°51'36"E	11.32

LOT	SQUARE FEET	ACRES
501	1402554	32.20
502	42643	0.98
503	8979	0.21
507	7412	0.17

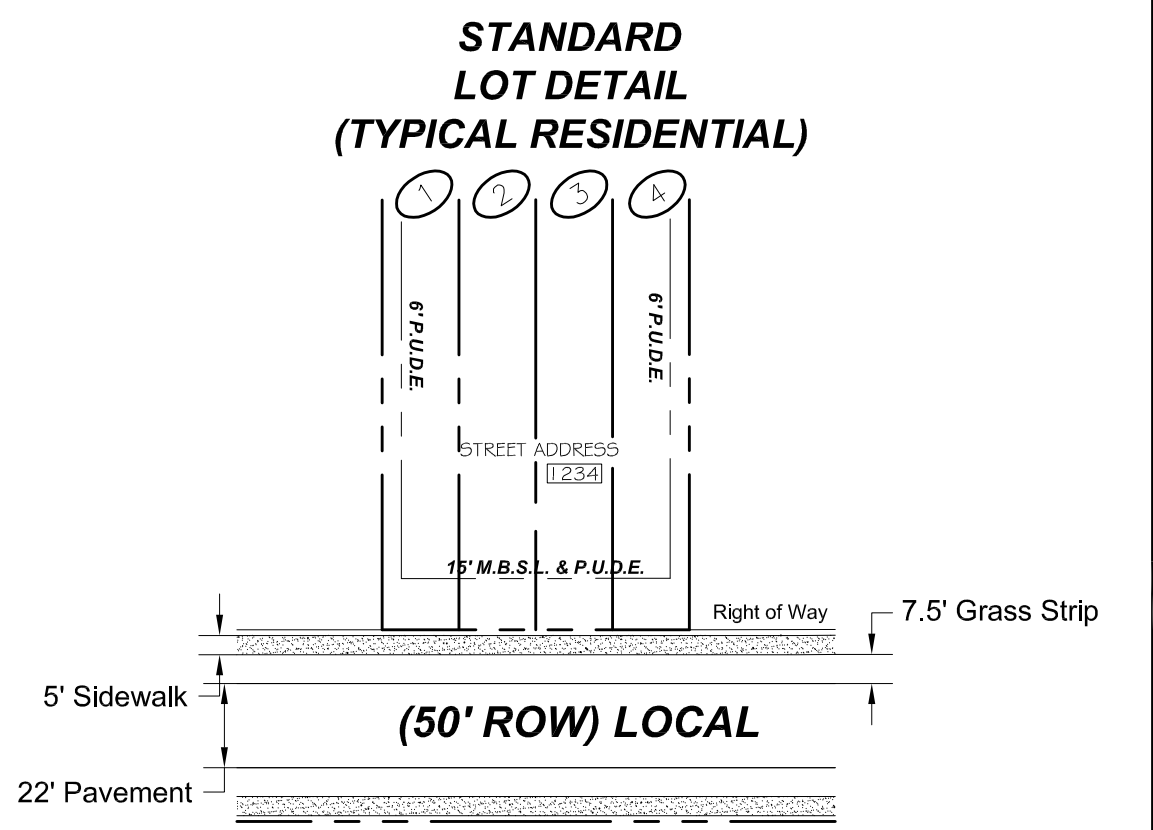
- LEGEND**
- Existing Iron Rod I.R.(O)
  - Iron Rod (Set) I.R.(N)
  - Concrete Monument (Set) C.M.(N)
  - ⊙ Sanitary Manhole
  - ⊙ Storm Manhole
  - ⊙ Water Valve
  - ⊙ Fire Hydrant
  - ⊙ Utility Pole
  - Proposed Catch Basin
  - W- Water Line
  - SA- Sanitary Sewer Line
  - ST- Storm Sewer Line



**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby certify that: (1) water systems designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: \_\_\_\_\_  
 Milcrofton Water Utility District



Performed for:  
**LAND SOLUTIONS**  
 2925 Berry Hill Drive, Nashville, TN 37204

**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 Management Agency \_\_\_\_\_ Date \_\_\_\_\_  
 City of Franklin \_\_\_\_\_ 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 5730, Page 687, R.O.W.C., Tennessee, and adopt the plan of subdivision of 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.

Date: \_\_\_\_\_ Owner(s): \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I (We) hereby certify that the area shown hereon is correct and that all of the monuments shown hereon have been placed as indicated on this subdivision plat correctly represents a survey made under the supervision of the 26th day of March, 2018.

Date: \_\_\_\_\_  
 JAMES G. TERRY, RLS TN 2287

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**

I hereby certify that: (1) the streets and drainage designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**

I hereby certify that: (1) sewer systems designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: \_\_\_\_\_  
 Director of Water Management Dept.  
 City of Franklin, Tennessee.

**CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS**

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Date: \_\_\_\_\_ Williamson County Management Agency  
 Date: \_\_\_\_\_ City of Franklin

**CERTIFICATE OF APPROVAL FOR RECORDING**

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: \_\_\_\_\_ Secretary, Planning Commission

**COF PROJECT #6692**

**FINAL PLAT**

**WATER'S EDGE SECTION 5**

SOUTH CAROTHERS ROAD  
 FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN  
 WILLIAMSON COUNTY, TENNESSEE

0' 25' 50' 100' 150'

**SCALE: 1"=50'**

**RECORD**

RECORDED \_\_\_\_\_, 2018  
 IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE

**JAMES TERRY & ASSOCIATES**  
 2601 ELM HILL PIKE - SUITE R  
 NASHVILLE, TENNESSEE 37214  
 PHONE: (615) 490-6920

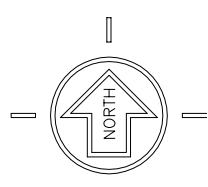
DATE: 3-20-2018  
 REV. 5-1-2018  
 JOB NO. 2018-119

SHEET 3 OF 4

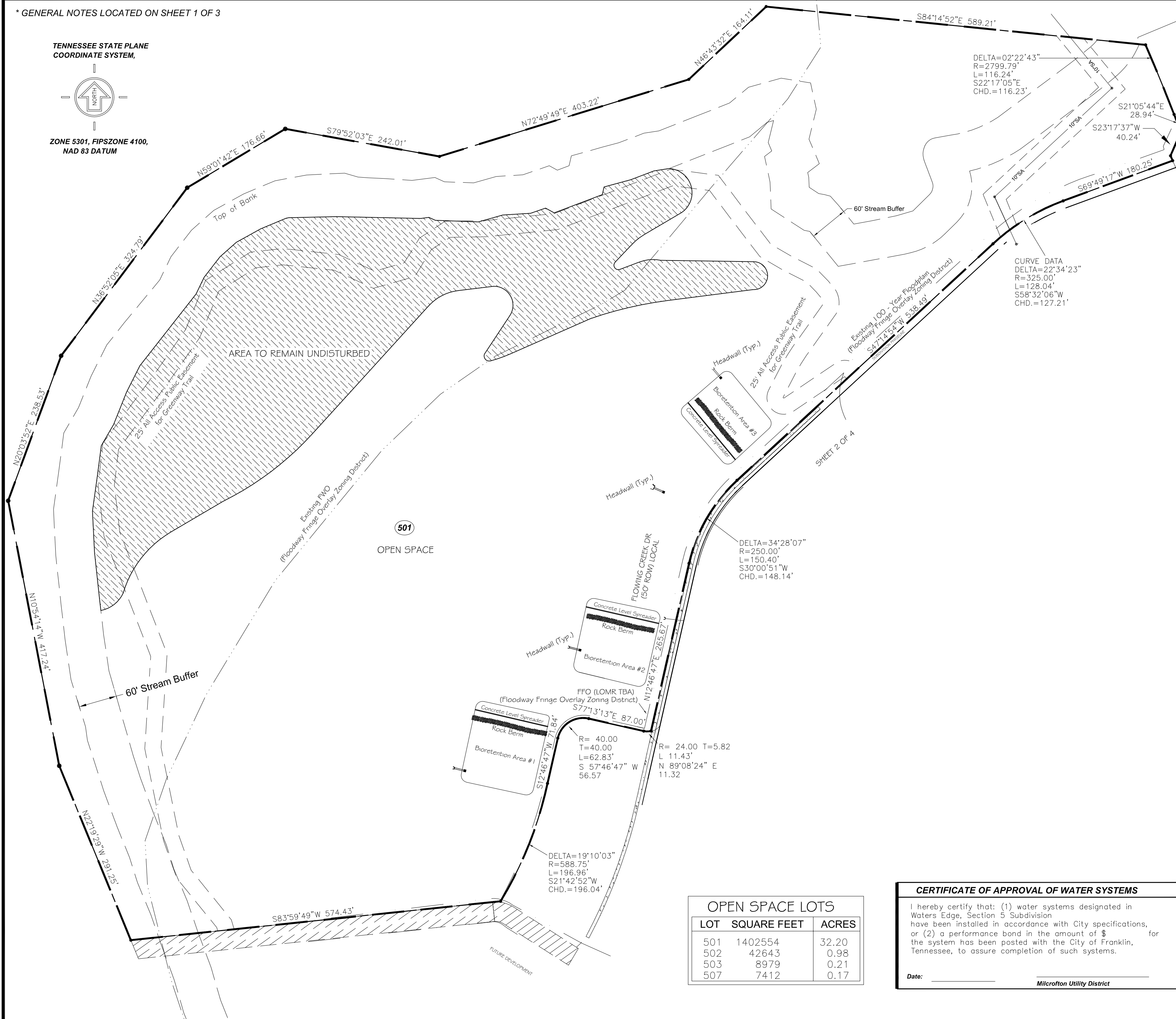


\* GENERAL NOTES LOCATED ON SHEET 1 OF 3

TENNESSEE STATE PLANE  
COORDINATE SYSTEM,



ZONE 5301, FIPZONE 4100,  
NAD 83 DATUM



OPEN SPACE LOTS

LOT	SQUARE FEET	ACRES
501	1402554	32.20
502	42643	0.98
503	8979	0.21
507	7412	0.17

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby certify that: (1) water systems designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date: \_\_\_\_\_  
Microflon Utility District

**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 Management Agency \_\_\_\_\_ Date \_\_\_\_\_  
City of Franklin \_\_\_\_\_ 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 5730, Page 687, R.O.W.C., Tennessee, and adopt the plan of subdivision of 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.

Date: \_\_\_\_\_ Owner(s): \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated on the subdivision plat correctly represents a survey made under the supervision of the 26th day of March, 2018.

Date: \_\_\_\_\_  
JAMES G. TERRY, RLS TN 2287

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I hereby certify that: (1) the streets and drainage designated in Waters Edge, Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**

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Date: \_\_\_\_\_  
Director of Water Management Dept.  
City of Franklin, Tennessee.

**CERTIFICATE OF THE APPROVAL OR SURETY FOR COMPLETION OF ROADS**

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Date: \_\_\_\_\_  
Williamson County Management Agency

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

**CERTIFICATE OF APPROVAL FOR RECORDING**

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: \_\_\_\_\_  
Secretary, Planning Commission

**COF PROJECT #6692**

**FINAL PLAT**

**WATER'S EDGE SECTION 5**

**SOUTH CAROTHERS ROAD**  
FOURTEENTH (14TH) CIVIL DISTRICT, CITY OF FRANKLIN  
WILLIAMSON COUNTY, TENNESSEE

0' 50' 100' 200' 300'

**SCALE: 1"=100'**

**RECORD**

RECORDED \_\_\_\_\_, 2018  
IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
OF THE REGISTER'S OFFICE FOR FRANKLIN COUNTY, TENNESSEE



**JAMES TERRY & ASSOCIATES**

DATE: 3-20-2018  
REV. 5-1-2018  
JOB NO. 2018-119

2601 ELM HILL PIKE - SUITE R  
NASHVILLE, TENNESSEE 37214  
PHONE: (615) 490-6920

SHEET 4 OF 4