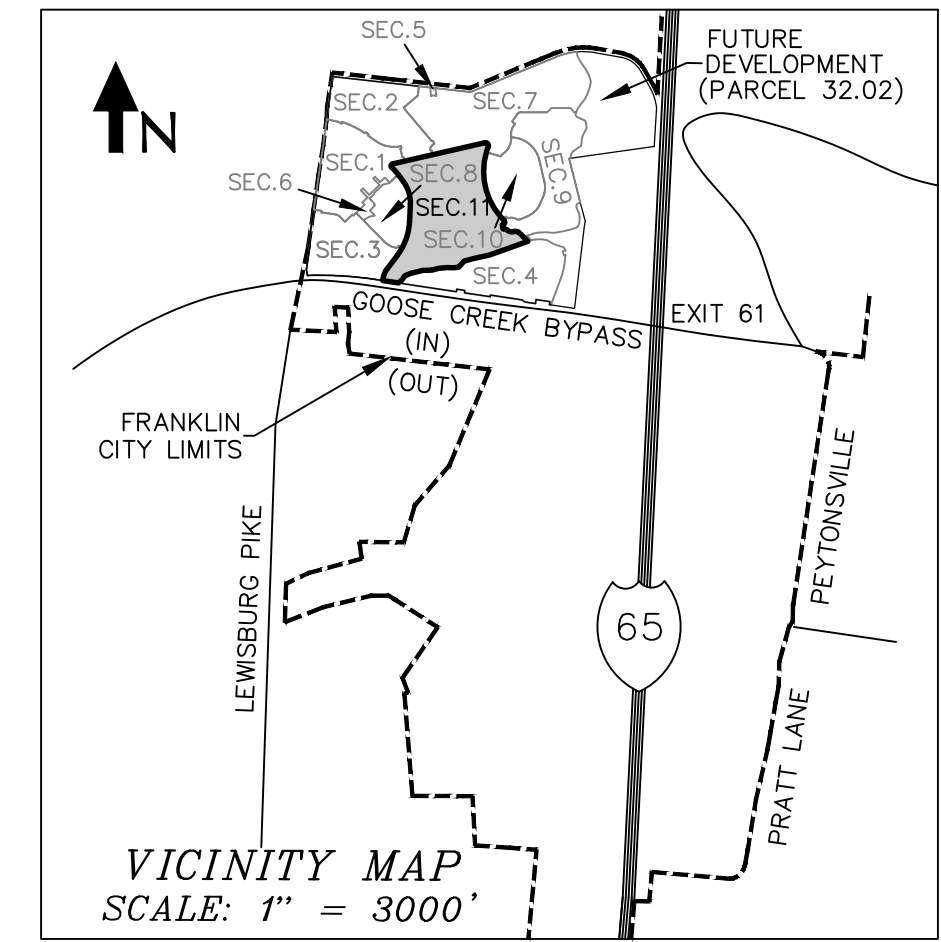
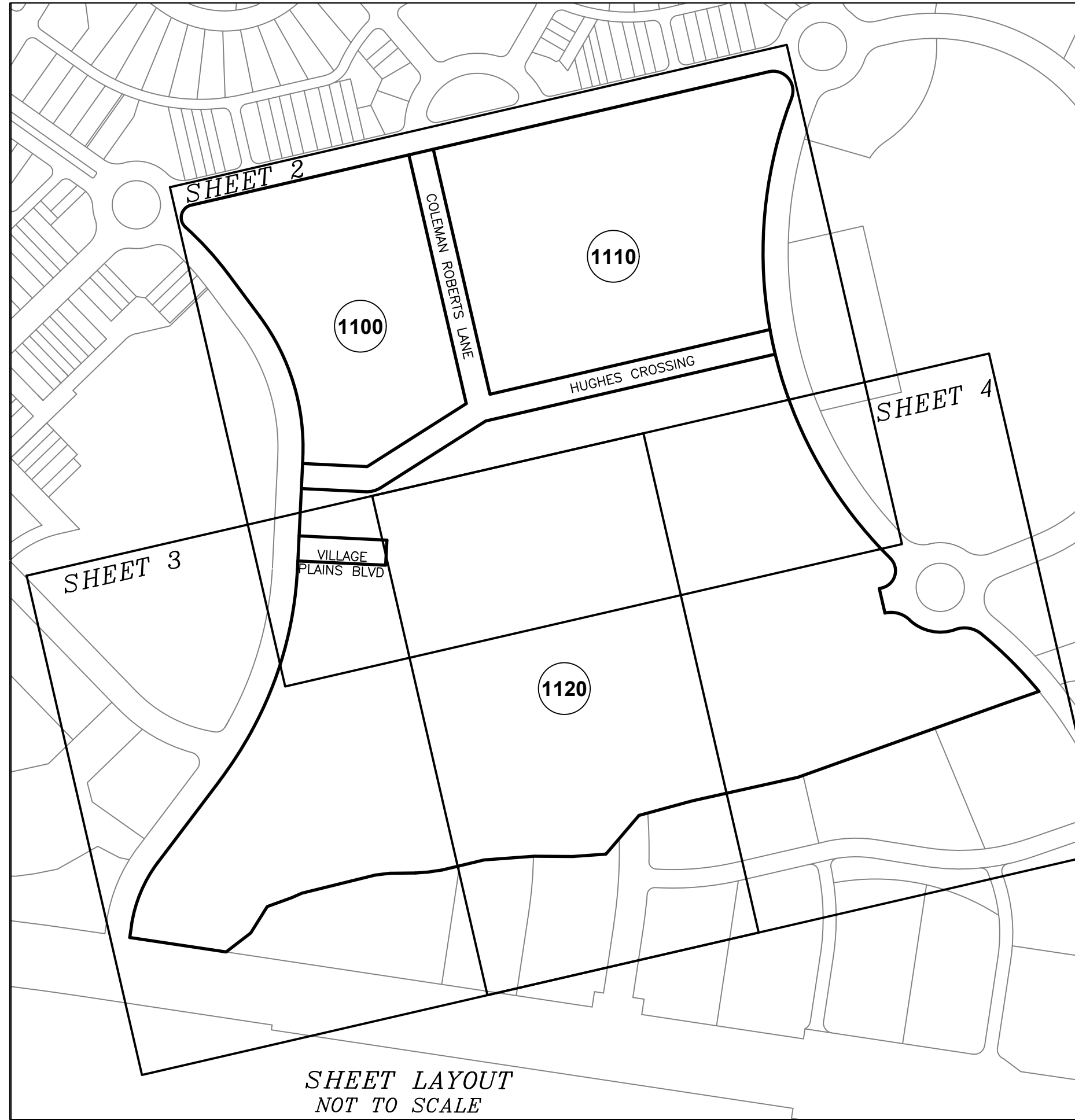


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**NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS AND DEDICATE RIGHT-OF-WAY.
- 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  
COP 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 (pawcett@boyle.com)
- SURVEYOR: S&ME, 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.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- 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 PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
- MINIMUM REQUIRED SETBACK LINES:  
FRONT YARD: \* ARTERIAL: \*  
SIDE YARD: \*  
REAR YARD: \*  
\* 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.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.
- 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.
- 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 MAY 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 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.



**LEGEND**

PARCEL NO.	( )	PROPOSED FIRE HYDRANT	⊗ FH
LOT NUMBER	(00)	PROPOSED WATER VALVE	⊗
STREET ADDRESS	(000)	PROPOSED STORM STRUCTURE	⊗
IRON ROD (SET)	⊙	PROPOSED MANHOLE	⊙
CONC MON (SET)	⊠	PROPOSED TRANSFORMER	⊠
PROPERTY LINE	—	PROPOSED SECTOR PAD	⊠
CORPORATE LIMIT LINE	—	PROPOSED ELECTRIC MANHOLE	⊠
WATER VALVE	⊗	PROPOSED ELECTRIC PULL BOX	⊠
GUY WIRE	—	PROPOSED SANITARY SEWER LINE	— 8"SA —
LIGHT POLE	⊙	PROPOSED STORM SEWER LINE	— 15"RCP —
ELECTRIC POLE	⊙	PROPOSED WATER LINE	— 8"W —
SIGN	⊗	PROPOSED RECLAIMED WATER LINE	— 4"RCW —
FENCE	— X —	PROPOSED UNDERGROUND ELECTRIC LINE	— UGE —
GAS LINE	— G —	PROPOSED OVERHEAD ELECTRIC LINE	— OH —
UNDERGROUND TELEPHONE LINE	— UGT —		
PROPOSED STREET LIGHT	⊗		
PROPOSED CONCRETE	⊠		

SHEET LAYOUT  
NOT TO SCALE

**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" 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.

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
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  
Franklin Municipal Planning Commission

\_\_\_\_\_  
Date

**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," 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  
City of Franklin, Tennessee

\_\_\_\_\_  
Date

**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 4th day of April, 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  
Owner

\_\_\_\_\_  
Date

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  
C.O.F. NO. 6937

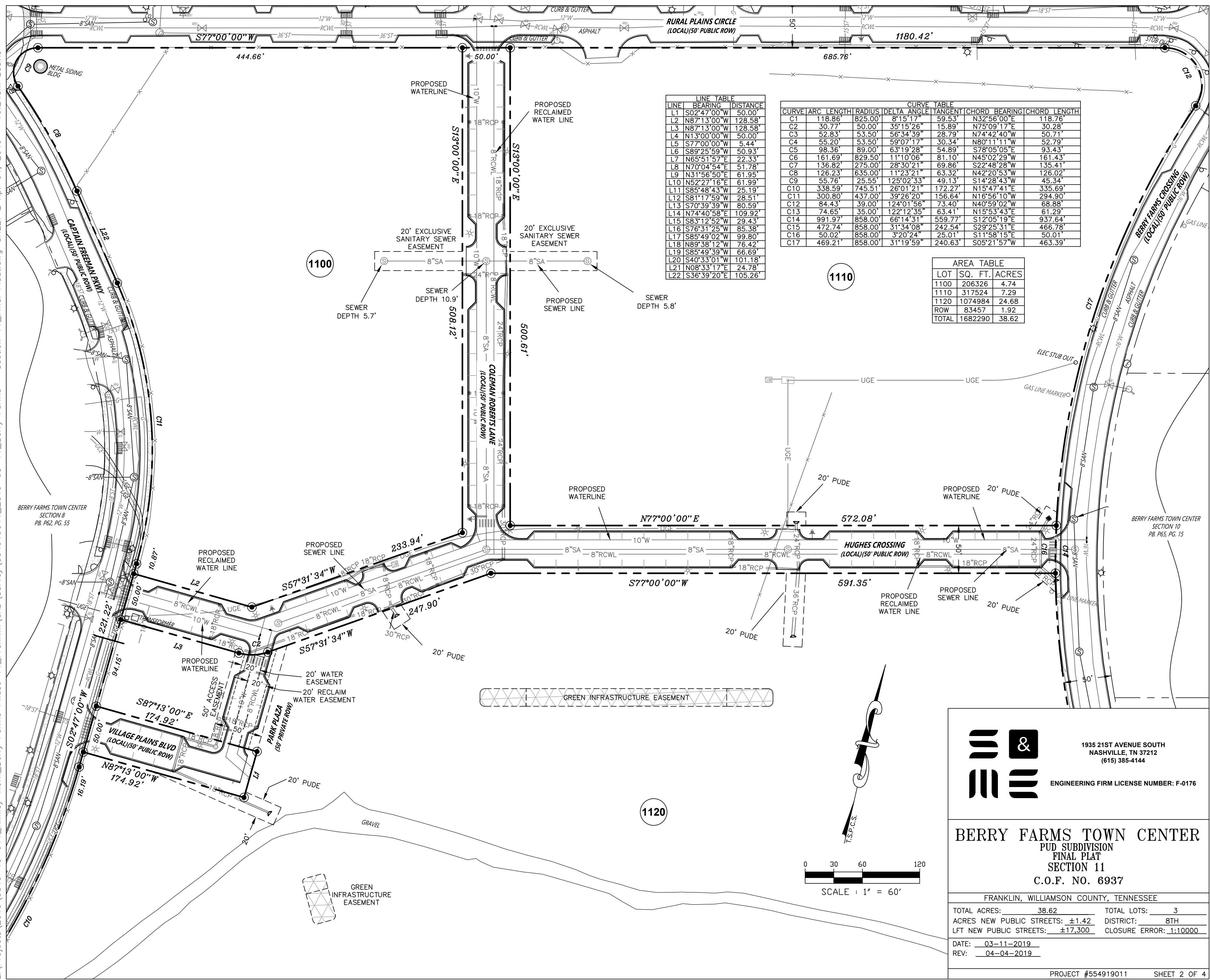
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 38.62	TOTAL LOTS: 3
ACRES NEW PUBLIC STREETS: ±1.42	DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±17,300	CLOSURE ERROR: 1:10000

DATE: 03-11-2019  
REV: 04-04-2019

PROJECT #554919011 SHEET 1 OF 4


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LINE	BEARING	DISTANCE
L1	S02°47'00\"W	50.00'
L2	N87°13'00\"W	128.58'
L3	N87°13'00\"W	128.58'
L4	N13°00'00\"W	50.00'
L5	S77°00'00\"W	5.44'
L6	S89°25'59\"W	50.93'
L7	N65°51'57\"E	22.33'
L8	N70°04'54\"E	51.78'
L9	N31°56'50\"E	61.95'
L10	N52°27'16\"E	61.99'
L11	S85°48'43\"W	25.19'
L12	S81°17'59\"W	28.51'
L13	S70°39'39\"W	80.59'
L14	N74°40'58\"E	109.92'
L15	S83°12'52\"W	29.43'
L16	S76°31'25\"W	85.38'
L17	S85°49'02\"W	99.80'
L18	N89°38'12\"W	76.42'
L19	S85°49'39\"W	66.69'
L20	S40°33'01\"W	101.18'
L21	N08°33'17\"E	24.78'
L22	S36°39'20\"E	105.26'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	118.86'	825.00'	8°15'17\"	59.53'	N32°56'00\"E	118.76'
C2	30.77'	50.00'	35°15'26\"	15.89'	N75°09'17\"E	30.28'
C3	52.83'	53.50'	56°34'39\"	28.79'	N74°42'40\"W	50.71'
C4	55.20'	53.50'	59°07'17\"	30.34'	N80°11'11\"W	52.79'
C5	98.36'	89.00'	63°19'28\"	54.89'	S78°05'05\"E	93.43'
C6	161.69'	829.50'	11°10'06\"	81.10'	N45°02'29\"W	161.43'
C7	136.82'	275.00'	28°30'21\"	69.86'	S22°48'28\"W	135.41'
C8	126.23'	635.00'	11°23'21\"	63.32'	N42°20'53\"W	126.02'
C9	55.76'	25.55'	125°02'33\"	49.13'	S14°28'43\"W	45.34'
C10	338.59'	745.51'	26°01'21\"	172.27'	N15°47'41\"E	335.69'
C11	300.80'	437.00'	39°26'20\"	156.64'	N16°56'10\"W	294.90'
C12	84.43'	39.00'	124°01'56\"	73.40'	N40°59'02\"W	68.88'
C13	74.65'	35.00'	122°12'35\"	63.41'	N15°53'43\"E	61.29'
C14	991.97'	858.00'	66°14'31\"	559.77'	S12°05'19\"E	937.64'
C15	472.74'	858.00'	31°34'08\"	242.54'	S29°25'31\"E	466.78'
C16	50.02'	858.00'	3°20'24\"	25.01'	S11°58'15\"E	50.01'
C17	469.21'	858.00'	31°19'59\"	240.63'	S05°21'57\"W	463.39'

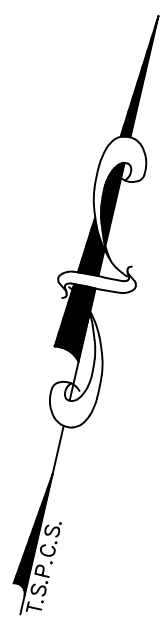
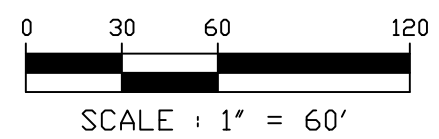
LOT	SQ. FT.	ACRES
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1120	1074984	24.68
ROW	83457	1.92
TOTAL	1682290	38.62


 1935 21ST AVENUE SOUTH  
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 ENGINEERING FIRM LICENSE NUMBER: F-0176

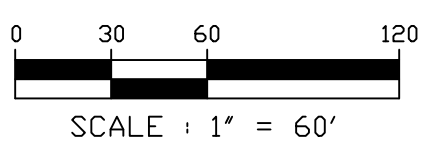
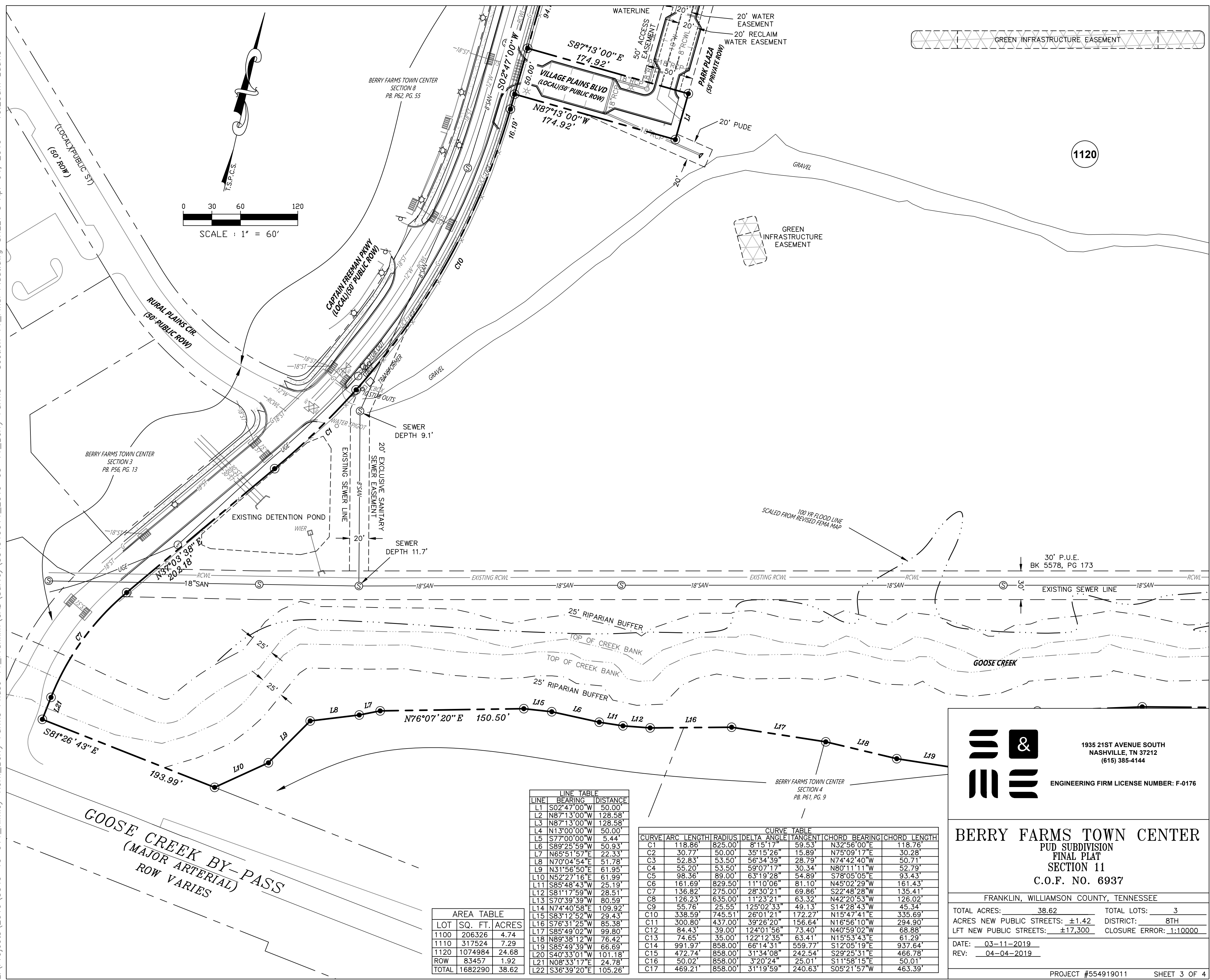
**BERRY FARMS TOWN CENTER**  
 PUD SUBDIVISION  
 FINAL PLAT  
 SECTION 11  
 C.O.F. NO. 6937

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1120

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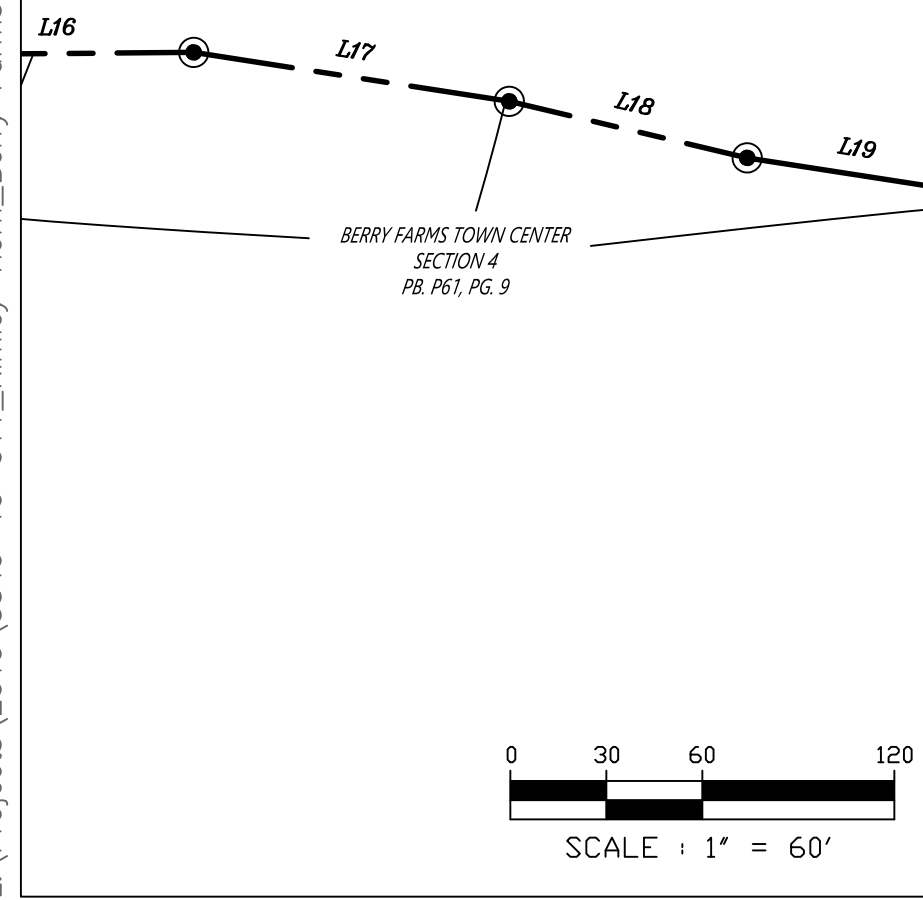
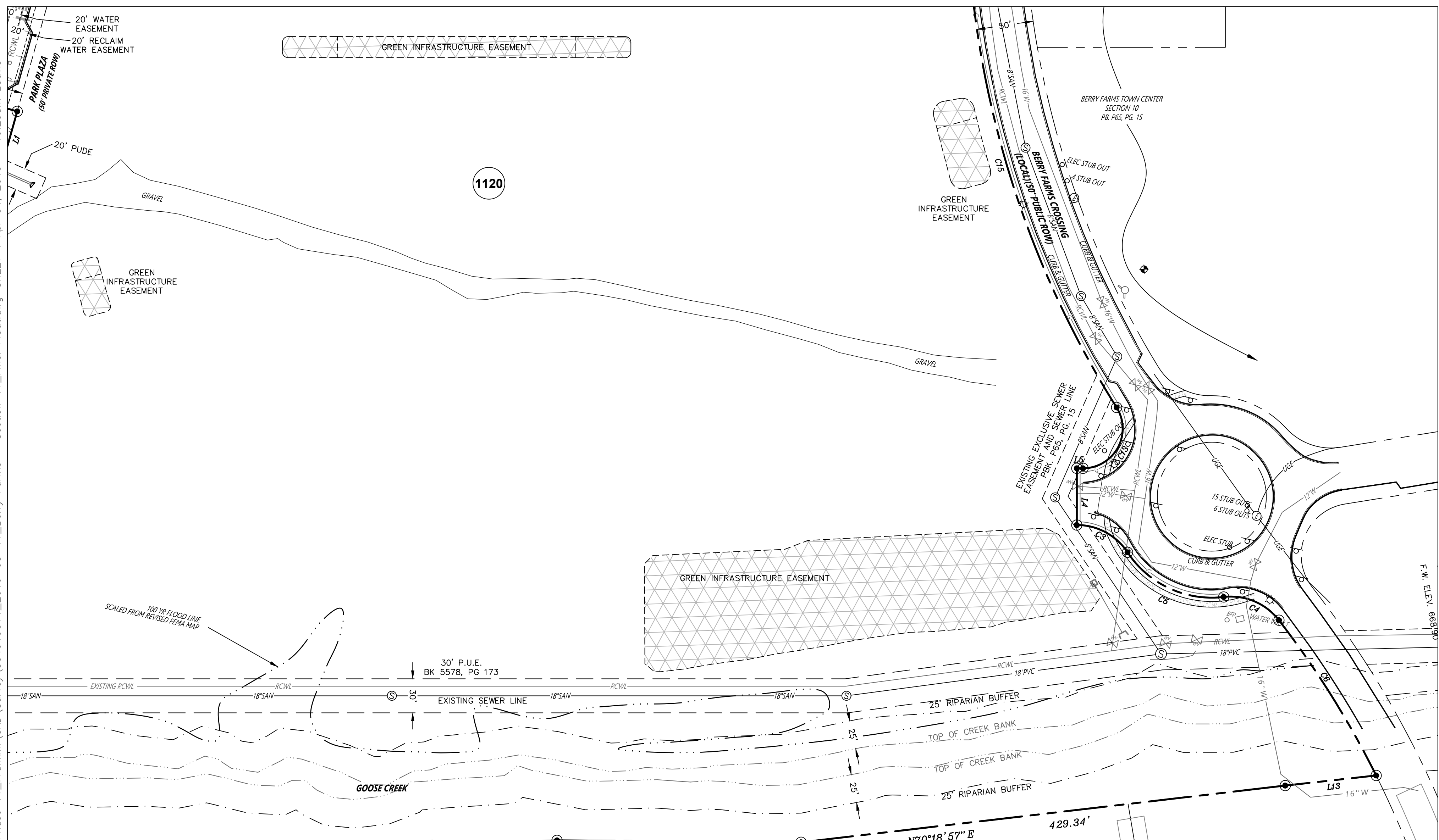


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**BERRY FARMS TOWN CENTER**  
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FINAL PLAT  
SECTION 11  
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
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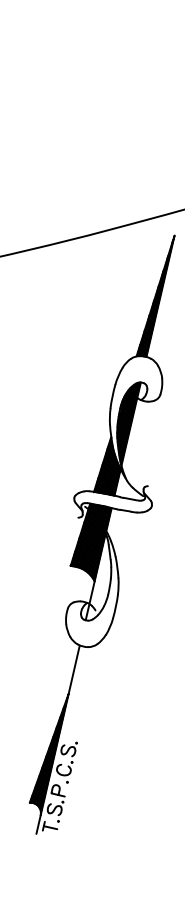
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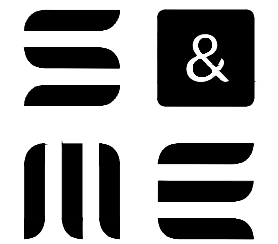


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C3	52.83'	53.50'	56°34'39"	28.79'	N74°42'40"W	50.71'
C4	55.20'	53.50'	59°07'17"	30.34'	N80°11'11"W	52.79'
C5	98.36'	89.00'	63°19'28"	54.89'	S78°05'05"E	93.43'
C6	161.69'	829.50'	11°10'06"	81.10'	N45°02'29"W	161.43'
C7	136.82'	275.00'	28°30'21"	69.86'	S22°48'28"W	135.41'
C8	126.23'	635.00'	11°23'21"	63.32'	N42°20'53"W	126.02'
C9	55.76'	25.55'	125°02'33"	49.13'	S14°28'43"W	45.34'
C10	338.59'	745.51'	26°01'21"	172.27'	N15°47'41"E	335.69'
C11	300.80'	437.00'	39°26'20"	156.64'	N16°56'10"W	294.90'
C12	84.43'	39.00'	124°01'56"	73.40'	N40°59'02"W	68.88'
C13	74.65'	35.00'	122°12'35"	63.41'	N15°53'43"E	61.29'
C14	991.97'	858.00'	66°14'31"	559.77'	S12°05'19"E	937.64'
C15	472.74'	858.00'	31°34'08"	242.54'	S29°25'31"E	466.78'
C16	50.02'	858.00'	3°20'24"	25.01'	S11°58'15"E	50.01'
C17	469.21'	858.00'	31°19'59"	240.63'	S05°21'57"W	463.39'





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

ENGINEERING FIRM LICENSE NUMBER: F-0176

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## BERRY FARMS TOWN CENTER

PUD SUBDIVISION  
FINAL PLAT  
SECTION 11  
C.O.F. NO. 6937

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 38.62      TOTAL LOTS: 3  
ACRES NEW PUBLIC STREETS: ±1.42      DISTRICT: 8TH  
LFT NEW PUBLIC STREETS: ±17,300      CLOSURE ERROR: ±1:10000

DATE: 03-11-2019  
REV: 04-04-2019

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PROJECT #554919011      SHEET 4 OF 4