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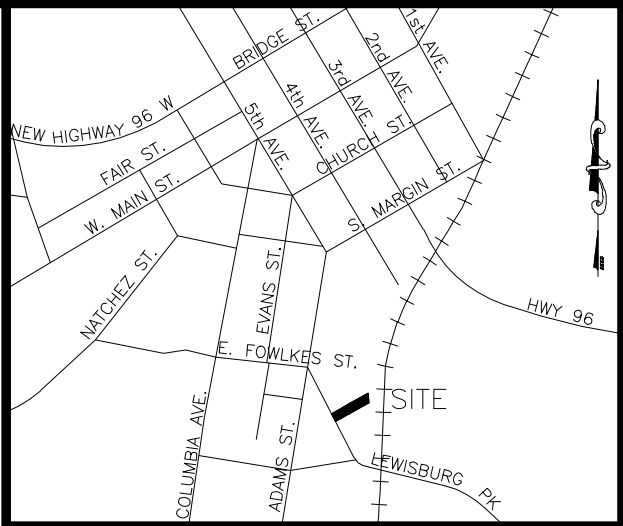
1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
3. BEARING SHOWN BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM 1983.
4. PROPERTY IS ZONED R-3, CFCO-3/HPO/TRADITIONAL.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 47037C0211G, DATED AUGUST 29, 2014.
6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND 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, WHETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON TYPE, SIZE AND LOCATION OF THE UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED, DETAILED VERIFICATION OF EXISTENCE. 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 OWNERS, NO LESS THAN (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBILITY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

7. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THE SURVEY.
8. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
9. PARCEL NUMBERS SHOWN THUS (46) REFER TO WILLIAMSON COUNTY TAX MAP 78-F.
10. WATER AND SEWER SERVICES PROVIDED BY CITY OF FRANKLIN.
11. ELECTRICAL SERVICE PROVIDED BY MIDDLE TENNESSEE ELECTRIC.
12. PROPERTY CORNERS WILL BE SET USING 18" REBAR UNLESS OTHERWISE NOTED.
13. EACH LOT IS REQUIRED TO PROVIDE THE CITY OF FRANKLIN A GRADING AND DRAINAGE SITE PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE GRADING AND DRAINAGE SITE PLAN SHALL SHOW PROPOSED LOCATION, AREA AND GRADING TO THE RAIN GARDEN LOCATED WITHIN THE STORMWATER EASEMENT ON THE FRONT OF EACH LOT. EACH LOT SHALL HAVE A MINIMUM OF 610FT OF RAIN GARDEN AREA WITH A DEPTH OF FOUR FEET OF PLANTING SOIL WITHIN THE GARDEN. THE GARDEN SHALL BE GRADED TO HAVE SIX INCHES OF PONDING WITHIN THE GARDEN AREA. SEE DETAIL AND CITY OF FRANKLIN STORMWATER BMP MANUAL FOR FURTHER SOIL AND PLANTING REQUIREMENTS.
14. WITHIN NEW DEVELOPMENTS AND 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. LIGHT INDUSTRIAL (LI) AND HEAVY DUTY (HD) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

OWNER/SUBDIVIDER  
ROBERT CROSBY  
209 LEWISBURG AVE.  
FRANKLIN, TN 37064

LEGEND

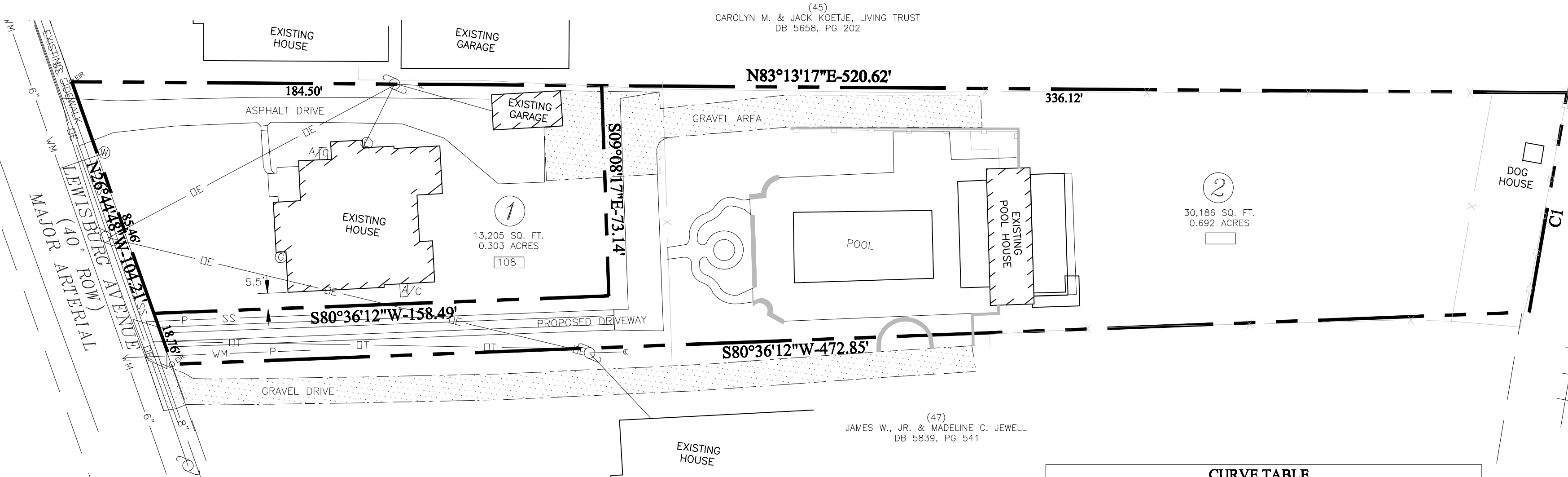
SET IRON ROD	● S.I.R.
EXISTING IRON ROD	○ E.I.R.
EXISTING PK NAIL	△ P.K.
PROPERTY LINE	---
UTILITY POLE W/ GUY	⊂
OVERHEAD ELECTRIC	DHE
EDGE OF PAVEMENT	---
FENCE LINE	x x
SEWER LINE W/ MANHOLE	SS ⊕
FIRE HYDRANT W/ VALVE	⊗
WATER LINE	WM
GAS LINE	GAS
PROPOSED WATER LINE	WM P
PROPOSED SEWER LINE	SS P
STREET ADDRESS	108



VICINITY MAP  
(NTS)



MINIMUM REQUIRED SETBACKS  
FRONT (LOCAL STREET) 10-30'  
SIDE..... 5'  
REAR..... 5'  
12' MINIMUM BETWEEN BUILDINGS.  
USE SETBACKS THAT ARE WITHIN 25 PERCENT OF THE AVERAGE SETBACKS FOR EXISTING USES ON THE SAME BLOCK FACE PROVIDED NO NEW USE IS CLOSER TO THE RIGHT-OF-WAY THAN ANY EXISTING USE.



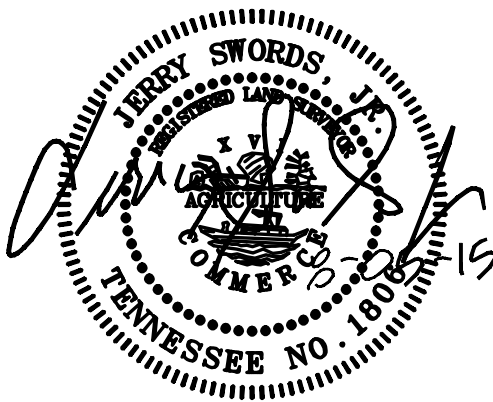
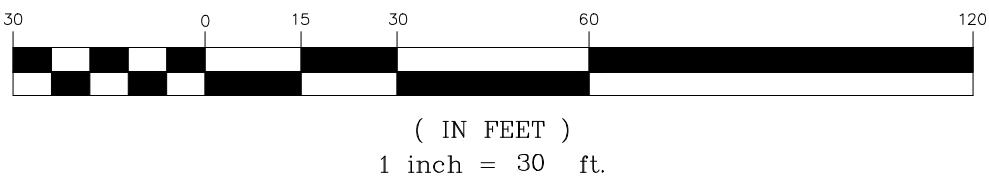
DEED REFERENCE:  
BEING PROPERTY CONVEYED TO ROBERT C. CROSBY BY DEED OF RECORD IN BOOK 5858, PAGE 310, R.O.W.C.

PROPERTY MAP REFERENCE:  
BEING PARCEL NO. 46 OF GROUP F AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 78-F.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	77.39'	25821.09'	N02°38'38"E	77.39'

RESIDENTIAL TREE CHART			
LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	
1	13,205	0.303	4
2	30,186	0.692	5

GRAPHIC SCALE



TOTAL AREA OF THIS PLAT=43,393 SQUARE FEET OR 0.996 ACRES+/-

<b>MTEMC</b> 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 (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 requirements.  Middle Tennessee Electric Membership Corporation  Date	
<b>CERTIFICATE OF OWNERSHIP</b> I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 3135, Page 213, 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 that 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.  xxx xxx	
<b>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</b> Subdivision name and street names approved by the Williamson County Emergency Management Agency  City of Franklin Date  Williamson County Emergency Management Agency Date	
<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> 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 ---, 2015, and this plat has been approved for recording in the Register's Office of Williamson County.  Secretary Franklin Municipal Planning Commission Date	
<b>CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE</b> I hereby certify that: (1) the streets and drainage designated in Crosby Lot Subdivision, have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ N/A for streets, \$ --- for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.  Director, Streets Department City of Franklin, Tennessee Date	<b>CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEM</b> I hereby certify that: (1) The water and sewer system designated in Crosby Lot Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ N/A for the water system and \$ N/A for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.  Supt. Water and Sewer Franklin, Tennessee Date
<b>CERTIFICATE OF ACCURACY</b> 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 my supervision on the 11th day of May, 2015.  Surveyor Tenn. License No. 1808 Date	

<b>FINAL PLAT</b> <b>ROBERT CROSBY SUBDIVISION</b> <b>FRANKLIN, WILLIAMSON COUNTY, TENNESSEE</b>		
<b>TOTAL ACRES: 0.996</b>		<b>TOTAL LOTS: 2</b>
<b>ACRES NEW STREETS: N/A</b>		<b>FEET NEW STREETS: N/A</b>
<b>CIVIL DISTRICT: 9th</b>		<b>CLOSURE ERROR: 1'-15,000 +</b>
<b>SCALE: 1"=30'</b>		<b>DATE: 8/05/15</b>
<b>S &amp; A Surveying, Inc.</b>		
306 Bluegrass Circle Lebanon, Tennessee 37090 PHONE (615) 394-7564 sasurvey98@gmail.com		
PROJ.: 15-014	COF PROJ.: 5867	SHEET 1 OF 1