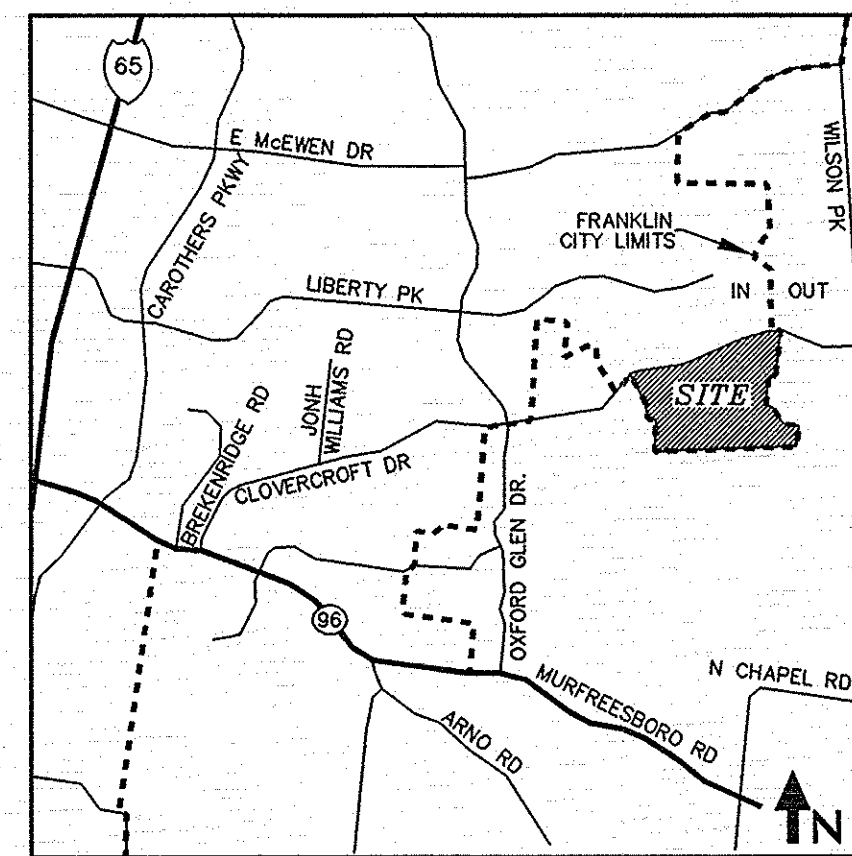
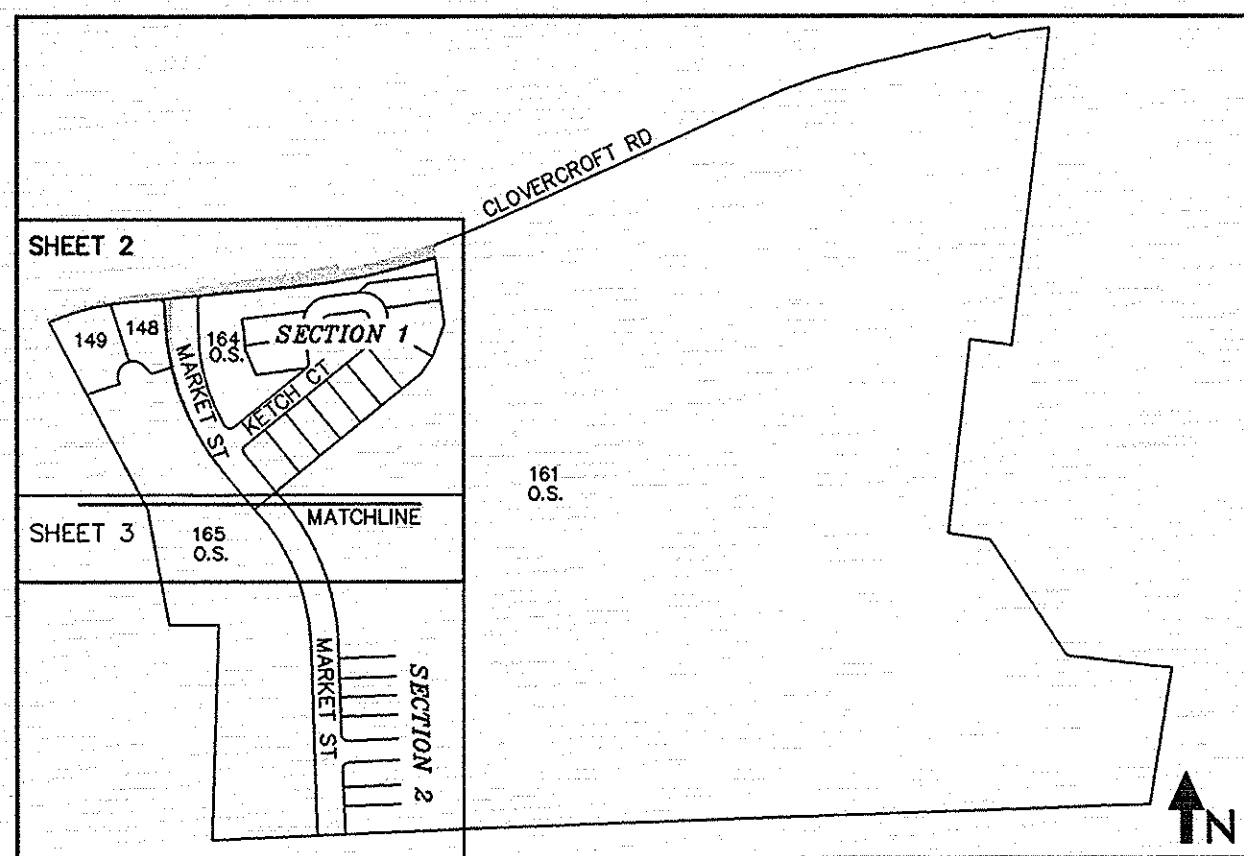


NOTES:

- SECTION 1, LOTS 148, 149 AND 164, AND SECTION 2, LOT 165 ARE BEING REPLATED TO DEDICATE RIGHT OF WAY.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOTS 148, 149 AND 164 OF AMELIA PARK, PUD SUBDIVISION, SECTION 1 AS RECORDED IN PLAT BOOK P59, PAGE 39, ROWC; AND LOT 165 OF AMELIA PARK, PUD SUBDIVISION, SECTION 2 AS RECORDED IN PLAT BOOK P59, PAGE 128, ROWC.
- EXISTING BASE ZONING: SD-R (RESIDENTIAL VARIETY)
CHARACTER AREA OVERLAY: SWCO-2 (SEWARD HALL)
DEVELOPMENT AREA STANDARD: CONVENTIONAL
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0220F, DATED SEPTEMBER 29, 2006.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 80 AND IS KNOWN AS PARCELS 31 AND 31.01.
- OWNER/ SUBDIVIDER: PULTE HOME CORPORATION
ADDRESS: 370 MALLORY STATION RD., SUITE 500
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-794-1901
P.O.C.: MATTHEW SCRIVENER (Matthew.Scrivener@PulteGroup.com)
- SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, 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@leainc.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.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
- NO DOCUMENTATION HAS BEEN FOUND PERTAINING TO MINERAL RIGHTS TO THE PROPERTY.
- OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.
- ALL STREAMSIDE BUFFERS SHALL BE PLACED IN OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
- ANY SIDE ELEVATION VISIBLE FROM A STREET SHALL HAVE THE SAME DEGREE OF ARCHITECTURAL DETAILING AS THE FRONT FACADE.
- GARAGES SHALL MEET CITY OF FRANKLIN STANDARDS.
- THERE SHALL BE A MINIMUM OF 10' BETWEEN BUILDINGS ON ADJACENT LOTS.
- LOT 148 IS REQUIRED TO BE ACCESSED FROM MARKET STREET.
- FEES-IN-LIEU OF PARKLAND DEDICATION:
150 LOTS (AMELIA PARK) - 92 LOTS (REUNION PUD) = 58 LOTS
(35 LOTS X 1,200 SQFT) + (23 LOTS X 800 SQFT) =
42,000 SQFT + 13,800 SQFT =
55,800 SQFT FOR FEES-IN-LIEU OF PARKLAND DEDICATION
- MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURE WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTINGS OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.
- THE PARKING LOT SHOWN ON LOT 148 IS TEMPORARY AND SHALL BE REMOVED PRIOR TO THIS LOT BEING SOLD AS A SINGLE FAMILY RESIDENTIAL LOT.
- THE CITY OF FRANKLIN IS TO BE RESPONSIBLE FOR SIGN RELOCATION IF IMPACTED BY FUTURE ROAD WIDENING OF CLOVERCROFT ROAD.



SHEET INDEX
NOT TO SCALE

VICINITY MAP
SCALE: 1" = 3000'

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 20.08' | S40°33'31"E |
| L2 | 11.38' | N22°27'49"W |
| L3 | 30.54' | N47°03'07"E |
| L4 | 38.14' | S07°36'34"E |
| L5 | 42.37' | S02°46'34"E |

| CURVE TABLE | | | | | | |
|-------------|---------|----------|------------|---------|---------|-------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHD BEARING |
| C1 | 185.65' | 575.00' | 18°29'56" | 93.64' | 184.84' | S75°30'52"W |
| C2 | 105.97' | 37.00' | 164°05'59" | 264.94' | 73.29' | S57°23'29"W |
| C3 | 387.26' | 598.41' | 37°04'44" | 200.68' | 380.54' | S21°18'56"E |
| C4 | 238.97' | 476.54' | 28°43'55" | 122.05' | 236.47' | S15°03'42"E |
| C5 | 26.09' | 15.00' | 99°39'36" | 17.77' | 22.92' | S79°15'28"E |
| C6 | 58.40' | 60.00' | 55°46'03" | 31.75' | 56.12' | S54°30'25"W |
| C7 | 350.11' | 1668.00' | 12°01'35" | 175.70' | 349.47' | N78°45'03"E |
| C8 | 13.04' | 8.74' | 85°27'35" | 8.08' | 11.87' | S42°02'03"W |
| C9 | 20.71' | 12.83' | 92°27'36" | 13.40' | 18.53' | N49°00'22"W |
| C10 | 152.29' | 575.00' | 15°10'29" | 76.59' | 151.84' | S73°51'08"W |
| C11 | 33.36' | 575.00' | 3°19'27" | 16.69' | 33.36' | S83°06'06"W |
| C12 | 37.30' | 37.00' | 57°45'45" | 20.41' | 35.74' | N69°26'24"W |
| C13 | 68.67' | 37.00' | 106°20'14" | 49.40' | 59.23' | S28°30'37"W |
| C14 | 105.58' | 598.41' | 10°06'33" | 52.93' | 105.44' | S07°49'51"E |
| C15 | 281.68' | 598.41' | 26°58'11" | 143.50' | 279.09' | S26°22'13"E |
| C16 | 315.80' | 477.50' | 37°53'36" | 163.92' | 310.08' | N20°54'30"W |

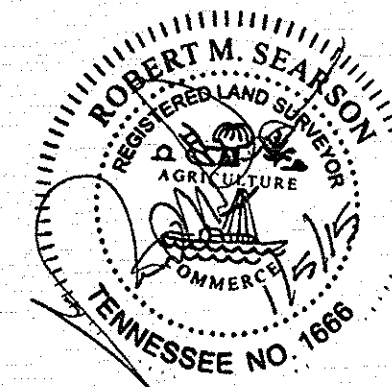
| AREA SUMMARY | | |
|-------------------------------|---------|-------|
| LOT | SQFT | ACRES |
| 148 | 16,990 | 0.39 |
| 149 | 24,281 | 0.56 |
| 164(O.S.) | 56,629 | 1.30 |
| 165(O.S.) | 266,783 | 6.12 |
| TOTAL LOT AREA | 364,683 | 8.37 |
| CLOVERCROFT RD ROW DEDICATION | 19,597 | 0.45 |
| MARKET ST ROW DEDICATION | 2,447 | 0.06 |
| ROW DEDICATION | 22,044 | 0.51 |
| TOTAL AREA | 386,727 | 8.88 |

| DETACHED RESIDENTIAL TREE REQUIREMENT CHART | | | |
|---|-----------------|--------------------------|------------------------------|
| LOT | LOT AREA (SQFT) | AGGREGATE CALIPER INCHES | # OF 3" CALIPER CANOPY TREES |
| 148 | 16,990 | 12 | 4 |
| 149 | 24,281 | 12 | 4 |

| LOT | MINIMUM REQUIRED SETBACKS | | | |
|-----|---------------------------|------|---------------------|------------|
| | FRONT | REAR | LEFT SIDE | RIGHT SIDE |
| 145 | 15' (KETCH COURT) | 25' | 5' | 5' |
| 146 | 15' (KETCH COURT) | 25' | 5' | 5' |
| 148 | 40' (CLOVERCROFT ROAD) | 25' | 15' (MARKET STREET) | 5' |
| 149 | 40' (CLOVERCROFT ROAD) | 25' | 5' | 5' |

LEGEND

| | |
|----------------------------------|---------------------------------------|
| PARCEL NO. () | GAS LINE — G — |
| LOT NUMBER (00) | OVERHEAD LINE — OH — |
| STREET ADDRESS (000) | FENCE — X — X — |
| IRON ROD (SET) (●) | PROPOSED STREET LIGHT (⊕) |
| CONC MON (SET) (■ MON(N)) | PROPOSED SIDEWALK (□) |
| PROPERTY LINE (— — — — —) | PROPOSED FIRE HYDRANT (FH) |
| CORPORATE LIMIT LINE (■ ■ ■ ■ ■) | PROPOSED STORM STRUCTURE (■) |
| WATER VALVE (WV) | PROPOSED MANHOLE (●) |
| GUY WIRE (— X —) | PROPOSED ELECTRIC POLE (⊗) |
| LIGHT POLE (⊙) | PROPOSED SANITARY SEWER LINE (— SA —) |
| ELECTRIC POLE (⊗) | PROPOSED STORM SEWER LINE (— ST —) |
| EXISTING MANHOLE (⊙) | PROPOSED WATER LINE (— W —) |
| SIGN (⊕) | |



CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that: (1) the water systems designated in "Amelia Park, PUD Subdivision, Section 1, Revision 1" Subdivision have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with Milcrofton Utility District to assure completion of such systems.

Supt., Milcrofton Utility District _____ 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 _____, 2013, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

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 10th day of October, 2013.

Robert M. Searson, Tenn. License No. 1666 _____ Date 1/5/15

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that: (1) the sewer systems designated in "Amelia Park, PUD Subdivision, Section 1, Revision 1" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director of Water Management Department _____ Date _____
City of Franklin, TN

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 OWNERSHIP
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6028, Page 944, 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.

Pulte Home Corporation _____ Date _____

AMELIA PARK PUD SUBDIVISION
REVISION OF SECTION 1, LOTS 148, 149 & 164, & SECTION 2, LOT 165
FINAL PLAT
C.O.F. NO. 5748
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 8.88 TOTAL LOTS: 4
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 14TH
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 12-15-14
REV: 1-5-15

CERTIFICATE OF ELECTRIC POWER
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's requirements.

Middle Tennessee Electric Membership Corporation _____ Date _____

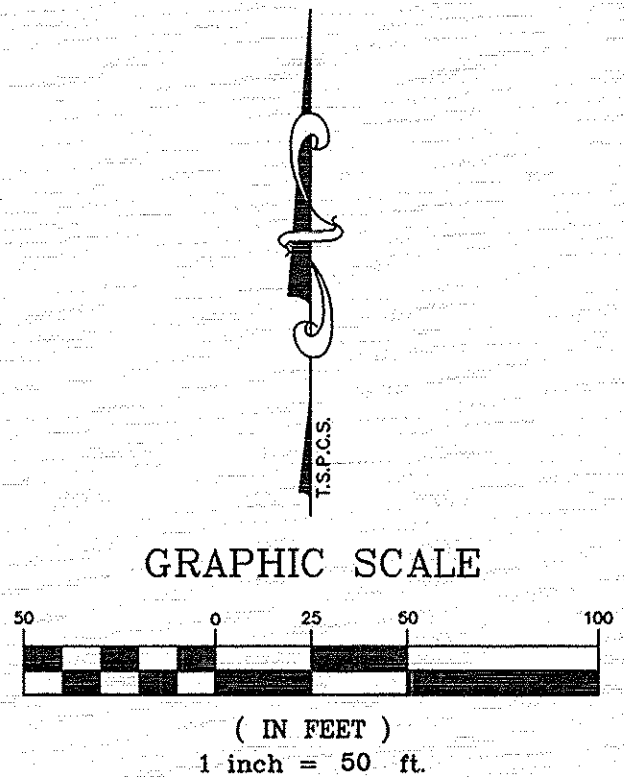
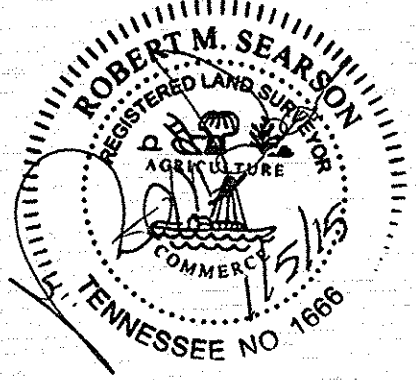
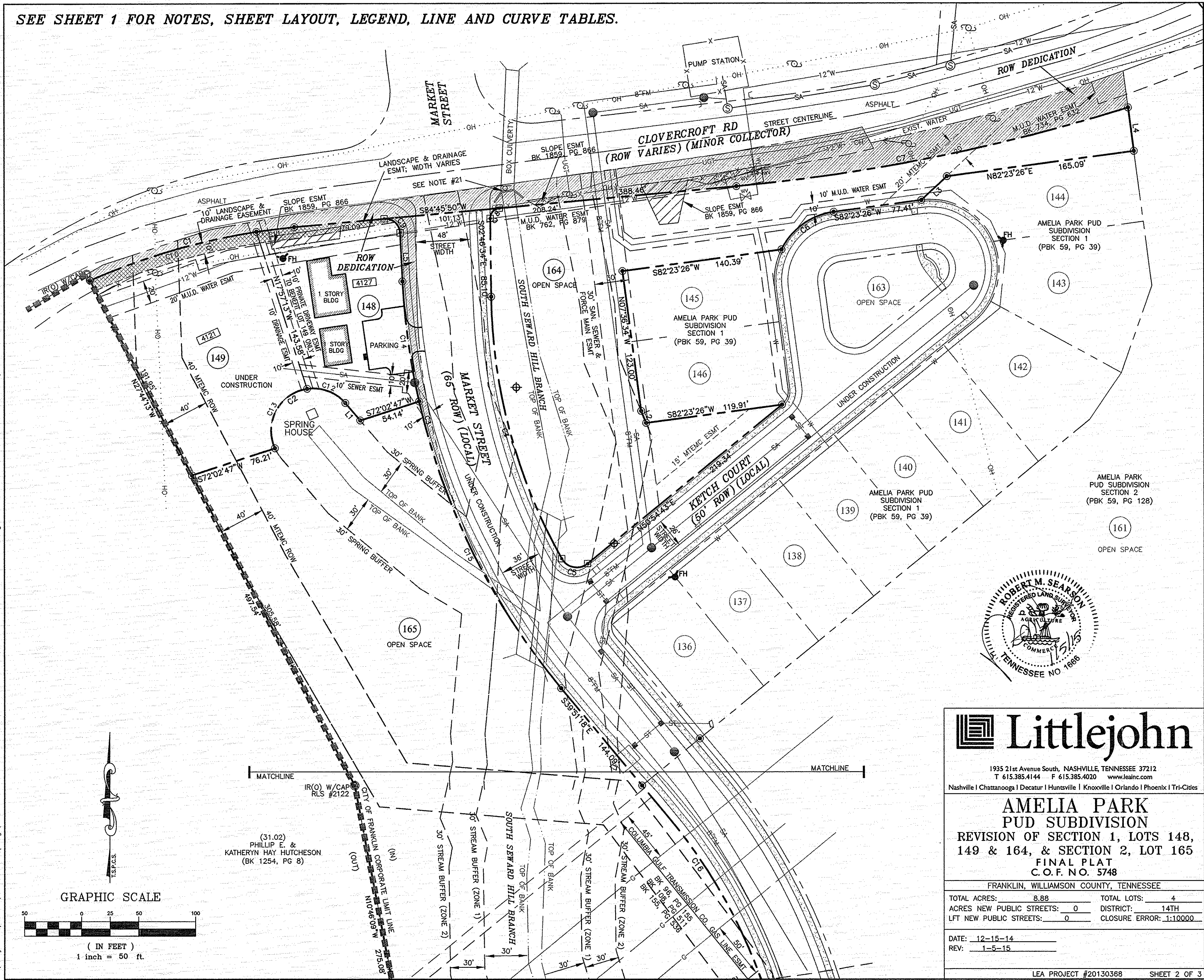
CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that: (1) the streets, drainage, and sidewalks designated in "Amelia Park, PUD Subdivision, Section 1, Revision 1" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety 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 _____ Date _____
City of Franklin, Tennessee

L:\Projects\2013\20130368\dwg\20130368-2014-12-15_Final Plat - Section 1 - Revision 1.dwg-SHEET 1 Jan 05, 2015 1:36pm zdavis

SEE SHEET 1 FOR NOTES, SHEET LAYOUT, LEGEND, LINE AND CURVE TABLES.

L:\Projects\2013\20130368.dwg\2013-12-15_Final Plat - Section 1 - Revision 1.dwg-SHEET 2 Jan 05, 2015 - 1:37pm zdavis



Littlejohn

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

AMELIA PARK PUD SUBDIVISION
REVISION OF SECTION 1, LOTS 148, 149 & 164, & SECTION 2, LOT 165
FINAL PLAT
C.O.F. NO. 5748

| | | | |
|--|------|----------------|---------|
| FRANKLIN, WILLIAMSON COUNTY, TENNESSEE | | | |
| TOTAL ACRES: | 8.88 | TOTAL LOTS: | 4 |
| ACRES NEW PUBLIC STREETS: | 0 | DISTRICT: | 14TH |
| LFT NEW PUBLIC STREETS: | 0 | CLOSURE ERROR: | 1:10000 |

DATE: 12-15-14
REV: 1-5-15

