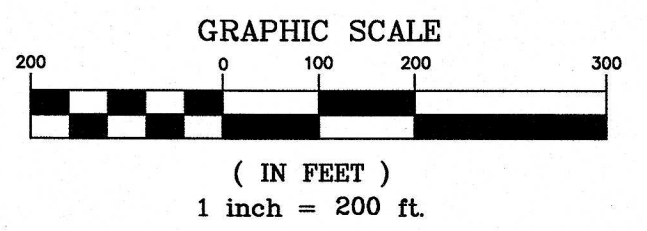


LEGEND

- FIRE HYDRANT PROPOSED FH
- LIGHT POLE PROPOSED DK
- EXISTING POWER POLE -P-
- CURB INLET PROPOSED -CI-
- IRON PIN FOUND (F)
- 5/8" IRON PIN SET THIS PLAT (S)
- UTILITY STUB OUT (ST)
- STREET ADDRESS 714
- SEWER MANHOLE PROPOSED (M) D=10.01'
- PROPERTY/R.O.W. LINE -P-
- PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT PUDAE
- PROPOSED 8" WATER LINE -W-
- PROPOSED 8" SEWER LINE -S-
- PROPOSED CURB LINES -C-
- MILCROFTON EASEMENT 15' MUDEE
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT SEE NOTE 5 5' AE & PUDE
- MIDDLE TENNESSEE ELECTRIC 15' MTE
- SEE NOTE 17



ADSSZONE 5301, FIPZONE 4100
S.P.C.S. NAD 83

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, Tennessee Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the 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., Tennessee.

By: _____ Date: _____
DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC- OWNER OF PARCEL 181.30, BOOK 6296, PG. 780

By: _____ Date: _____
TEDEAN LP, PAUL ARNOLD-OWNER PORTION OF PARCEL 181.30, BOOK 6296, PG. 979 & BOOK 6209, PG. 272

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 25, 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 Milcrofton Utility District to assure completion of such systems.

Director Sewer Management Date
Department City of Franklin, TN

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manager Milcrofton Date
Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 28, have been installed in accordance with City specifications, or
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

CERTIFICATE OF APPROVAL FOR RECORDING

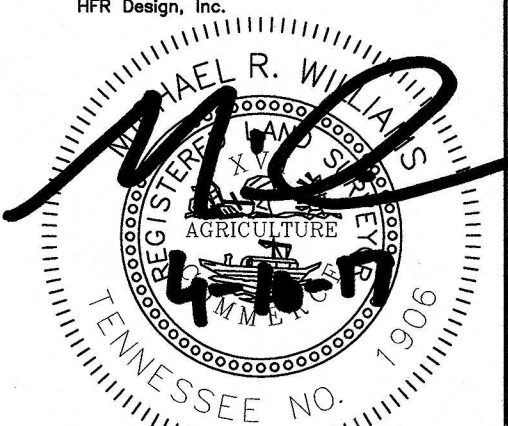
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission Date

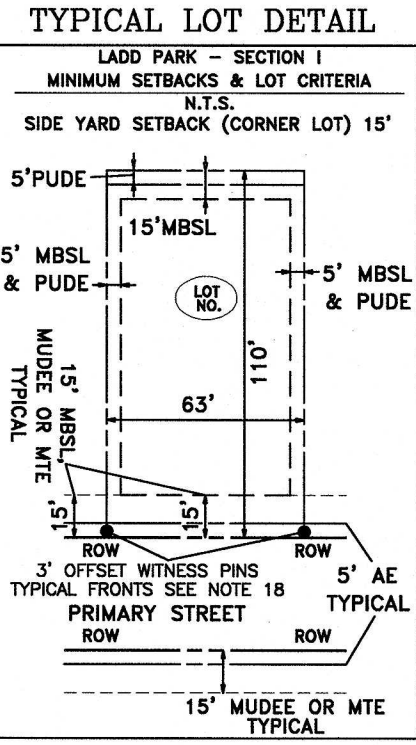
CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 67 NEW RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 29.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AREAS DETERMINED TO BE INSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO 47187C0360F, BOTH DATED: 9-29-06. SEE SPECIAL LOMAR NOTE.
 - 5' PUBLIC UTILITY AND DRAINAGE (PUDE) EASEMENTS ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG ALL INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS ZONED ON WILLIAMSON COUNTY TAX MAP 106.
 - THIS PROPERTY IS ZONED R2 AND GOCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - 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 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.



LOT AREA TABLE			LOT AREA TABLE				
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES		
591	7,560.00	0.174	2	768	7,800.00	0.179	2
592	7,560.00	0.174	2	769	7,800.00	0.179	2
593	7,560.00	0.174	2	770	7,800.00	0.179	2
594	7,560.00	0.174	2	771	7,560.00	0.174	2
595	7,560.00	0.174	2	772	7,800.00	0.179	2
596	7,560.00	0.174	2	773	7,724.35	0.177	2
597	9,762.28	0.224	2	774	7,724.35	0.177	2
598	7,560.00	0.174	2	775	7,731.31	0.177	2
599	7,560.00	0.174	2	776	7,752.73	0.178	2
600	7,560.00	0.174	2	777	7,560.00	0.174	2
601	7,560.00	0.174	2	778	7,560.00	0.174	2
602	7,560.00	0.174	2	779	8,914.16	0.205	2
603	7,560.00	0.174	2	788	8,760.00	0.201	2
604	7,560.00	0.174	2	789	7,560.00	0.174	2
605	7,560.00	0.174	2	790	7,560.00	0.174	2
606	7,558.23	0.174	2	791	7,560.00	0.174	2
607	9,583.54	0.220	2	792	7,560.00	0.174	2
608	9,592.77	0.220	2	793	7,560.00	0.174	2
638	14,816.45	0.340	4	794	7,560.00	0.174	2
639	8,223.86	0.189	2	795	7,665.36	0.176	2
640	7,560.00	0.174	2	796	8,087.64	0.186	2
646	8,480.19	0.195	2	797	8,092.01	0.186	2
647	8,625.87	0.198	2	798	8,092.01	0.186	2
648	7,560.00	0.174	2	799	8,092.01	0.186	2
649	8,760.00	0.201	2	800	8,092.01	0.186	2
650	11,192.51	0.257	3	801	7,622.62	0.175	2
651	7,821.46	0.180	2	802	7,560.52	0.174	2
652	11,001.14	0.253	3	803	7,560.00	0.174	2
653	7,479.29	0.172	2	804	7,560.36	0.173	2
654	7,532.52	0.173	2	TOTAL LOTS	530,055.03	12.168	
655	9,531.70	0.219	2	OS	8,460.36	0.194	
656	7,560.01	0.174	2	OS	386,779.40	8.879	
657	9,557.61	0.219	2	TOTAL OPEN SPACE	395,239.76	9.073	
765	10,294.19	0.236	3	ROW	107,977.52	2.479	
766	7,800.00	0.179	2	TOTAL	1,033,272.31	23.720	
767	7,800.00	0.179	2				

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot: There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501-20,000	4

Owner/Subdivider:
TEDEAN LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com
BOOK 6296, PG. 979 & BOOK 6209, PG. 272

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
BOOK 6597, PG. 780

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the "Requirements". No electric service will be provided until MTEMC's Requirements defined in the rules and regulations, bylaws, 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.

MTEMC website at www.mtemc.com (collectively the "Requirements").

_____ Date _____
Middle Tennessee Electric Membership Corporation

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
615.370.8500
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

INDEX SHEET

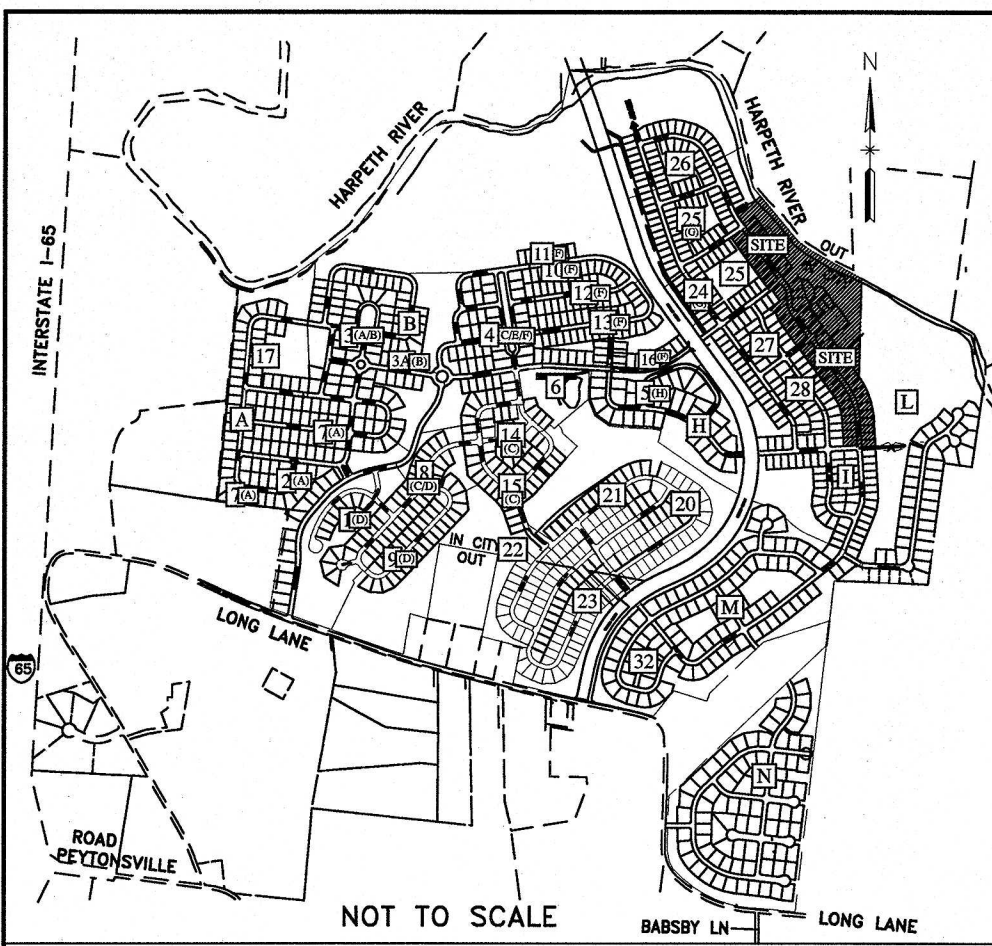
COF PROJECT #6411

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 29

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 23.720 TOTAL LOTS: 67
ACRES NEW STREETS: 2.479 FEET NEW STREETS: 2,460'±
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000'±
SCALE: 1"=100 DATE: 4-10-17 SHEET 1 OF 3

HFR PROJECT NO. 2016041



- NOTES:**
- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 67 NEW RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 29.
 - 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - 3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - 4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AREAS DETERMINED TO BE INSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO 47187C0360F, BOTH DATED: 9-29-06. SEE SPECIAL LOMAR NOTE.
 - 5) 5' PUBLIC UTILITY AND DRAINAGE (PUDE) EASEMENTS ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG ALL INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - 7) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
 - 8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - 9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - 10) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
 - 11) THIS PROPERTY IS ZONED R2 AND GCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - 12) ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
 - 13) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - 14) ALL OPEN SPACE IS PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - 15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - 16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - 17) THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - 18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - 19) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 - 20) NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - 21) 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.

Owner/Subdivider:
 TEDEAN LP
 ATT. PAUL ARNOLD
 317 MAIN ST. SUITE 201
 FRANKLIN, TN 37064
 PH. 604-4197
 parnold@trillium-ventures.com
 BOOK 6296, PG. 979 & BOOK 6209, PG. 272

Owner/Subdivider:
 THE JONES COMPANY OF TENNESSEE, LLC
 ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
 1221 LIBERTY PIKE
 FRANKLIN, TN 37067
 PH. 615-595-5439
 BOOK 6597, PG. 780

PREPARED BY:

HFR DESIGN

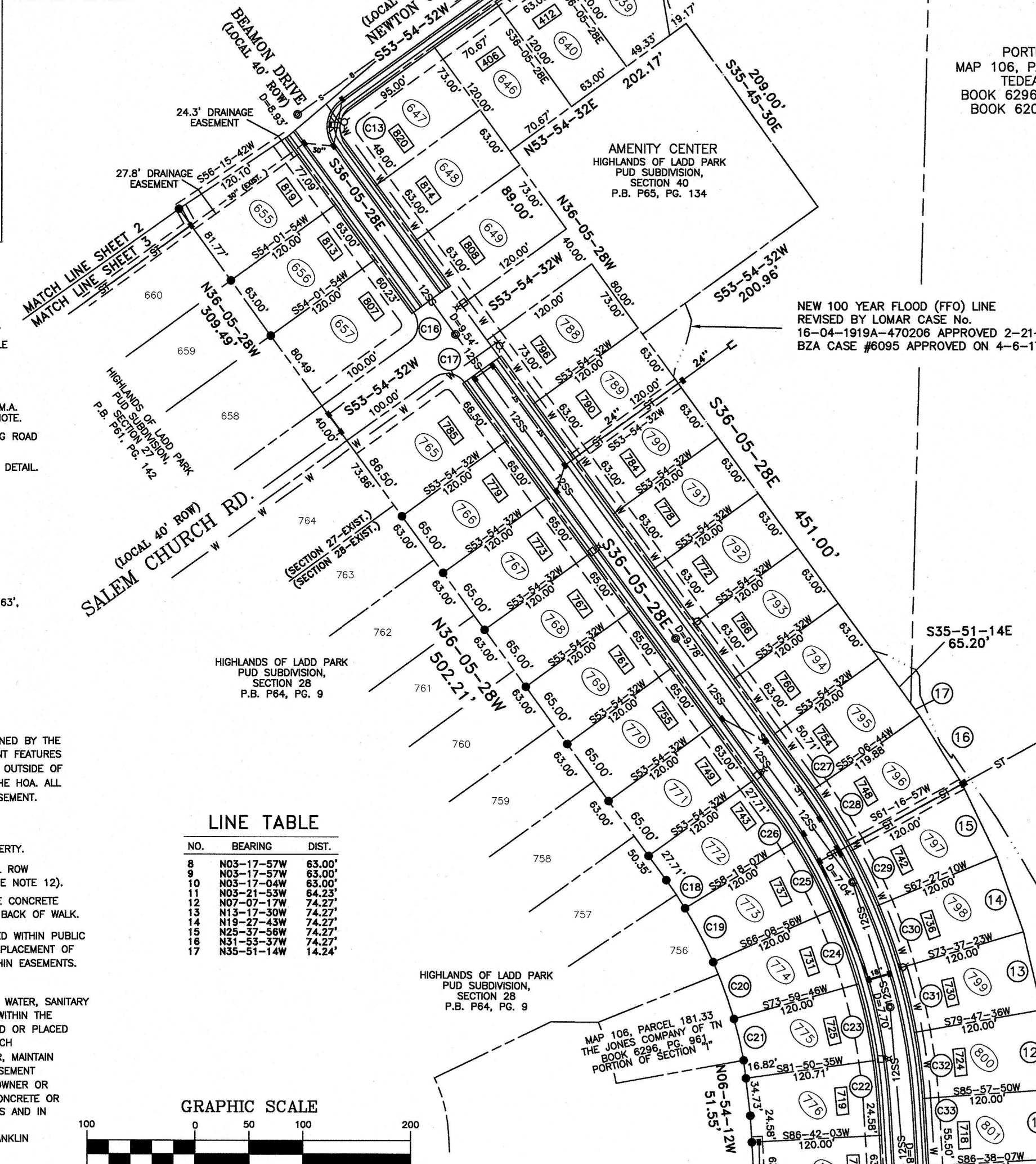
214 Centerview Drive Suite 300
 Brentwood, TN 37027
 615.370.8530
 hfrdesign.com



SURVEY DIVISION mwilliams@hfrdesign.com

LEGEND

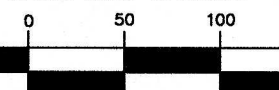
FIRE HYDRANT PROPOSED	▽ FH	SANITARY SEWER EASEMENT	20' SSE
LIGHT POLE PROPOSED	□ LK	MILCROFTON EASEMENT	MUDEE
EXISTING POWER POLE	⊖	ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	5' AE & PUDE
CURB INLET PROPOSED	⊖	SEE NOTE 17	HOA ESMT
IRON PIN FOUND	● (F)	ASSOCIATION EASEMENT	15' MTE
5/8" IRON PIN SET THIS PLAT	● (S)	MIDDLE TENNESSEE ELECTRIC	15' MTE
UTILITY STUB OUT	○ ST	HOME OWNERS	
STREET ADDRESS	714		
SEWER MANHOLE WITH DEPTH	⊙ D=10.01'		
PROPERTY/R.O.W. LINE	---		
PUBLIC UTILITY & DRAINAGE EASEMENT	---		
PROPOSED 8" WATER LINE	W W		
PROPOSED 8" SEWER LINE	S S		
PROPOSED CURB LINES	---		



LINE TABLE

NO.	BEARING	DIST.
8	N03-17-57W	63.00'
9	N03-17-57W	83.00'
10	N03-17-04W	63.00'
11	N03-21-53W	64.23'
12	N07-07-17W	74.27'
13	N15-17-30W	74.27'
14	N18-27-43W	74.27'
15	N25-57-59W	74.27'
16	N31-57-37W	74.27'
17	N35-51-14W	14.24'

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C15	258-27-47	50.00'	-61.24'	225.55'	77.46'	S75-19-22E
C16	90-00-00	20.00'	20.00'	31.42'	28.28'	S08-54-52W
C17	90-00-00	20.00'	20.00'	31.42'	28.28'	S81-05-28E
C18	04-23-33	410.00'	15.73'	51.44'	31.43'	S35-55-41W
C19	07-50-49	410.00'	28.12'	56.15'	56.11'	N27-46-28W
C20	07-50-49	410.00'	28.12'	56.15'	56.11'	N19-55-39W
C21	05-28-48	410.00'	19.68'	39.33'	39.32'	N13-15-21W
C22	04-51-28	530.00'	44.93'	44.92'	505-43-41E	
C23	07-50-49	530.00'	36.35'	72.59'	72.53'	S12-04-50E
C24	07-50-49	530.00'	36.35'	72.59'	72.53'	S18-55-39E
C25	07-50-49	530.00'	36.35'	72.59'	72.53'	S27-46-28E
C26	04-23-33	530.00'	20.33'	40.64'	40.63'	S33-53-41E
C27	01-12-12	570.00'	11.97'	11.97'	5.99'	
C28	06-10-13	570.00'	30.72'	61.38'	61.35'	N31-48-10W
C29	06-10-13	570.00'	30.72'	61.38'	61.35'	N25-37-56W
C30	06-10-13	570.00'	30.72'	61.38'	61.35'	N19-27-43W
C31	06-10-13	570.00'	30.72'	61.38'	61.35'	N13-17-30W
C32	06-10-13	570.00'	30.72'	61.38'	61.35'	N07-07-17W
C33	00-44-00	570.00'	0.00'	3.67'	7.33'	N03-40-04W
C34	90-00-00	20.00'	20.00'	31.42'	28.28'	S41-42-03W

MAP 106, PARCEL 181.38
 THE JONES COMPANY OF TN
 BOOK 6938, PG. 1
 PORTION OF SECTION "H"

MAP 106, PARCEL 181.38

MAP 106, PARCEL 181.38

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, Tennessee Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the 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., Tennessee.

By: _____ Date: _____
 DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC- OWNER OF PARCEL 181.28 BOOK 6597, PG. 780

By: _____ Date: _____
 TEDEAN LP, PAUL ARNOLD-OWNER PORTION OF PARCEL 181.30, BOOK 6296, PG. 979 & BOOK 6209, PG. 272

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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.

Director Sewer Management Date
 Department City of Franklin, TN

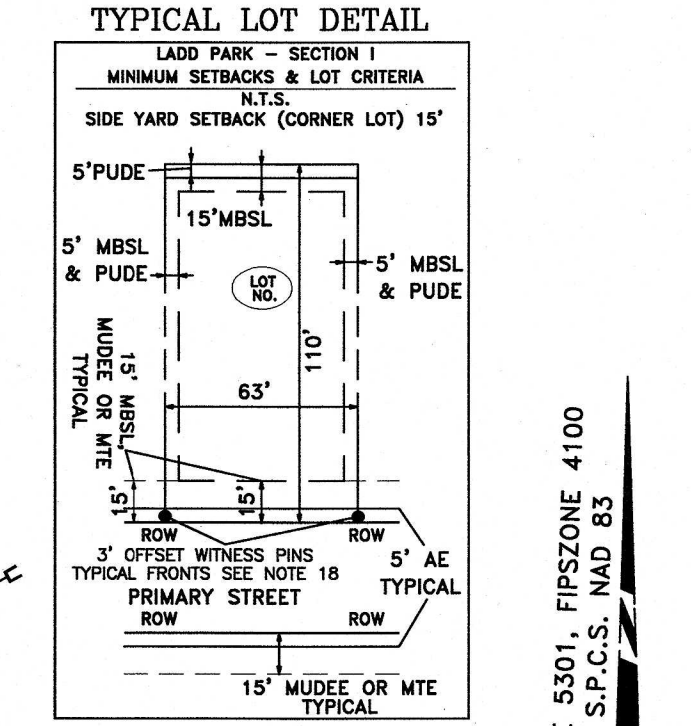
Middle Tennessee Electric Membership Corporation Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
 (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 28, 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 Sewer Management Date
 Department City of Franklin, TN

(3) a performance bond in the amount of \$_____ for the on-site water system and/or \$_____ for the off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.



CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
 (1) the streets, drainage and sidewalks designated in the HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 28, have been installed in accordance with City specifications, or
 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

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 of Williamson County.

Secretary: Franklin Municipal Planning Commission 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 placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
 HFR Design, Inc.



COF PROJECT #6411

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 29

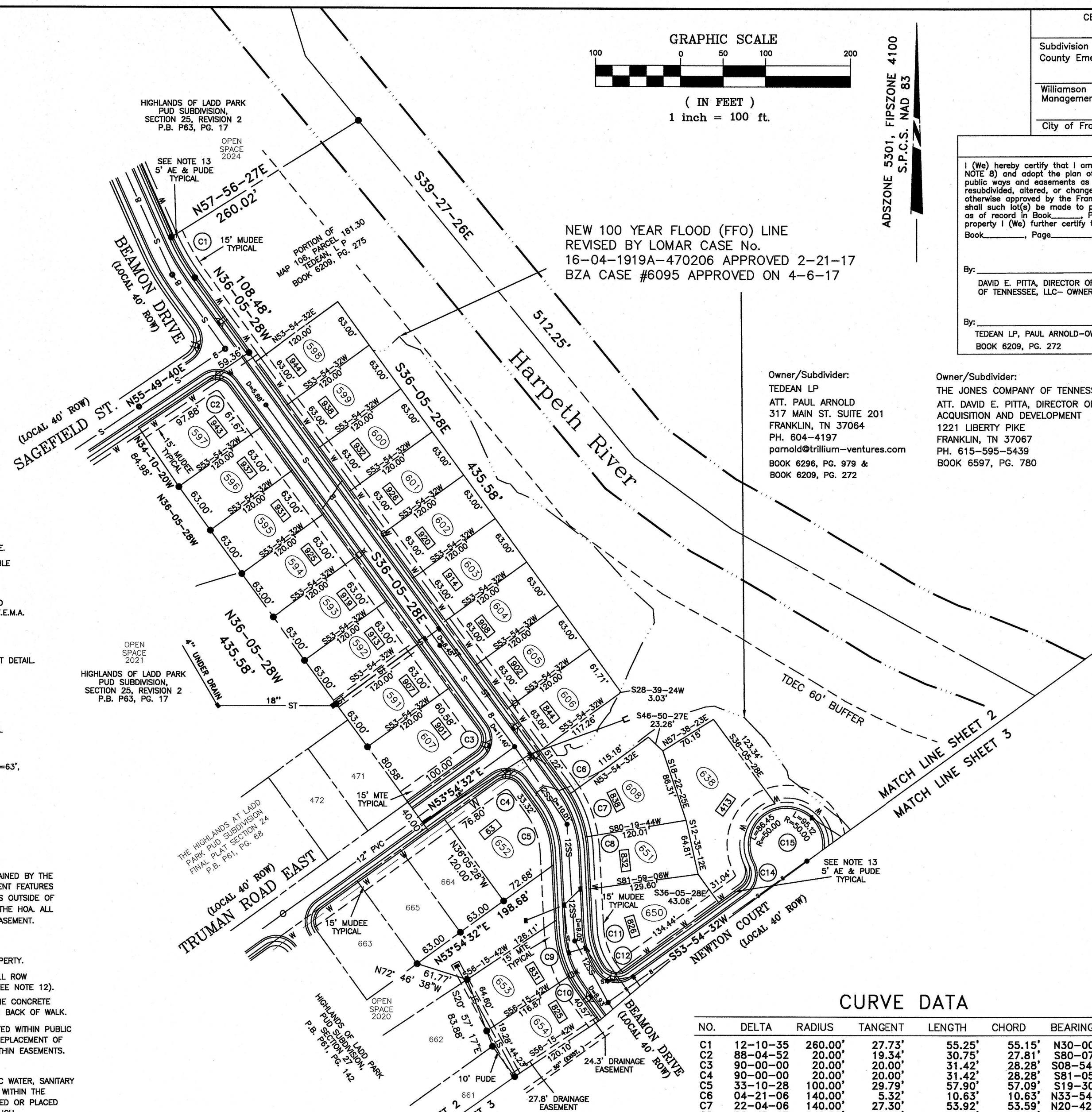
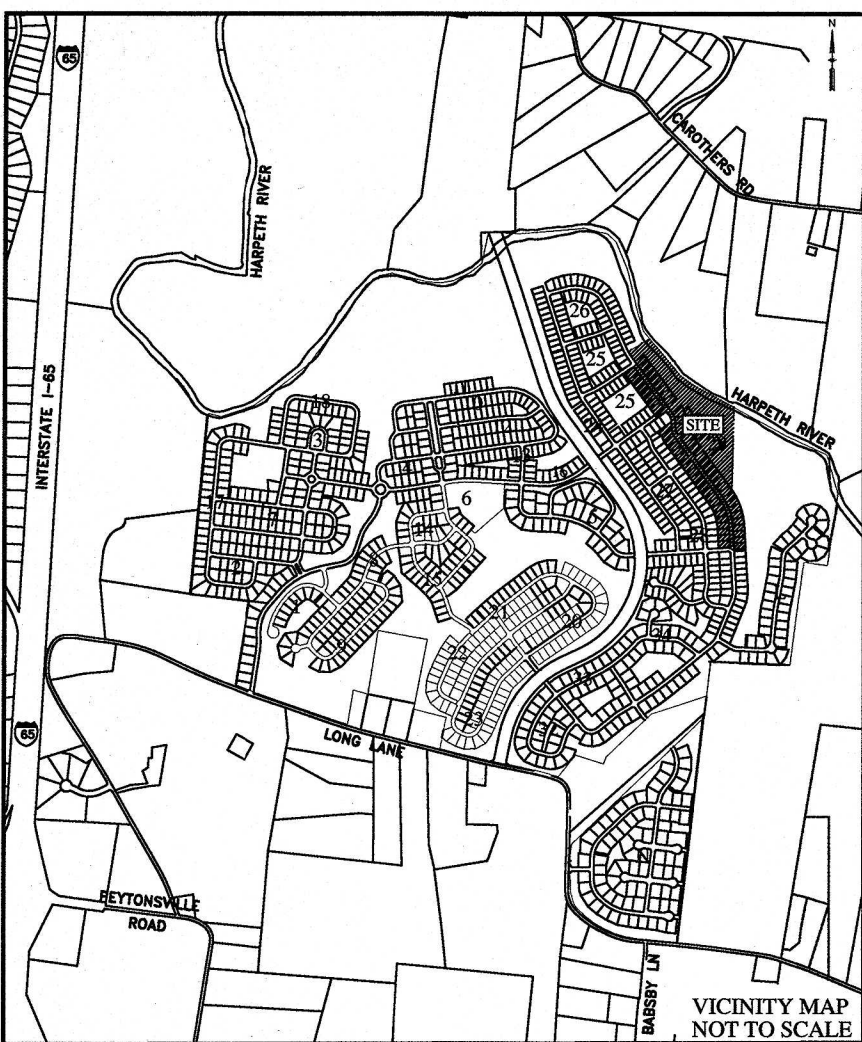
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 23.742 TOTAL LOTS: 69

ACRES NEW STREETS: 2.479 FEET NEW STREETS: 2,540'±

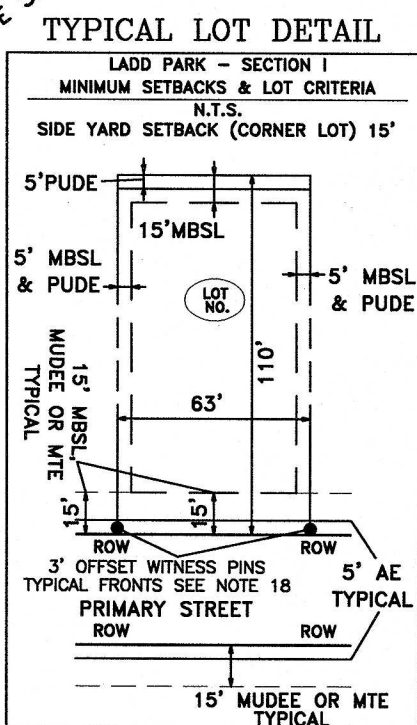
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000'±

SCALE: 1"=100 DATE: 4-10-17 SHEET 3 OF 3



- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 67 NEW RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 29.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06.
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DISCRETION OF MTEMC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
 - THIS PROPERTY IS ZONED R2 AND CCCC-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - 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 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.

- LEGEND**
- FIRE HYDRANT PROPOSED: FH
 - LIGHT POLE PROPOSED: LP
 - EXISTING POWER POLE: PP
 - CURB INLET PROPOSED: CI
 - IRON PIN FOUND: (F)
 - 5/8" IRON PIN SET THIS PLAT: (●)
 - UTILITY STUB OUT: (ST)
 - STREET ADDRESS: B31
 - SEWER MANHOLE WITH DEPTH: (M) D=10.01'
 - PROPERTY/R.O.W. LINE: ---
 - PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT: PUDAE
 - PROPOSED 8" WATER LINE: W
 - PROPOSED 8" SEWER LINE: S
 - PROPOSED CURB LINES: ---
 - MILCROFTON EASEMENT: ---
 - SEE NOTE 12
 - ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT SEE NOTE 5
 - MIDDLE TENNESSEE ELECTRIC EASEMENT SEE NOTE 17



CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	12-10-35	260.00'	27.73'	55.25'	55.15'	N30-00-11E
C2	88-04-52	20.00'	19.34'	30.75'	27.81'	S08-07-54E
C3	90-00-00	20.00'	20.00'	31.42'	28.28'	S08-54-32W
C4	90-00-00	20.00'	20.00'	31.42'	28.28'	S81-05-28E
C5	33-10-28	100.00'	29.79'	57.90'	57.09'	S19-30-15E
C6	04-21-06	140.00'	5.32'	10.63'	10.63'	N33-54-55W
C7	22-04-06	140.00'	27.30'	53.92'	53.59'	N20-42-19W
C8	06-45-15	140.00'	8.26'	16.50'	16.49'	N06-17-38W
C9	23-57-47	140.00'	29.71'	58.55'	58.13'	S14-53-54E
C10	09-12-41	140.00'	11.28'	22.51'	22.48'	S31-29-08E
C11	27-43-12	100.00'	24.67'	48.38'	47.91'	N16-46-37W
C12	95-27-15	20.00'	22.00'	33.32'	29.60'	N78-21-51W
C13	90-00-00	25.00'	25.00'	39.27'	35.36'	N08-54-32E
C14	78-27-47	25.00'	20.41'	34.24'	31.62'	N14-40-38E
C15	258-27-47	50.00'	-61.24'	225.55'	77.46'	S75-19-22E

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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 past 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 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, Tennessee Date _____

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property shown 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 unless 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., Tennessee.

By: _____ Date: _____
DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC- OWNER OF PARCEL 181.28 BOOK 6597, PG. 780

By: _____ Date: _____
TEDEAN LP, PAUL ARNOLD-OWNER PORTION OF PARCEL 181.30, BOOK 6296, PG. 979 & BOOK 6209, PG. 272

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 29, Subdivision have been installed in accordance with city specifications, or
- 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 Sewer Management Date _____
Department City of Franklin, TN

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Date _____
Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:

- the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 29, have been installed in accordance with City specifications, or

amount of \$_____ for drainage and streets, and/or \$_____ 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

CERTIFICATE OF APPROVAL FOR RECORDING

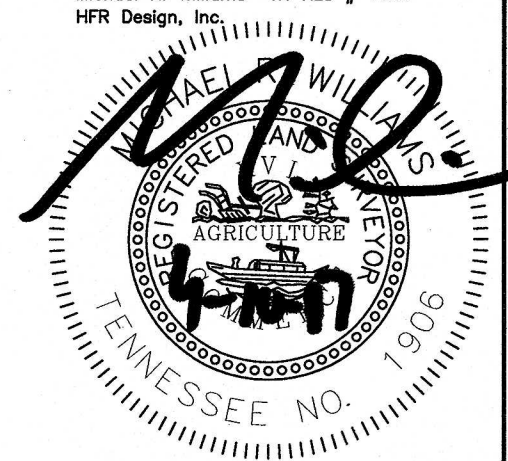
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____ and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission 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 placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
615.370.8500
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

COF PROJECT #6411

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 29

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

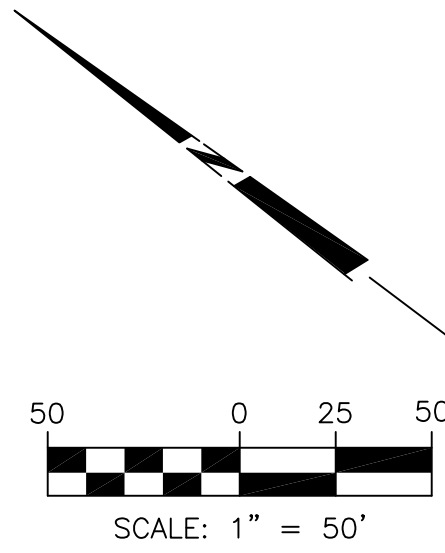
TOTAL ACRES: 23.742 TOTAL LOTS: 69

ACRES NEW STREETS: 2.479 FEET NEW STREETS: 2,540±

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000±

SCALE: 1"=100 DATE: 4-10-17 SHEET 2 OF 3

HFR PROJECT NO. 2016041

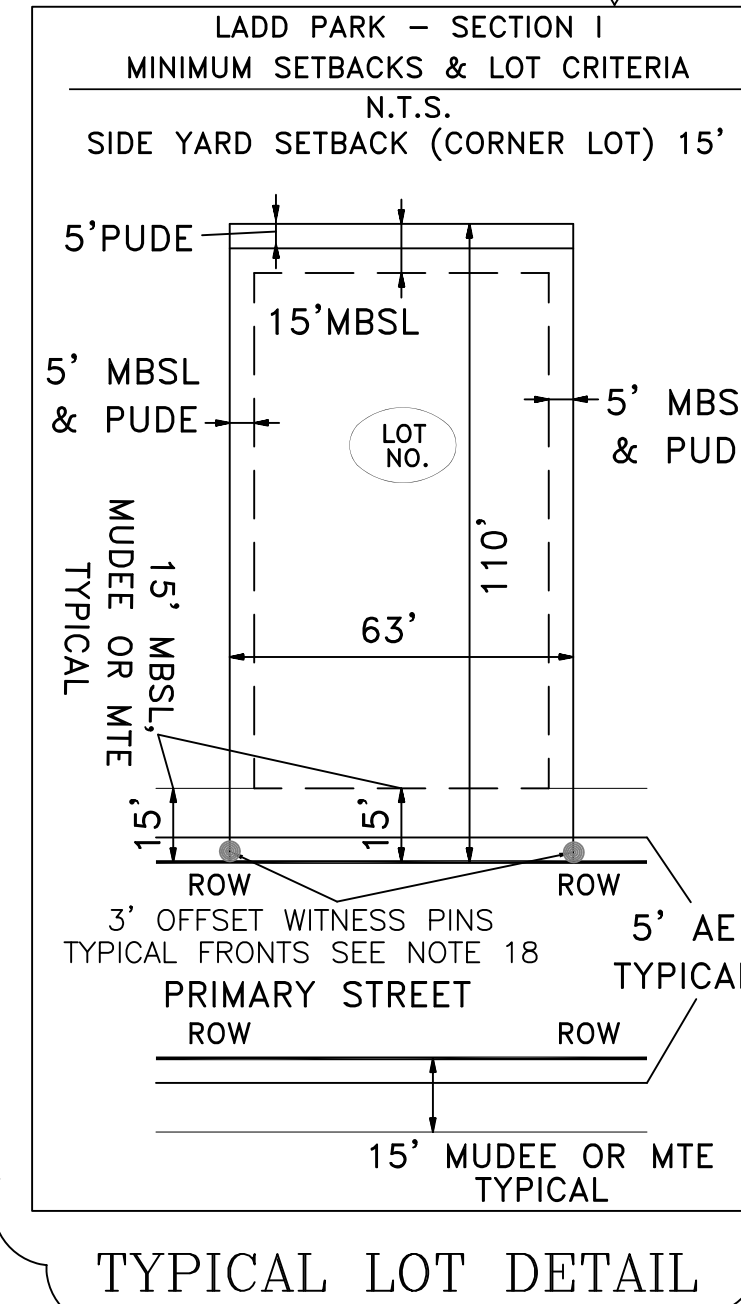


NOTE:
SEE OTHER SHEETS FOR UTILITY LAYOUTS AND TYPICAL LOT DIAGRAM.

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.

MINERAL RIGHTS STATEMENT:
THERE ARE NO MINERAL RIGHTS ON THE TITLE FROM THE LADD ESTATE.
THERE ARE NO MINERAL RIGHTS ON TITLE FROM THE HIGHLANDS OF LADD PARK. CURRENT OWNER CONTROLS ALL RIGHTS.

Home Addresses	
LOT NO.	Home Faces
591-607	BEAMON DRIVE
652	TRUMAN ROAD EAST



SITE DATA:

PROJECT NAME: LADD PARK SECTION 29
 PROJECT NUMBER:
 SUBDIVISION: THE HIGHLANDS AT LADD PARK
 LOT NUMBER: 591-608, 638-640, 646-657, 765-779, 788-804
 (65 LOTS & 2 OPEN SPACES)
 ADDRESS: BEAMON DRIVE, TRUMAN ROAD EAST AND NEWTON COURT
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 9TH CIVIL DISTRICT
 EXISTING ZONING: R-2
 CHARACTER AREA OVERLAY: GCCO-6
 OTHER APPLICABLE OVERLAYS: N/A
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 ACREAGE OF SITE: 23.69 AC
 SQUARE FOOTAGE OF SITE: 1,031,977.28 SF
 MINIMUM REQUIRED SETBACK LINES:
 YARD FRONTING ON ANY STREET: 15'
 SIDE YARD: 5'
 REAR YARD: 15'

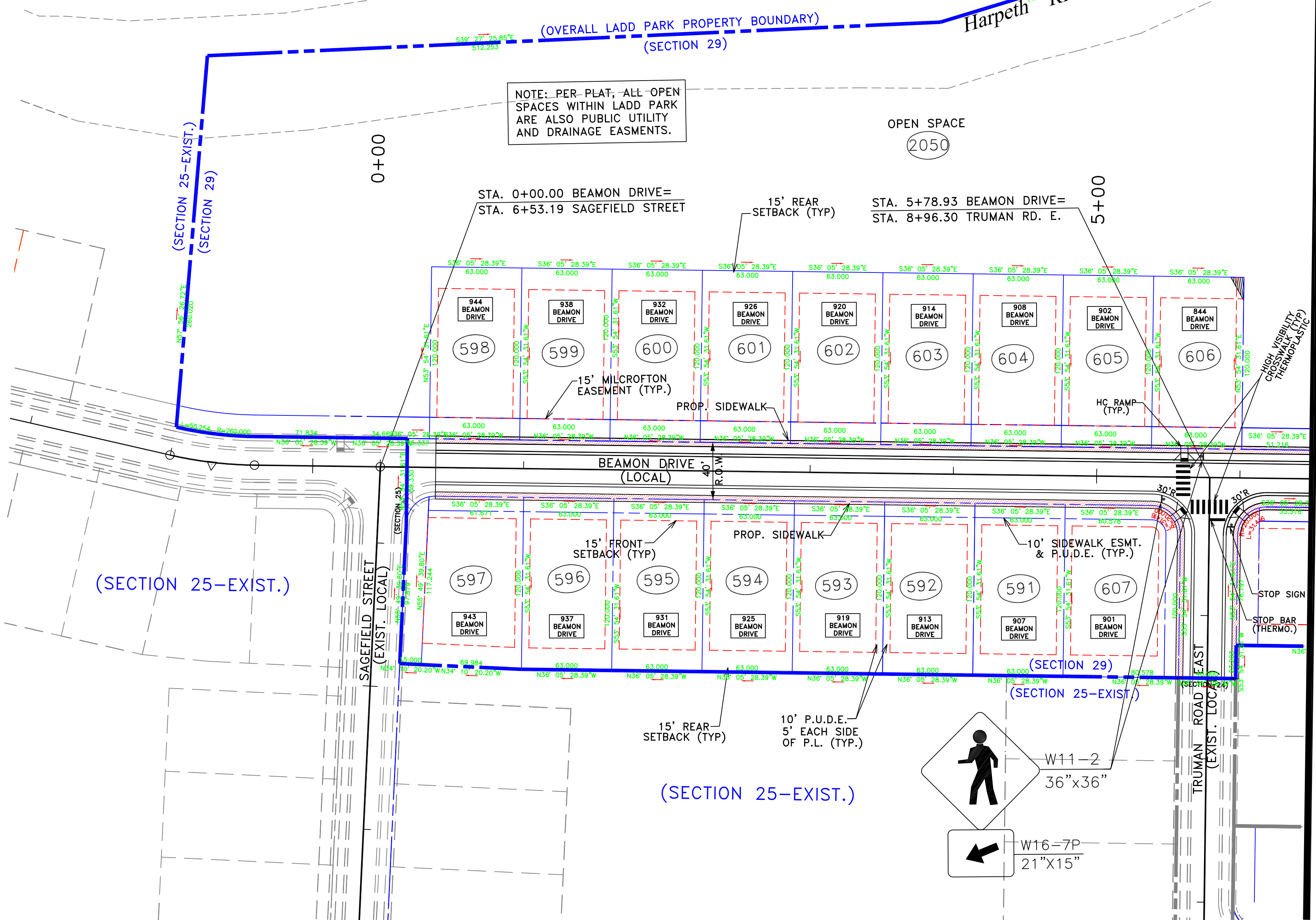
OWNER:
 THE JONES COMPANY
 1221 LIBERTY PIKE
 FRANKLIN, TN 37067
 615.595.5439
 DPITTA@LIVEJONES.COM
 DAVE PITTA

APPLICANT:
 GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY, SUITE 200
 FRANKLIN, TN 37064
 615.975.5765
 greggambledesign@gmail.com
 GREG GAMBLE

BUILDING SQUARE FOOTAGE: N/A
 BUILDING HEIGHT: 2 STORY
 LANDSCAPE SURFACE RATIO:
 MINIMUM LANDSCAPE SURFACE RATIO:
 MINIMUM PARKING REQUIREMENT: 2 PER UNIT
 MAXIMUM PARKING LIMIT: N/A
 EXISTING PARKING (IF APPLICABLE): N/A
 PARKING PROVIDED: N/A
 RESIDENTIAL DENSITY: SEE LADD PARK DEVEL. PLAN
 TREE CANOPY: SEE LADD PARK DEVELOPMENT PLAN
 PARKLAND (IF APPLICABLE): N/A
 OPEN SPACE: 9.07 AC TOTAL
 FORMAL: 0.00 AC
 INFORMAL: 9.07 AC

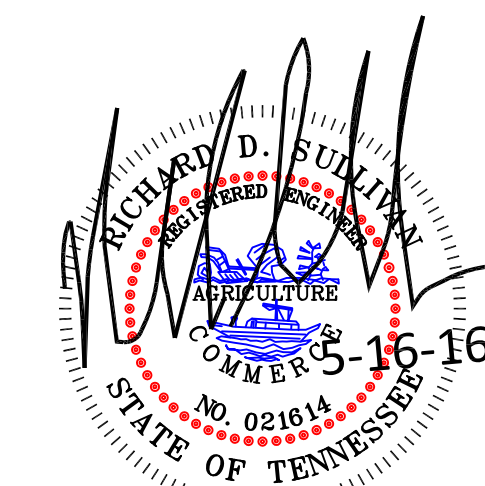
LOT TABLE

Lot No.	Area (sf)	Area (Ac.)
591	7560.00	0.17
592	7560.00	0.17
593	7560.00	0.17
594	7560.00	0.17
595	7560.00	0.17
596	7560.00	0.17
597	9762.27	0.22
598	7560.00	0.17
599	7560.00	0.17
600	7560.00	0.17
601	7560.00	0.17
602	7560.00	0.17
603	7560.00	0.17
604	7560.00	0.17
605	7560.00	0.17
606	7560.00	0.17
607	9583.54	0.22
608	9592.77	0.22
638	14816.45	0.34
639	8223.86	0.19
640	7560.00	0.17
646	8480.19	0.19
647	8625.87	0.20
648	7560.00	0.17
649	8760.00	0.20
650	11192.51	0.26
651	7821.46	0.18
652	11001.14	0.25
653	7479.29	0.17
654	7532.52	0.17
655	9531.70	0.22
656	7560.00	0.17
657	9557.61	0.22
765	10294.19	0.24
766	7800.00	0.18
767	7800.00	0.18
768	7800.00	0.18
769	7800.00	0.18
770	7800.00	0.18
771	7560.00	0.17
772	7650.00	0.18
773	7724.35	0.18
774	7724.35	0.18
775	7731.31	0.18
776	7752.73	0.18
777	7560.00	0.17
778	7560.00	0.17
779	8914.16	0.20
788	8760.00	0.20
789	7560.00	0.17
790	7560.00	0.17
791	7560.00	0.17
792	7560.00	0.17
793	7560.00	0.17
794	7560.00	0.17
795	7665.36	0.18
796	8087.64	0.19
797	8092.01	0.19
798	8092.01	0.19
799	8092.01	0.19
800	8092.01	0.19
801	7622.10	0.17
802	7560.00	0.17
803	7560.00	0.17
804	7560.00	0.17
Total Lots	530055.77	12.17
O.S. 2050	386776.86	8.88
O.S. 2051	8460.36	0.19
Total Open	395237.22	9.07
ROW	107977.52	2.48
Total Site	1033270.51	23.72

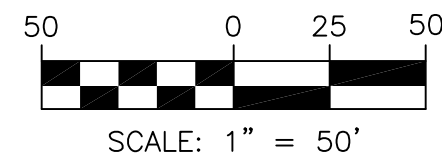


See Sheet No. C2
Matchline Sta. 6+50

C.O.F. PROJ. #6090



REVISIONS : Rev. 5-3-17: Revised typical lot diagram. Revised Lot Table per plat.	<i>The Highlands</i> AT LADD PARK SITE PLAN - SECTION 29 - WILLIAMSON COUNTY, TENNESSEE Site Plan		SEI JOB # 16.001
			SECTION 29
	RESUBMITTED 05.16.16 SCALE : 1"=50'		SHEET NO. C1
DRAWN BY : W.P.W.	DATE : 03.14.16	APPROVED BY : R.D.S.	

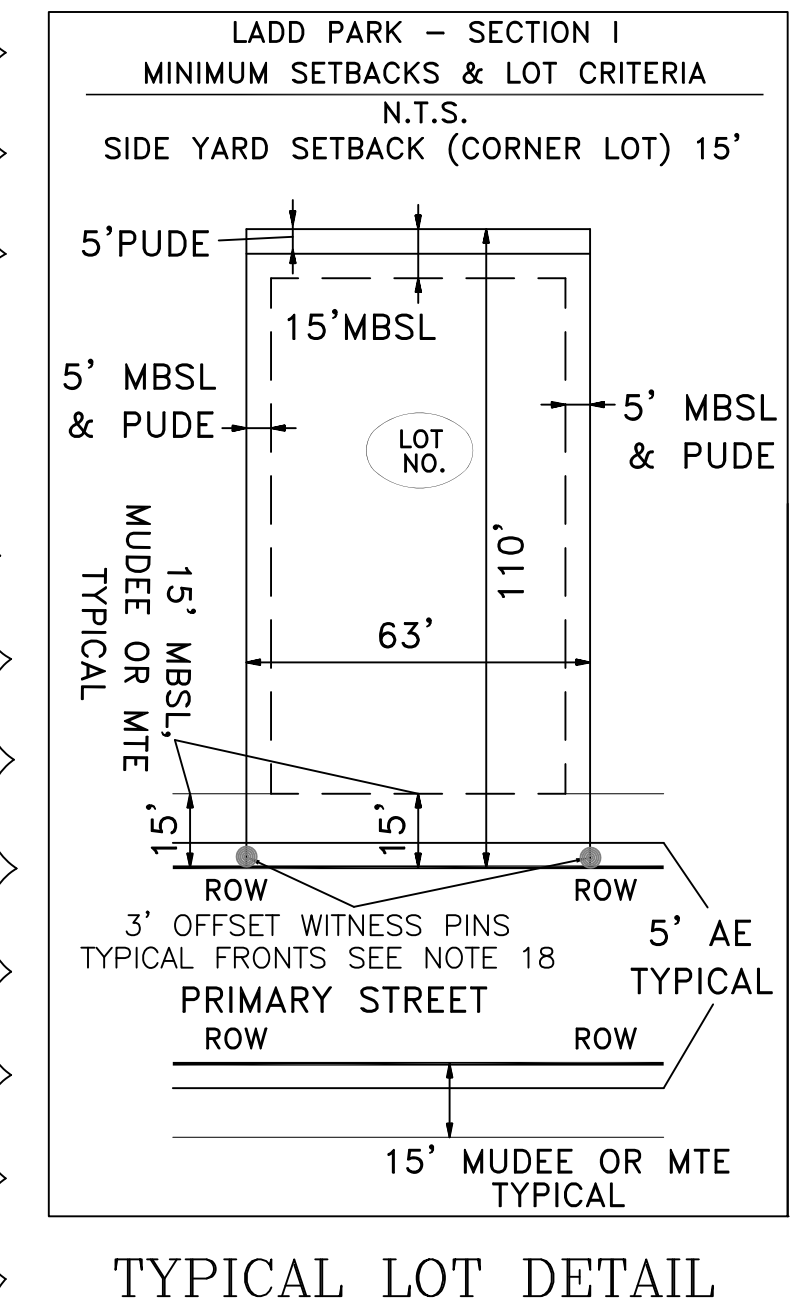


NOTE:
SEE OTHER SHEETS FOR UTILITY LAYOUTS AND LOT TABLE.

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.

MINERAL RIGHTS STATEMENT:
THERE ARE NO MINERAL RIGHTS ON THE TITLE FROM THE LADD ESTATE. THERE ARE NO MINERAL RIGHTS ON TITLE FROM THE HIGHLANDS OF LADD PARK. CURRENT OWNER CONTROLS ALL RIGHTS.

Home Addresses	
LOT NO.	Home Faces
638-640, 646	NEWTON COURT
608, 647-651, 653-657, 765-773, 788-797	BEAMON DRIVE



CURVE DATA
Beamon Drive

P.I. STA. 6+87.99
N 561545.02
E 1728864.16
 $\Delta = 33^\circ 10' 28''$
D = 47'44.47"
T = 35.74
L = 69.48
Lc = 68.51
RME = 5.21
R = 120.00

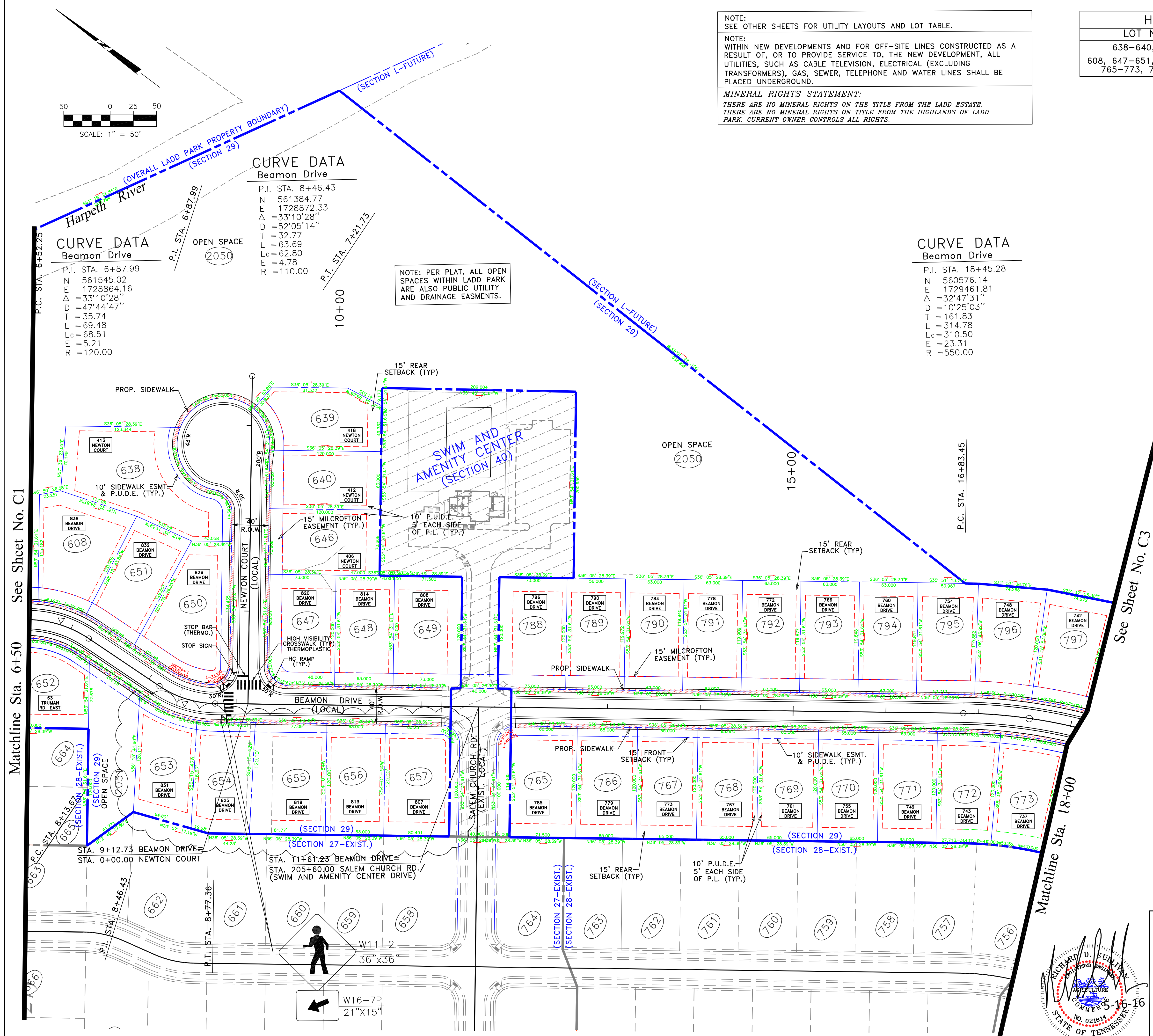
CURVE DATA
Beamon Drive

P.I. STA. 8+46.43
N 561384.77
E 1728872.33
 $\Delta = 33^\circ 10' 28''$
D = 52'05.14"
T = 32.77
L = 63.69
Lc = 62.80
E = 4.78
R = 110.00

CURVE DATA
Beamon Drive

P.I. STA. 18+45.28
N 560576.14
E 1729461.81
 $\Delta = 32^\circ 47' 31''$
D = 10'25'03"
T = 161.83
L = 314.78
Lc = 310.50
E = 23.31
R = 550.00

NOTE: PER PLAT, ALL OPEN SPACES WITHIN LADD PARK ARE ALSO PUBLIC UTILITY AND DRAINAGE EASMENTS.

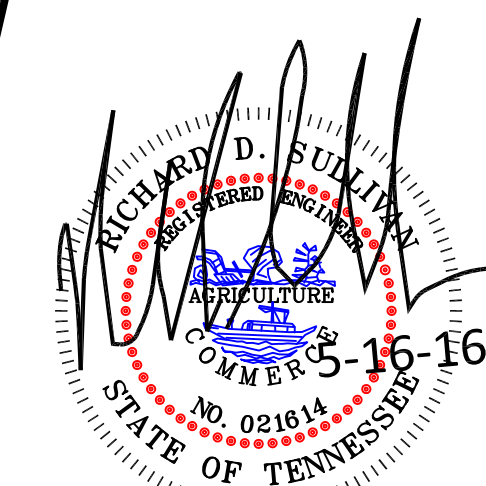


Matchline Sta. 6+50 See Sheet No. C1

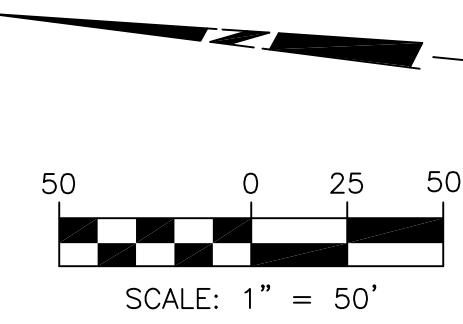
Matchline Sta. 18+00 See Sheet No. C3

C.O.F. PROJ. #6090

REVISIONS : Rev. 5-3-17: Revised typical lot diagram. Revised lot lines on lots 653-657 per plat.	<i>The Highlands</i> AT LADD PARK SITE PLAN - SECTION 29 - WILLIAMSON COUNTY, TENNESSEE		SEI JOB # 16.001
	Site Plan		SECTION 29
THE JONES COMPANY <small>THE JONES COMPANY 1221 LIBERTY PIKE FRANKLIN, TN 37067 (615) 771-8006</small>		RESUBMITTED 05.16.16	SHEET NO.
DRAWN BY : W.P.W.		DATE : 03.14.16	APPROVED BY : R.D.S.



C2

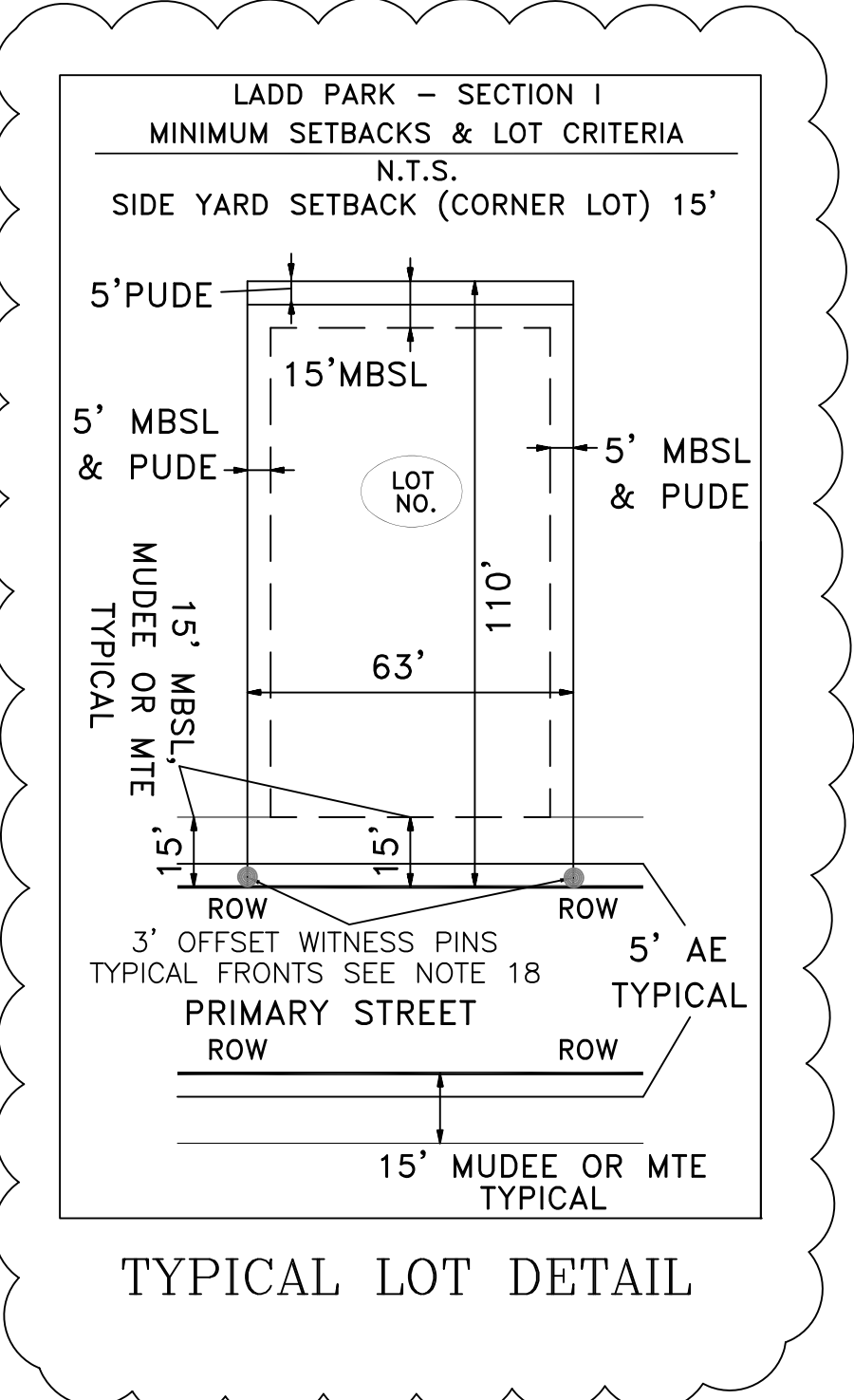


NOTE:
SEE OTHER SHEETS FOR UTILITY LAYOUTS AND LOT TABLE.

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.

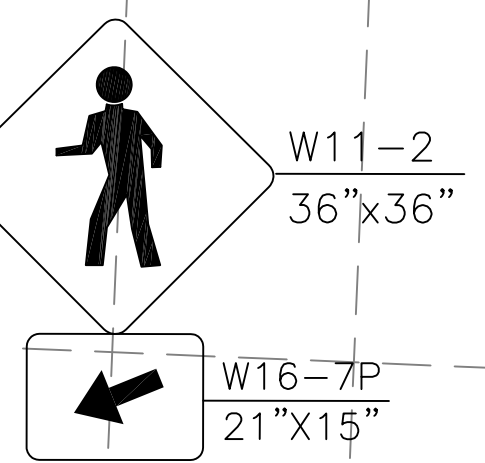
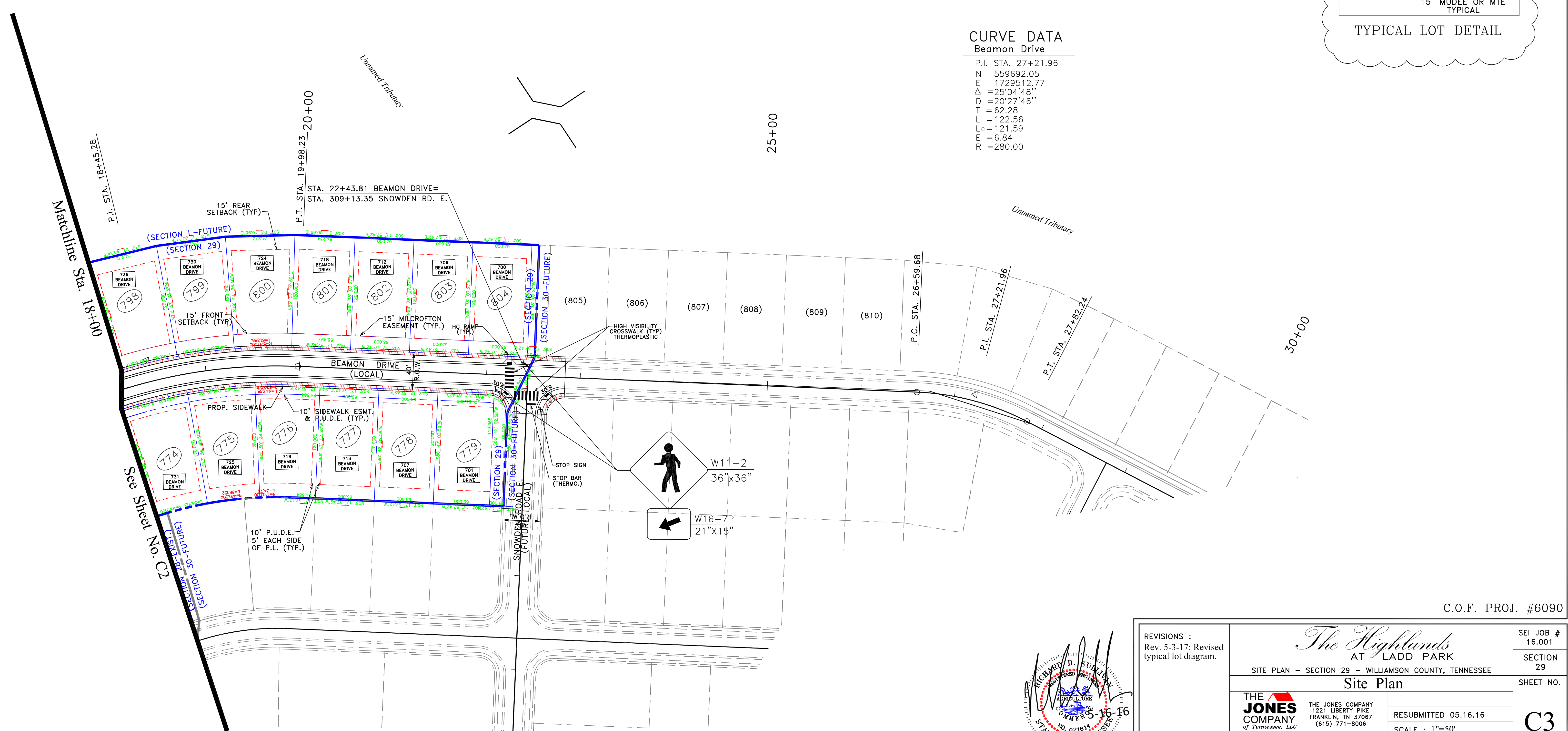
MINERAL RIGHTS STATEMENT:
THERE ARE NO MINERAL RIGHTS ON THE TITLE FROM THE LADD ESTATE.
THERE ARE NO MINERAL RIGHTS ON TITLE FROM THE HIGHLANDS OF LADD PARK. CURRENT OWNER CONTROLS ALL RIGHTS.

Home Addresses	
LOT NO.	Home Faces
774-779, 798-804	BEAMON DRIVE



CURVE DATA
Beamon Drive

P.I. STA. 27+21.96
N 559692.05
E 1729512.77
Δ = 25°04'48"
D = 20°27'46"
T = 62.28
L = 122.56
Lc = 121.59
E = 6.84
R = 280.00



C.O.F. PROJ. #6090

REVISIONS : Rev. 5-3-17: Revised typical lot diagram.	<i>The Highlands</i> AT LADD PARK SITE PLAN - SECTION 29 - WILLIAMSON COUNTY, TENNESSEE		SEI JOB # 16.001
	Site Plan		SECTION 29
	THE JONES COMPANY 1221 LIBERTY PIKE FRANKLIN, TN 37067 (615) 771-8006		SHEET NO. C3
	RESUBMITTED 05.16.16 SCALE : 1"=50' DRAWN BY : W.P.W. DATE : 03.14.16 APPROVED BY : R.D.S.		

