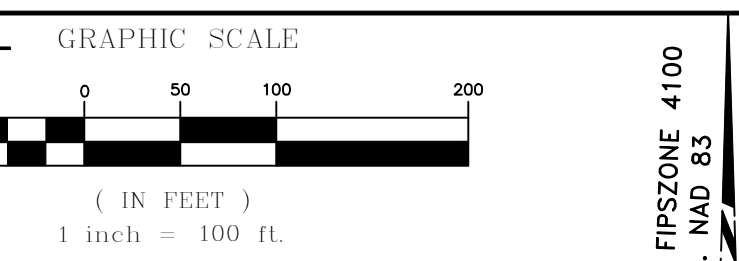


**LEGEND**

- PROPOSED FIRE HYDRANT
- LIGHT POLE
- CURB INLET
- MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- SANITARY SEWER EASEMENT
- MILCROFTON EASEMENT
- SEE NOTE 17
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
- SEE NOTE 17
- MANHOLE DEPTH TAKEN FROM PLANS D=11.2'



LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT
1106	13,659.70	0.314	4	1149	10,872.17	0.250	3	1159	14,348.17	0.329	4	OPEN SPACE 2042	113,952.20	2.616					
1107	11,250.00	0.258	3	1150	13,197.84	0.303	4	1160	15,278.58	0.351	4	OPEN SPACE 2045	46,634.87	1.070					
1108	11,250.00	0.258	3	1151	11,440.31	0.263	3	1161	14,226.24	0.327	4	OPEN SPACE 2046	51,385.91	1.180					
1109	11,250.00	0.258	3	1152	12,127.11	0.278	3	1162	11,700.00	0.269	3	OPEN SPACE 2047	18,901.41	0.434					
1110	11,250.00	0.258	3	1153	13,664.16	0.314	4	1163	11,960.00	0.275	3	OPEN SPACE 2048	126,006.94	2.895					
1144	11,646.22	0.267	3	1154	11,250.00	0.258	3	1164	12,140.79	0.279	3	TOTAL O.S. LOTS	356,881.33	8.195					
1145	11,646.22	0.267	3	1155	11,755.38	0.270	3	1165	13,567.31	0.311	4	TOTAL LOTS	358,759.87	8.234					
1146	11,154.68	0.256	3	1156	11,865.21	0.272	3	1166	11,309.27	0.260	3	TOTAL ROW	94,273.86	2.164					
1147	11,556.91	0.265	3	1157	11,250.00	0.258	3	1167	11,556.58	0.265	3								
1148	14,873.13	0.341	4	1158	15,713.88	0.361	4												

**CERTIFICATE OF OWNERSHIP**

(We hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW 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. (We) further certify that there are no liens on this property, except as follows:

Book \_\_\_\_\_ Page \_\_\_\_\_ R.O.W.C., Tennessee.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 JOHN N. HUGHEY (PROPT REALTY NASHVILLE, LLC) MANAGER PARCELS 180.03 & 181.41 BOOK 6634, PG. 957  
 By: \_\_\_\_\_ Date: \_\_\_\_\_  
 TRILLIUM FARMS LP, PAUL ARNOLD OWNER PARCEL 181.36, BOOK 6337, PG. 680  
 By: \_\_\_\_\_ Date: \_\_\_\_\_  
 TEDEAN LP, PAUL ARNOLD OWNER PARCEL 181.39, BOOK 6597, PG. 802

**CERTIFICATE OF SURVEY**

(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.

**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 APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:

(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 33, 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  
 (Where applicable)

(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 sidewalk designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 33, have been installed in accordance with City specifications, or

amount of \$\_\_\_\_\_ for drainage and \$\_\_\_\_\_ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

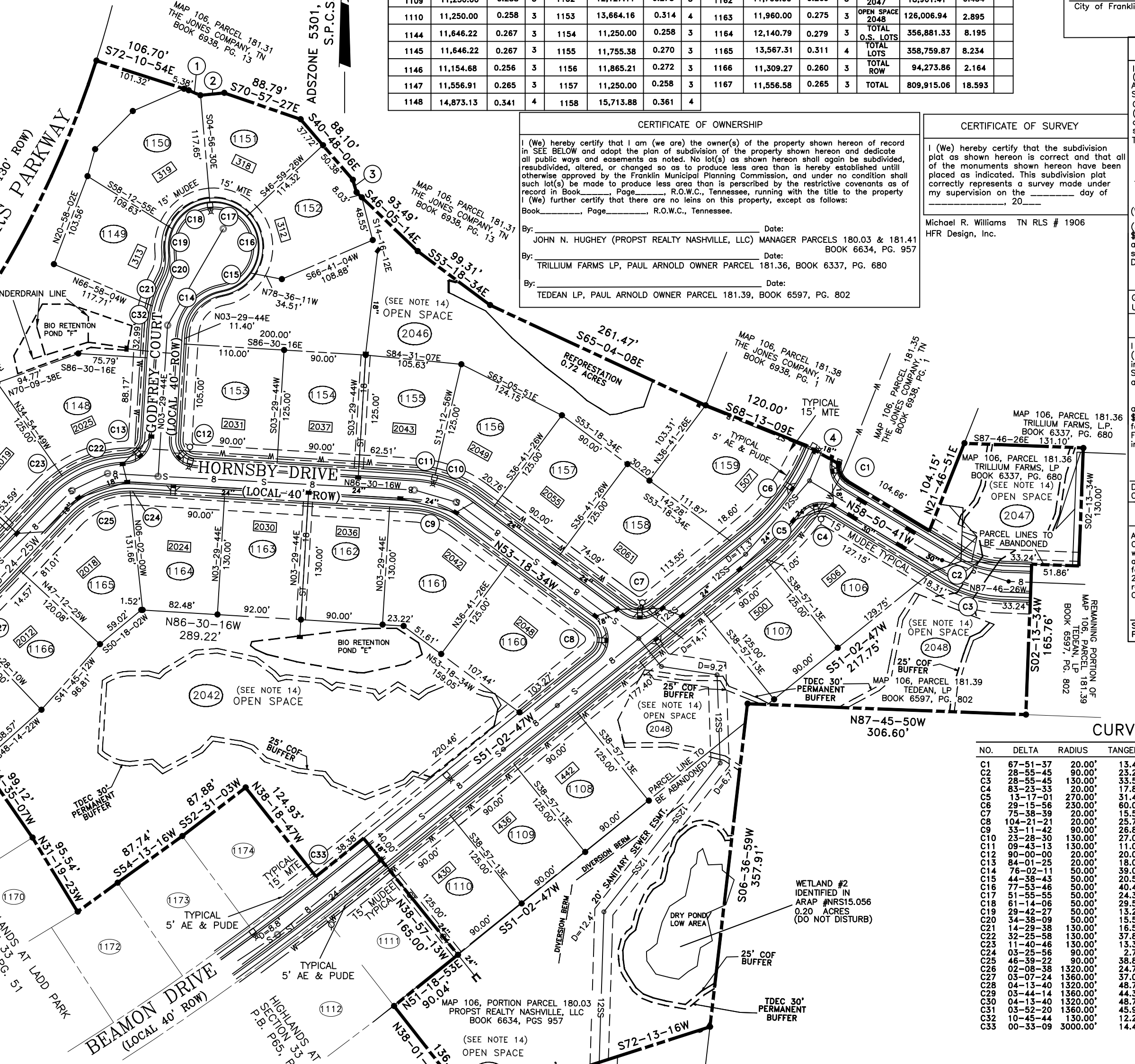
Director Streets Department Date  
 City of Franklin, Tennessee

**CERTIFICATE OF 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

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 29 NEW RESIDENTIAL LOTS, 5 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 34.
  - 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 RISK 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 DIRECTION 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 AND DRAINAGE 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.
  - 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.



**LINE TABLE**

NO.	BEARING	DIST.
1	S66-25-14E	13.04'
2	N84-20-17E	26.59'
3	S16-21-30E	14.23'
4	S60-24-10E	40.38'

Owner/Subdivider:  
 TEDEAN LP  
 ATT. PAUL ARNOLD  
 317 MAIN ST. SUITE 201  
 FRANKLIN, TN 37064  
 PH. 604-4197  
 paularnold@trillium-ventures.com  
 BOOK 6597, PG. 802

Owner/Subdivider:  
 TRILLIUM FARMS LP  
 ATT. PAUL ARNOLD  
 317 MAIN ST. SUITE 201  
 FRANKLIN, TN 37064  
 PH. 604-4197  
 paularnold@trillium-ventures.com  
 BOOK 6337, PG. 680

Owner/Subdivider:  
 PROPT REALTY NASHVILLE, LLC  
 ATT. JOHN N. HUGHEY MANAGER  
 305 CHURCH STREET, SUITE 715  
 HUNTSVILLE, AL 35801  
 PH. 256-319-7818  
 TAX MAP 106, PARCELS 180.03 & 181.41  
 PROPT REALTY NASHVILLE, LLC  
 BOOK 6634, PG. 957

**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

**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](http://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

**CURVE DATA**

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	67-51-37	20.00'	13.45'	23.69'	22.33'	S28-47-41E
C2	28-55-45	90.00'	23.22'	45.44'	44.96'	S73-18-33E
C3	28-55-45	130.00'	33.53'	65.64'	64.94'	N75-18-33W
C4	83-23-33	20.00'	17.82'	29.11'	29.11'	S70-27-33W
C5	13-17-01	270.00'	31.44'	62.60'	62.46'	N44-24-17E
C6	29-15-56	230.00'	60.05'	117.48'	116.21'	S36-24-49W
C7	75-38-58	20.00'	24.53'	26.40'	26.40'	S85-52-09W
C8	104-21-21	20.00'	25.78'	36.43'	31.60'	S01-07-54E
C9	33-11-42	90.00'	26.83'	52.14'	51.42'	S69-54-25E
C10	23-28-30	130.00'	27.01'	53.26'	52.89'	N62-39-49W
C11	09-43-13	130.00'	11.05'	22.05'	22.03'	N81-38-40W
C12	90-00-00	20.00'	20.00'	31.42'	31.42'	S69-10-16E
C13	84-01-25	20.00'	26.77'	18.02'	18.02'	S45-30-28W
C14	76-02-11	50.00'	39.09'	66.35'	61.59'	N41-30-49E
C15	44-38-43	50.00'	20.53'	38.96'	38.96'	N57-12-33E
C16	77-35-46	50.00'	62.86'	62.86'	N04-03-41W	
C17	51-55-55	50.00'	24.35'	45.32'	45.78'	N68-58-32W
C18	61-14-06	50.00'	29.59'	53.44'	50.93'	S54-26-27W
C19	29-42-27	50.00'	13.26'	25.64'	25.64'	S09-58-11W
C20	34-38-09	50.00'	15.59'	30.23'	29.77'	S11-26-02W
C21	14-29-38	130.00'	16.53'	32.89'	32.89'	S21-30-17W
C22	32-25-58	130.00'	37.81'	73.59'	72.61'	S71-18-10W
C23	11-40-46	130.00'	13.30'	26.50'	26.45'	S49-14-48W
C24	03-25-56	90.00'	2.70'	5.39'	5.39'	S88-13-14E
C25	46-39-22	90.00'	71.28'	38.81'	38.81'	N65-44-07E
C26	02-08-38	1320.00'	24.70'	49.39'	49.39'	S44-28-44W
C27	03-07-24	1360.00'	37.08'	74.14'	74.13'	N44-58-08E
C28	04-13-40	1320.00'	97.38'	47.39'	47.39'	S47-39-53W
C29	03-44-14	1360.00'	44.37'	88.71'	88.70'	N48-23-57E
C30	04-13-40	1320.00'	48.72'	97.38'	97.38'	S51-53-33W
C31	03-00-20	1360.00'	91.90'	45.97'	45.97'	N52-12-14E
C32	10-45-42	130.00'	12.25'	24.38'	24.38'	S08-52-36W
C33	00-33-09	3000.00'	14.46'	28.92'	28.92'	S51-19-21W

PREPARED BY:  
**HFR DESIGN**  
 214 Centerville Drive Suite 300  
 Brentwood, TN 37027  
 615.370.8530  
 hfrdesign.com

**SURVEY DIVISION** [mwilliams@hfrdesign.com](http://mwilliams@hfrdesign.com)

**COF PROJECT # (6362)**

**THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 34**

**FRANKLIN, WILLIAMSON COUNTY, TENNESSEE**

TOTAL ACRES: 18.593 TOTAL LOTS: 34  
 ACRES NEW STREETS: 2.16 FEET NEW STREETS: 2,025±  
 CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+  
 SCALE: 1"=100' DATE: 2-6-17