

VICINITY MAP
(N.T.S.)

LEGEND

Property ownership boundary	---
Building set-back line	---
Easement	---
Lot line	---
New Monument	■
Existing monuments	□
Iron Pin (O)	○
Iron Pin (N)	●
Lot number	①
Property map parcel number	(40, 12)
Pertains to property map	79

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 6345, PAGE 883, 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 6345, PAGE 883, 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 6345, PAGE 883, R.O.W.C.

OWNER(S) _____ DATE _____
OWNER(S) _____ 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 19th DAY OF FEBRUARY, 2015.
SURVEYOR *Brad Thomas* DATE *2/19/2015*

TN. LICENSE NO. **2431**

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN THE STANDARD 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MUD SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM: _____
MALLORY VALLEY UTILITY DISTRICT _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS & 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 _____ 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

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 _____ DATE _____
MANAGEMENT AGENCY

CITY OF FRANKLIN _____ DATE _____

BWSC

**BARGE
WAGGONER
SUMNER &
CANNON, INC.**

211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

OVATION RESUBDIVISION
PLAT BOOK 61, PAGE 39, R.O.W.C.
(18.12)
SS McEWEN, LLC
DEED BOOK 5770, PAGE 198, R.O.W.C.

WATERFORD SUBDIVISION
PLAT BOOK 55, PAGE 28 R.O.W.C.

DUKE REALTY, LP
DEED BOOK 4295, PAGE 838,
R.O.W.C.

SURVEYOR

BARGE, WAGGONER, SUMNER & CANNON, INC.
614 FOURTH AVENUE SOUTH
NASHVILLE, TN 37210
PHONE: 615-252-4397 / FAX: 615-252-9661
EMAIL: Brad.Thomas@bwsc.net
CONTACT: BRAD THOMAS

OWNER/DEVELOPER

SS KNOLL TOP, LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067
615-472-8916
rkauss@southstarco.com
CONTACT: RALPH KNAUSS
(DIRECTOR OF DEVELOPMENT
& CONSTRUCTION)

HILLSIDE/HILLCREST
OVERLAY ZONING DISTRICT
PER CITY OF FRANKLIN

HILLSIDE/HILLCREST OVERLAY (HHO)
BUFFER ZONE
PER CITY OF FRANKLIN

$\Delta=02^{\circ}01'57''$
 $R=1,400.00'$
 $L=49.66'$
 $T=24.83'$
 $CH=N 72^{\circ}09'31'' W$
 $49.66'$

$N 71^{\circ}08'32'' W$
 $37.21'$

$\Delta=12^{\circ}01'23''$
 $R=420.00'$
 $L=88.13'$
 $T=44.23'$
 $CH=N 65^{\circ}31'21'' W$
 $87.97'$

AREA=100,140 SQ.FT.
OR 2.30 ACRES+/-

AREA=980,608 SQ.FT.
OR 22.51 ACRES+/-

$\Delta=59^{\circ}12'26''$
 $R=808.00'$
 $L=834.96'$
 $T=459.08'$
 $CH=S 15^{\circ}22'57'' W$
 $798.30'$

$\Delta=29^{\circ}06'33''$
 $R=787.50'$
 $L=400.09'$
 $T=204.46'$
 $CH=S 30^{\circ}25'55'' W$
 $395.80'$

$S 15^{\circ}52'38'' W$
 $115.01'$

TOTAL AREA=1,089,188 SQ. FT.
OR 25.00 ACRES +/-

NOTES

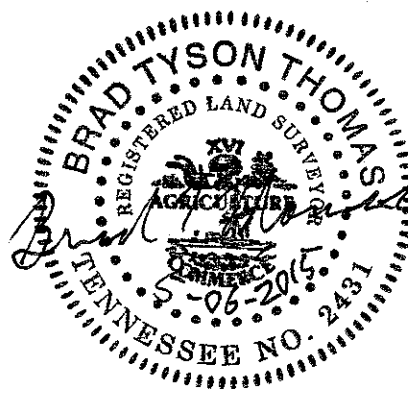
1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
2. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983).
3. PROPERTY IS ZONED "SD-X" (SPECIFIC DEVELOPMENT - VARIETY) WITH HHO HILLSIDE/HILLCREST OVERLAY AND A 500' BUFFER OF HILLSIDE/HILLCREST OVERLAY. CHARACTER AREA = MECO 4, DEVELOPMENT STANDARDS = EITHER.
4. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X".
5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
6. 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.
7. MAINTENANCE OF ALL STORMWATER MANAGMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
8. THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS AND TO REVISE THE PREVIOUSLY PLATTED HHO AND HHO BUFFER LINES, AND TO DEDICATE RIGHT-OF-WAY.
9. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF LOT NO. 1 AS SHOWN ON THE FINAL PLAT OF WATERFORD SUBDIVISION OF RECORD IN PLAT BOOK 55, PAGE 28, R.O.W.C.

DEED REFERENCE

BEING PROPERTY CONVEYED TO SS KNOLL TOP, LLC BY DEED OF RECORD IN BOOK 6345, PAGE 883, R.O.W.C.

PROPERTY MAP REFERENCE

BEING PARCEL 40.12 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.



100 50 0 50 100
SCALE: 1" = 100'

SHEET 1 OF 1

FINAL PLAT

THE STANDARD AT COOL SPRINGS SUBDIVISION

FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 5840

TOTAL ACRES = 25.00+/-
TOTAL LOTS = 2

CIVIL DISTRICT: 9TH
SCALE: 1"=100'
CLOSURE: 1:10,000
DATE: MAY 6, 2015

DRAWN BY: RWF

FILE NO. 3546107