

NOTES:

- Existing Zoning: SP-R, 8.03
WHCO-2 Character Area Overlay
Site is subject to Conventional design standards.
- Minimum Required Setback Lines:
MINIMUM BUILDING SETBACKS BETWEEN UNITS IS 0 FEET.
MINIMUM SETBACK BETWEEN BUILDINGS OR FROM PROPERTY LINES IS 5 FEET.
- SURVEYOR:**
The Reasons Company
2205 Grace Point Court
Franklin, TN 37067
Office Ph: 615-790-2071
Contact : Tony Reasons II
treasonscompany@bellsouth.net
treasons@bellsouth.net

OWNERS AND SUBDIVIDERS,

RBP Investments, LLC
144 Southeast Parkway, Suite 280
Franklin, TN 37064
(615)-590-1422

Alvin Bassel
2433 Lakelands Drive
Spring Hill, TN 37174
(881)-451-5160
alvinbassel@gmail.com

- THIS IS A CLASS "A" SURVEY IN COMPLIANCE WITH THE RULES OF THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0820-3-OF PRACTICE WITH THE ERROR OF CLOSURE BEING 1:10,000+.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- Referenced to Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100, NAD 83 Datum.
- FLOOD NOTE:** This parcel is not located within areas designated as a special flood hazard area on the latest National Flood Insurance Program maps available to me as of this date. Per Community Panel 4718700192F dated 09/29/06.
- The Street Improvements are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.
- Drainage Facilities are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.
- Property consists of Map 78, Parcel 20 and Map 78P, Group A, Parcel 18.
- 30 Units to be sold fee simple. Each unit will be designated by a metes and bounds description prior to conveyance.
- Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- Fee in lieu of portland will be paid before the final plat is recorded. 30 units x 1200H2 = 36,000
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
- Iron pins to be located at property corners.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowner's Association.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

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 _____

REGISTERS OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY
Received for record the _____ day of _____
20____ at _____ o'clock _____ M Noted in Note Book
page _____ and recorded in _____ Book No. _____
page _____ Fee \$ _____
Witness My Hand Sade G. Wade
Register

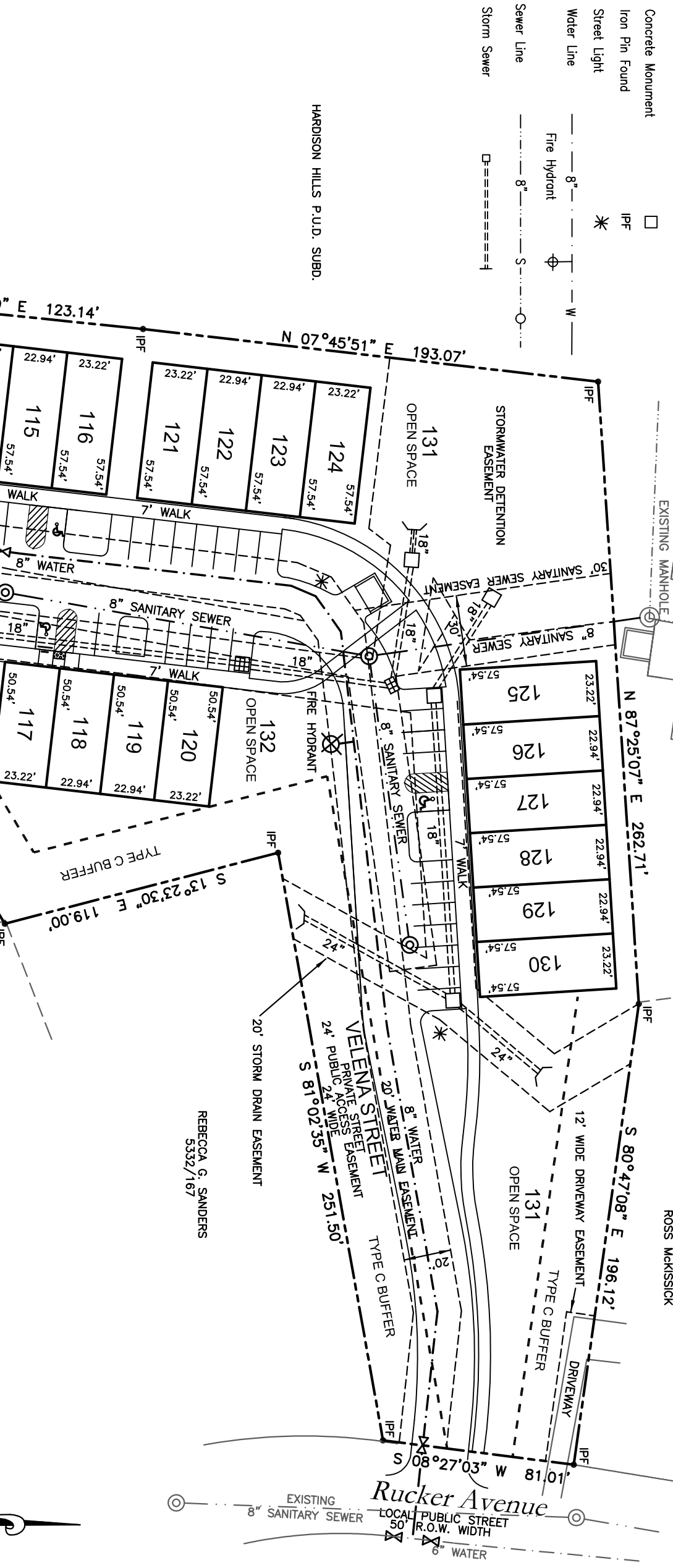
CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (We are) the owner(s) of the property shown herein as of record in Book 2218, Page 297, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown herein and dedicate all public ways and easements as noted to lot(s) as shown herein 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 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.
Owner(s) _____ Date _____

LOT	ADDRESS	SF	ACRE
101	105 VELENA STREET	1336	0.031
102	107 VELENA STREET	1320	0.030
103	109 VELENA STREET	1320	0.030
104	111 VELENA STREET	1320	0.030
105	113 VELENA STREET	1320	0.030
106	115 VELENA STREET	1336	0.031
107	104 VELENA STREET	1173	0.027
108	106 VELENA STREET	1159	0.027
109	108 VELENA STREET	1159	0.027
110	110 VELENA STREET	1159	0.027
111	112 VELENA STREET	1159	0.027
112	114 VELENA STREET	1173	0.027
113	119 VELENA STREET	1336	0.031
114	121 VELENA STREET	1320	0.030
115	123 VELENA STREET	1320	0.030
116	125 VELENA STREET	1336	0.031
117	124 VELENA STREET	1173	0.027
118	126 VELENA STREET	1159	0.027
119	130 VELENA STREET	1159	0.027
120	132 VELENA STREET	1173	0.027
121	129 VELENA STREET	1336	0.031
122	131 VELENA STREET	1320	0.030
123	133 VELENA STREET	1320	0.030
124	135 VELENA STREET	1336	0.031
125	143 VELENA STREET	1336	0.031
126	145 VELENA STREET	1320	0.030
127	147 VELENA STREET	1320	0.030
128	149 VELENA STREET	1320	0.030
129	151 VELENA STREET	1320	0.030
130	153 VELENA STREET	1336	0.031
131	OPEN SPACE LOT	1336	0.031
132	OPEN SPACE LOT	85,527	1.92

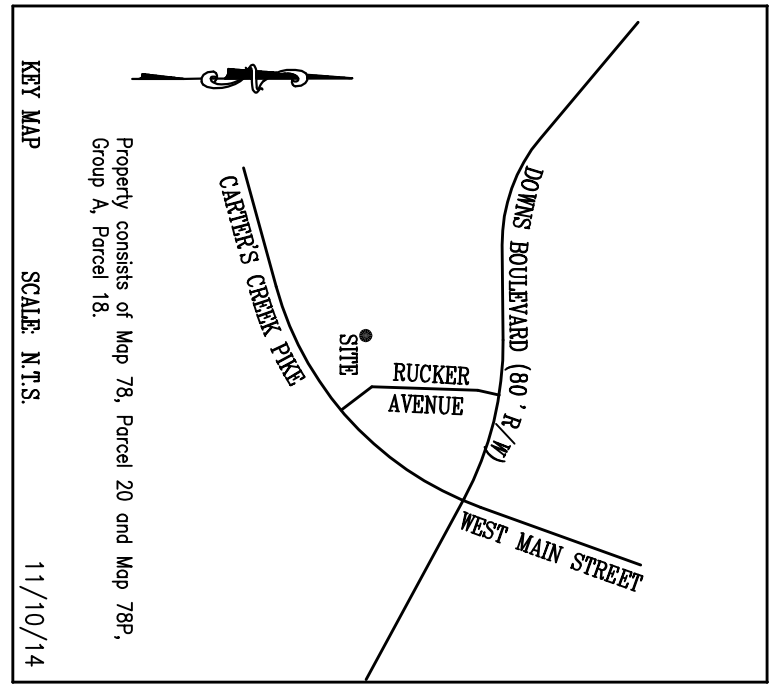
LEGEND

- Concrete Monument
- Iron Pin Found
- Street Light
- Water Line
- Fire Hydrant
- Storm Sewer



PURPOSE
The purpose of this plat is to create 30 dwelling units.

- EASEMENT NOTES**
- A 20' Wide Sewer Easement Extending 10' to each side of all existing and proposed Sewer Lines within the boundary of this proposed PUD is hereby dedicated to the City of Franklin.
 - A 20' Wide Water Easement Extending 10' to each side of all existing and proposed Water Lines within the boundary of this proposed PUD is hereby dedicated to the City of Franklin.
 - The transfer of lots shall be subject to the provisions of the shared access easement, which shall provide for a guaranteed, unrestricted, right of access to all owners providing easement and that the owners of lots subject to shared access easements shall be required to execute an agreement specifying responsibility for construction and perpetual maintenance of the easements in accordance with the approved access plans.



CERTIFICATE OF SURVEY

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

Surveyor _____ Date _____
Tony Reasons II #1665
Name/Tennessee License Number _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the water system and \$_____ for the sewer system, has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that: (1) the streets, drainage and sidewalks designated in _____ 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.

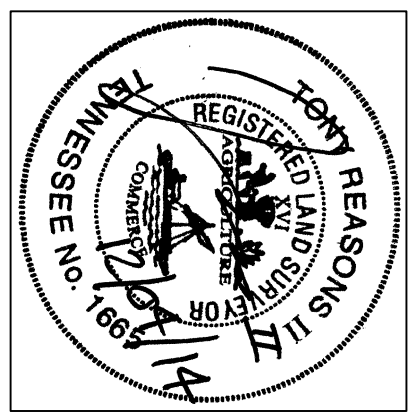
Director, Streets Department _____ Date _____
City of Franklin, Tennessee

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 this _____ 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 _____

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.



I hereby certify that this is a Category 1 survey and the ratio of precision of the undistorted survey is 1:11,283 as shown herein.

Surveyor _____ Term, Reg. No. 1665

FINAL PLAT
RUCKER PARK P.U.D. SUBD.
REPLATING OF LOT 12 OF RUCKER SUBDIVISION

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 3.66 ac.	Total Lots = 30
Acres New Streets = 0.00 ac.	Feet New Streets = 0.0'
Civil District : 9th	Closure Error : 1/10,000+
Scale : 1" = 40'	Date : 12/04/14
	City Project No. : 4730 (2639)