

VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING FIRE HYDRANT	⊕
PROPOSED FIRE HYDRANT	⊕ PF
EXISTING LIGHT POLE / UTILITY POLE	⊕ / ⊕
EXISTING CURB INLET / CATCH BASIN	⊕ / ⊕
PROPOSED CURB INLET	⊕
EXISTING MANHOLE	⊕
5/8" IRON PIN SET THIS PLAT	⊕
IRON PIN OLD FOUND	⊕ (O)
CONCRETE MONUMENT OLD FOUND	⊕ (O)
TENNESSEE VALLEY AUTHORITY	TVA
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	MTEMC
CITY OF FRANKLIN - DISK MONUMENT	COF
STREET ADDRESS	1201
CHERRY LAND SURVEYING	CLS
SOUTHERN STATES SURVEY	SSS
BARGE WAGNER SUMNER CANNON	BWSC
TRANSFORMER	TR
FIBER OPTIC BOX	FOB
ELECTRIC BOX	EB
TELEPHONE BOX	TB

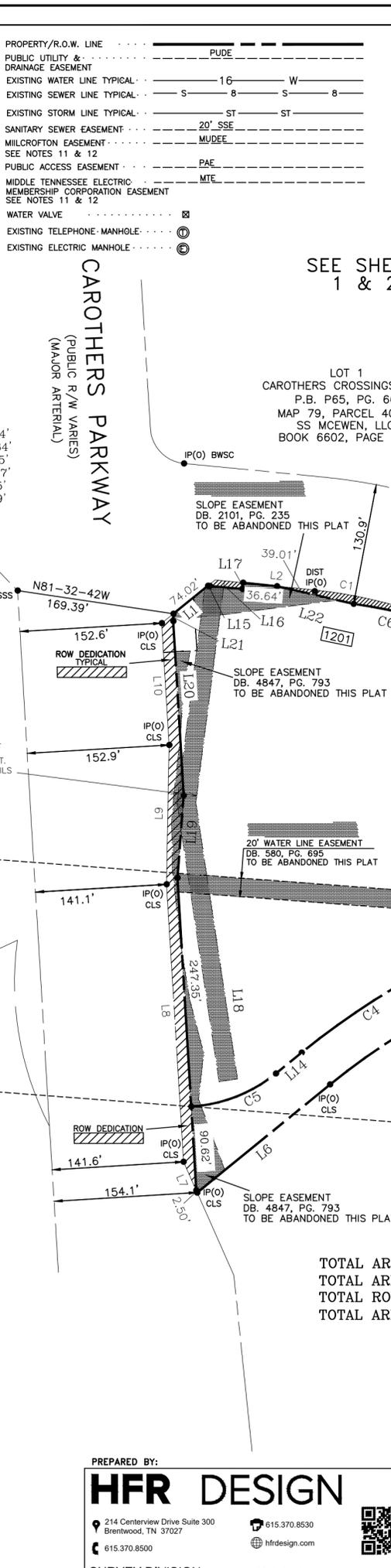
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	10°19'41"	517.96'	93.37'	S79°02'20"E 93.24'
C2	30°34'13"	792.50'	422.84'	S66°12'02"W 417.84'
C3	17°40'59"	358.00'	110.49'	S08°50'29"E 110.05'
C4	13°08'22"	838.50'	192.29'	S57°20'53"W 191.87'
C5	35°36'31"	160.00'	99.44'	S68°34'56"W 97.85'
C6	07°27'33"	596.42'	77.65'	S78°15'22"E 77.59'

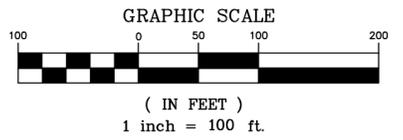
LINE TABLE

NO.	BEARING	DISTANCE
L1	N50°55'11"E	64.03'
L2	S84°11'53"E	75.35'
L3	S73°52'28"E	231.30'
L4	S75°39'53"E	91.67'
L5	S00°22'32"W	260.62'
L6	S50°46'52"W	184.39'
L7	N23°44'35"W	36.29'
L8	N03°30'00"W	299.93'
L9	N01°04'26"E	150.48'
L10	N03°30'00"W	131.69'
L11	S15°49'37"W	180.16'
L12	S90°00'00"W	6.05'
L13	S00°00'00"E	63.76'
L14	S50°46'40"W	35.66'
L15	S86°07'11"E	2.11'
L16	S84°26'14"E	35.19'
L17	N05°33'46"E	6.83'
L18	N03°25'29"W	337.98'
L19	N04°20'01"E	88.89'
L20	N03°25'29"W	188.77'
L21	N01°25'33"E	7.98'
L22	S76°58'43"E	84.56'
L23	S74°14'58"E	70.60'
L24	S74°14'58"E	67.91'
L25	N88°10'31"E	12.70'

- NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW COMMERCIAL LOTS, AND DEDICATE RIGHT-OF-WAY AND EASEMENTS AS SHOWN HEREON.
 - 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 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0212F DATED: 9-29-06.
 - 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.
 - 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 79.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THIS PROPERTY IS ZONED GC "GENERAL COMMERCIAL DISTRICT" WITH CHARACTER AREA MECO-4 AND CONVENTIONAL STANDARDS. MINIMUM BUILDING SETBACK LINES (MBSL) ARE: FRONT=30', SIDE=15', REAR=25'
 - 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 PROPERTY OWNER'S RESPONSIBILITY.
 - 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 11).
 - 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.
 - 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 PROPERTY OWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE PROPERTY OWNERS' LOT AT THE OWNERS' EXPENSE.
 - SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS (PAE) AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
 - LOTS 1 AND 2 ARE PART OF A UNIFIED SITE PLAN.



SEE SHEET 2 LOTS 1 & 2 DETAILS



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

CERTIFICATE OF OWNERSHIP

I (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 I (We) further certify that there are no liens on this property, except as follows:
Book _____, Page _____, R.O.W.C., Tennessee.

By: _____ Date: _____
MATTHEW BURCH, FOR LC PARTNERSHIP, LLC
OWNER MAP 79, PARCEL 40.15 BOOK 6733, PG. 531

By: _____ Date: _____
FOR SS MCEWEN, LLC OWNER MAP 79, PARCEL 40.00
BOOK 6602, PG. 813 (FOR SEWER ABANDONMENT BOOK 3930, PG 277)

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 FINAL PLAT LIBERTY STATION, LOTS 1 & 2 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, Water Management Date _____
Department _____
City of Franklin, Tennessee
(Where applicable)

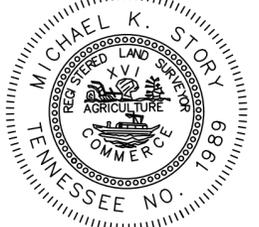
(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Date _____
Utility District _____

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 K. Story TN RLS # 1989
HFR Design, Inc.



MICHAEL K. STORY TN RLS #1989
HFR DESIGN, INC.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in FINAL PLAT LIBERTY STATION, LOTS 1 & 2 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 _____

TOTAL AREA LOT 1: 138,466 SQ. FT. OR (3.179± ACRES)
TOTAL AREA LOT 2: 98,945 SQ. FT. OR (2.271± ACRES)
TOTAL ROW DEDICATION AREA: 9,377 SQ. FT. OR (0.215± ACRES)
TOTAL AREA: 246,787 SQ. FT. OR (5.665± ACRES)

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

SURVEY DIVISION mstory@hfrdesign.com

Owner/Subdivider:
LC PARTNERSHIP, LLC
ATT. MATTHEW BURCH
P.O. BOX 120897
NASHVILLE, TN 37212
PH. 615-473-0433
BOOK 6733, PG. 531

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.

Middle Tennessee Electric Membership Corporation Date _____

COF PROJECT # (6593)

**FINAL PLAT
LIBERTY STATION
LOTS 1 & 2**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.665 TOTAL LOTS: 2

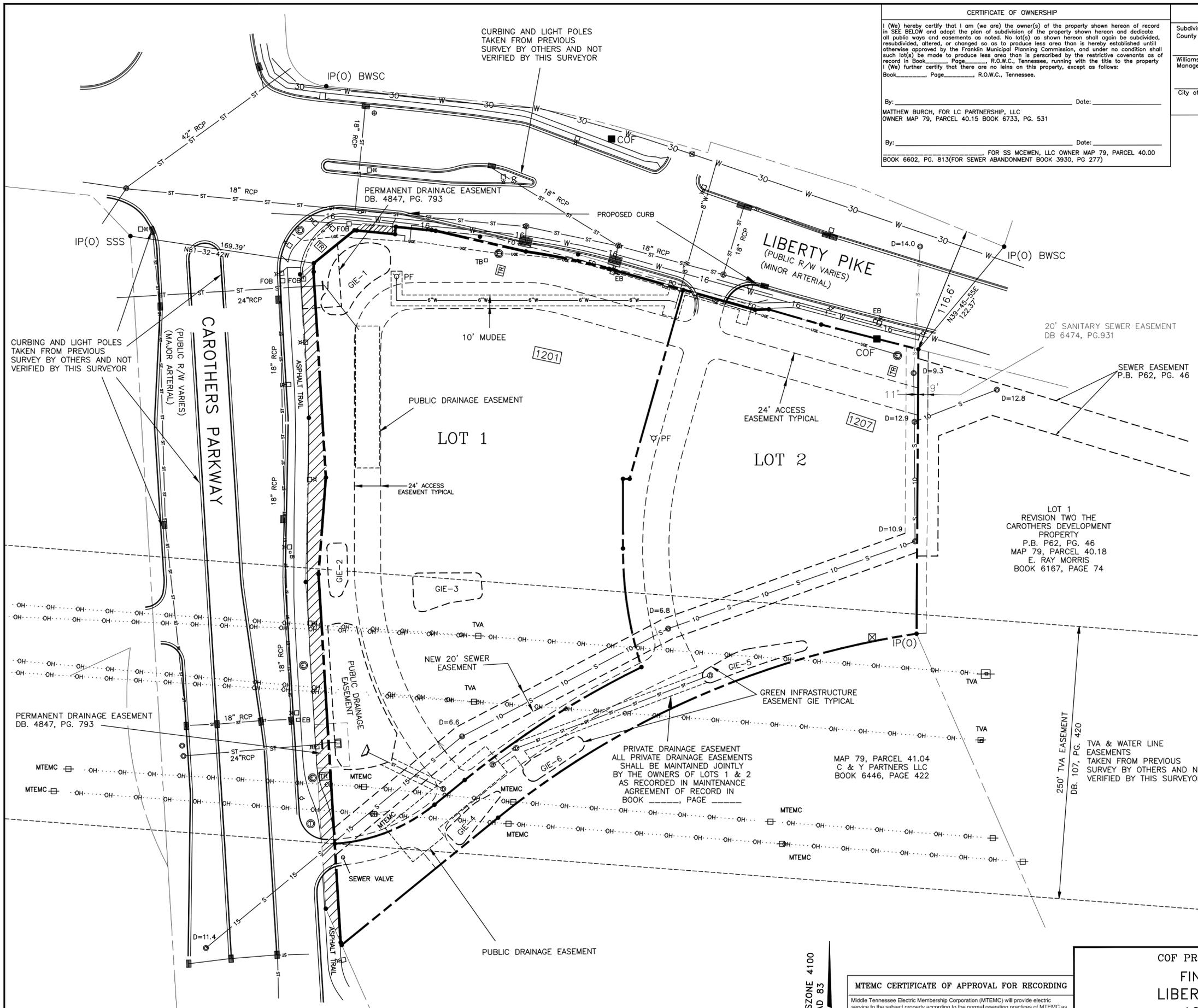
ACRES NEW STREETS: NONE FEET NEW STREETS: NONE

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SHEET 1 OF 2 DATE: 12-11-17

HFR PROJECT NO. 2017155

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CERTIFICATE OF OWNERSHIP

I (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 I (We) further certify that there are no liens on this property, except as follows:
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By: _____ Date: _____
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 OWNER MAP 79, PARCEL 40.15 BOOK 6733, PG. 531

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 City of Franklin, Tennessee Date _____

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Director, Water Management Date _____
 Department City of Franklin, Tennessee
 (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 Microcrafton Utility District to assure completion of such systems.

General Manger Microcrafton Date _____
 Utility District

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Director Streets Department Date _____
 City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

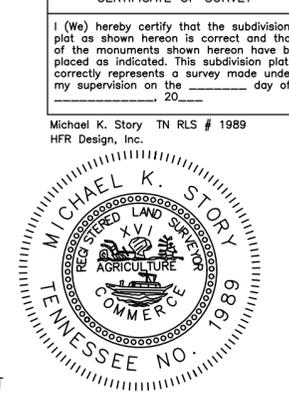
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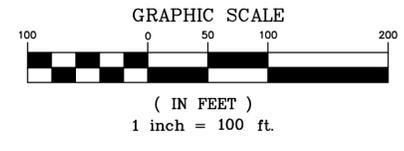
MICHAEL K. STORY TN RLS #1989
 HFR DESIGN, INC.

PREPARED BY:

HFR DESIGN

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

Owner/Subdivider:
 LC PARTNERSHIP, LLC
 ATT. MATTHEW BURCH
 P.O. BOX 120897
 NASHVILLE, TN 37212
 PH. 615-473-0433
 BOOK 6733, PG. 531



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

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Middle Tennessee Electric Membership Corporation Date _____

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FINAL PLAT
LIBERTY STATION
 LOTS 1 & 2
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.665 TOTAL LOTS: 2
 ACRES NEW STREETS: NONE FEET NEW STREETS: NONE
 CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
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