

| LOT AREA TABLE | | | REQUIRED 3" CALIPER TREES PER LOT |
|-----------------|-------------------|---------------|-----------------------------------|
| LOT NO. | SQ. FT. | ACRES | |
| 471 | 6,960.00 | 0.160 | 2 |
| 472 | 6,960.00 | 0.160 | 2 |
| 473 | 6,960.00 | 0.160 | 2 |
| 474 | 6,960.00 | 0.160 | 2 |
| 475 | 6,960.00 | 0.160 | 2 |
| 476 | 6,960.00 | 0.160 | 2 |
| OPEN SPACE 2021 | 901,436.55 | 20.694 | |
| TOTAL | 943,196.55 | 21.653 | |

| 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 |

- LEGEND**
- 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 16

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 6 RESIDENTIAL LOTS 1 OPEN SPACE LOT FOR SECTION 25 HIGHLANDS AT LADD PARK PUD SUBDIVISION.
 - 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 & 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 IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0355F 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.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 - 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 GCOO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'; SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
 - 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 EASEMENTS ARE THE HOMEOWNERS' RESPONSIBILITY.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
 - ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
 - 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 RIGHT-OF-WAYS CREATED HEREON, ACCEPT 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, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.

PREPARED BY:

HFR DESIGN

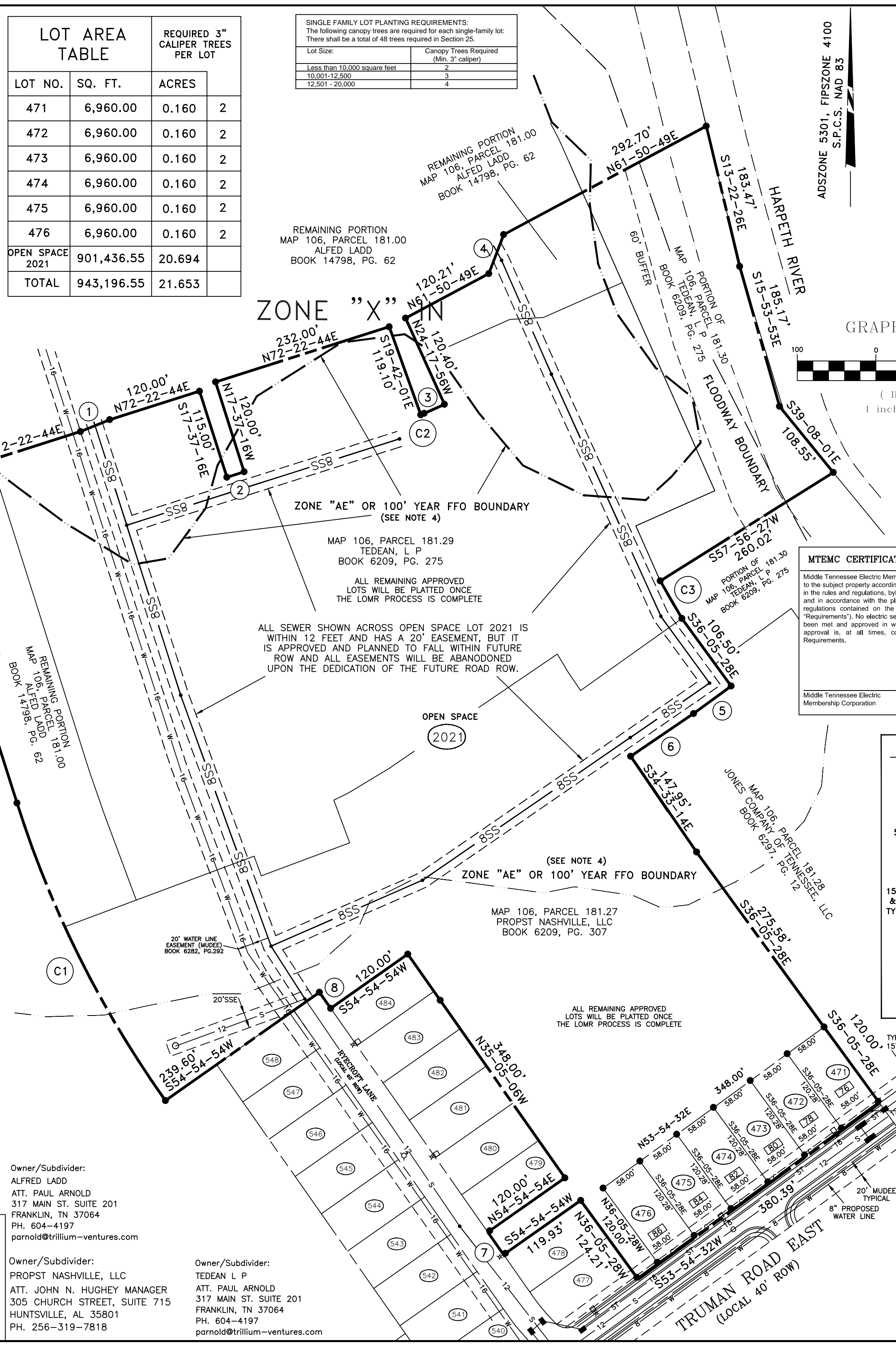
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

Owner/Subdivider:
ALFRED LADD
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

Owner/Subdivider:
PROPST NASHVILLE, LLC
ATT. JOHN N. HUGHEY MANAGER
305 CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256-319-7818

Owner/Subdivider:
TEDEAN L P
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com



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: _____
JOHN N. HUGHEY (PROPST NASHVILLE, LLC) MANAGER PARCEL 181.27

By: _____ Date: _____
PAUL ARNOLD TEDEAN L P (PARTNER) PARCELS 181.29 & 181.30

By: _____ Date: _____
ALFRED LADD PORTION OF PARCEL 181.00

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 22, 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 Manger Milcrofton Date
Utility District

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

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 22, have been installed in accordance with City specifications, or
amount of \$ _____ for drainage and \$ _____ for streets, \$ _____ 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

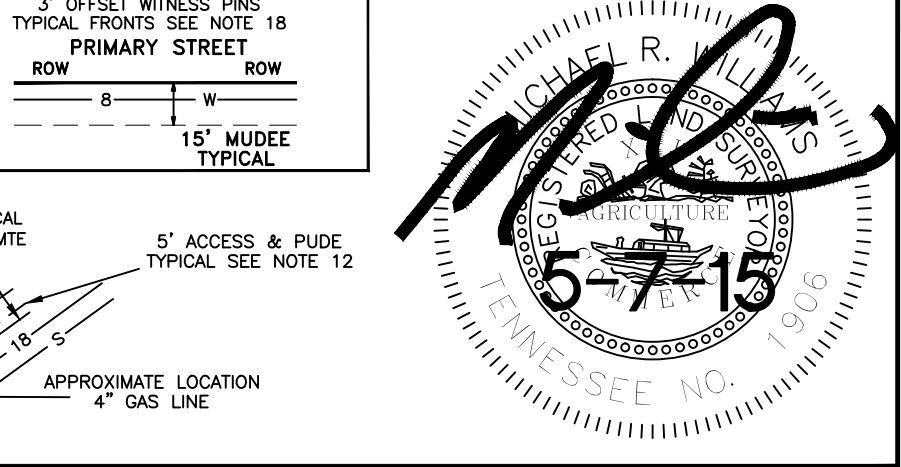
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of 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 # 5826

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 25

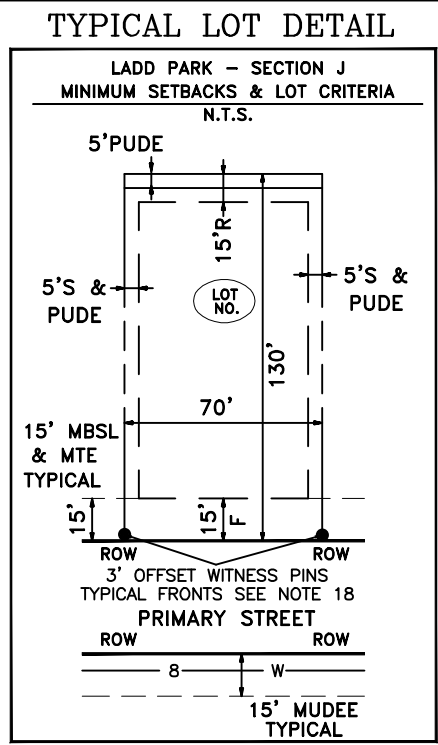
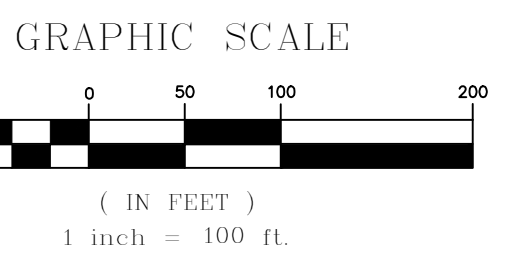
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 21.653 TOTAL LOTS: 7

ACRES NEW STREETS: NONE FEET NEW STREETS: NONE

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

SCALE: 1"=100' DATE: 4-13-15



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