

NOTES:

- 1) Existing Zoning: SD-R, 8.03 WHC0-2. Character Area Overlay Site is subject to Conventional design standards.
- 2) Minimum Required Setback Lines:
MINIMUM BUILDING SETBACKS BETWEEN UNITS IS 0 FEET.
MINIMUM SETBACK BETWEEN BUILDINGS OR FROM PROPERTY LINES IS 5 FEET.
- 3) SURVEYOR:
The Reasons Company
2205 Grace Point Court
Franklin, TN 37067
Office Ph: 615-790-2071
Contact : Tony Reasons II
reasonscompany@yahoo.com

OWNERS AND SUBDIVIDERS, RBF Investments, LLC 144 Southeast Parkway, Suite 200 Franklin, TN 37064 (615)-530-1422	
John Frauke 1406 Coburn Rd Franklin, TN 37064 (615)-207-1820 mailto:jfrauke@att.net	Alvin Basel 2433 Lakeshore Drive Spring Hill, TN 37174 (931)-461-5180 alvinbasel@gmail.com

- 4) 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+.
- 5) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 6) Referenced to Tennessee State Plane Coordinate System, Zone 5301, Fpszone 4100, NAD 83 Datum.
- 7) 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 47187C0192F dated 09/29/06.
- 8) The Street Improvements are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.
- 9) Drainage Facilities are to be Private Facilities and are to be maintained by the Homeowners Association or Other Legal Entity.
- 10) Property consists of Map 78, Parcel 20 and Map 78P, Group A, Parcel 18.
- 11) 30 Units to be sold fee simple. Each unit will be designated by a metes and bounds description prior to conveyance.
- 12) Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- 13) Fee in lieu of parkland will be paid before the final plat is recorded. 30 Units x 1200 ft² = 36,000 ft²
- 14) All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
- 15) Iron pins to be located at property corners.
- 16) Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowner's Association.
- 17) 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.

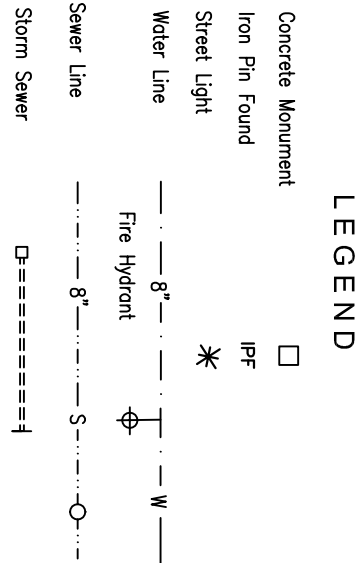
Williamson County Emergency Management Agency
Date

City of Franklin
Date

REGISTERS OFFICE
(STATE OF TENNESSEE) WILLAMSON COUNTY
Received for record the ____ day of ____
20 ____ at ____ o'clock ____ M Noted in Note Book
page ____ and recorded in ____ Book No. ____
Fee \$ ____

Witness My Hand
Scribe C. Wade
Register

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	1346	0.031
108	106 VELENA STREET	1330	0.030
109	108 VELENA STREET	1330	0.030
110	110 VELENA STREET	1330	0.030
111	112 VELENA STREET	1330	0.030
112	114 VELENA STREET	1346	0.031
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	1346	0.031
118	126 VELENA STREET	1330	0.030
119	130 VELENA STREET	1330	0.030
120	132 VELENA STREET	1346	0.031
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	85,527	1.92
132	OPEN SPACE LOT	85,527	1.92



PURPOSE
The purpose of this plat is to revise a portion of the Type C Buffer to a Modified Type C Buffer and to revise lot depths and areas.

- EASEMENT NOTES
- 1) A 20' Wide Sewer Easement (except as otherwise shown) 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. The 30' Wide Sewer Easement is hereby dedicated to the City of Franklin. All sewer depths are less than 12 feet.
- 2) 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.
- 3) The transfer of lots shall be subject to the provisions of the shared access easement, which shall provide for a quantified, 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.
- 4) There is a drainage easement across open space areas for all drainage swales hereby dedicated to the City of Franklin.

MTEMC CERTIFICATE
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 other provisions, at times, contingent upon compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation
Date

CERTIFICATE OF SURVEY

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

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

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designed in accordance with City specifications, or (2) a performance agreement and survey 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
City of Franklin, TN
Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

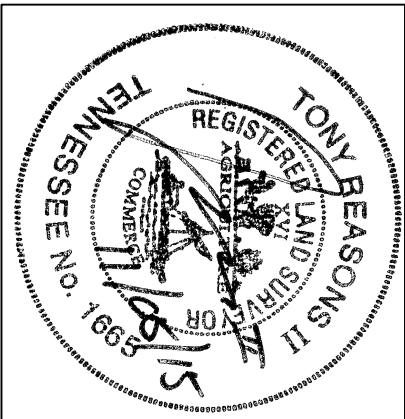
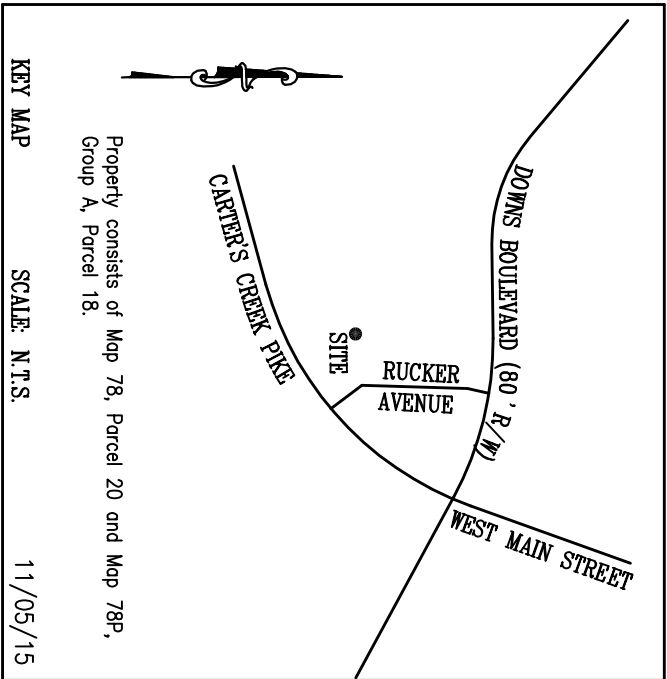
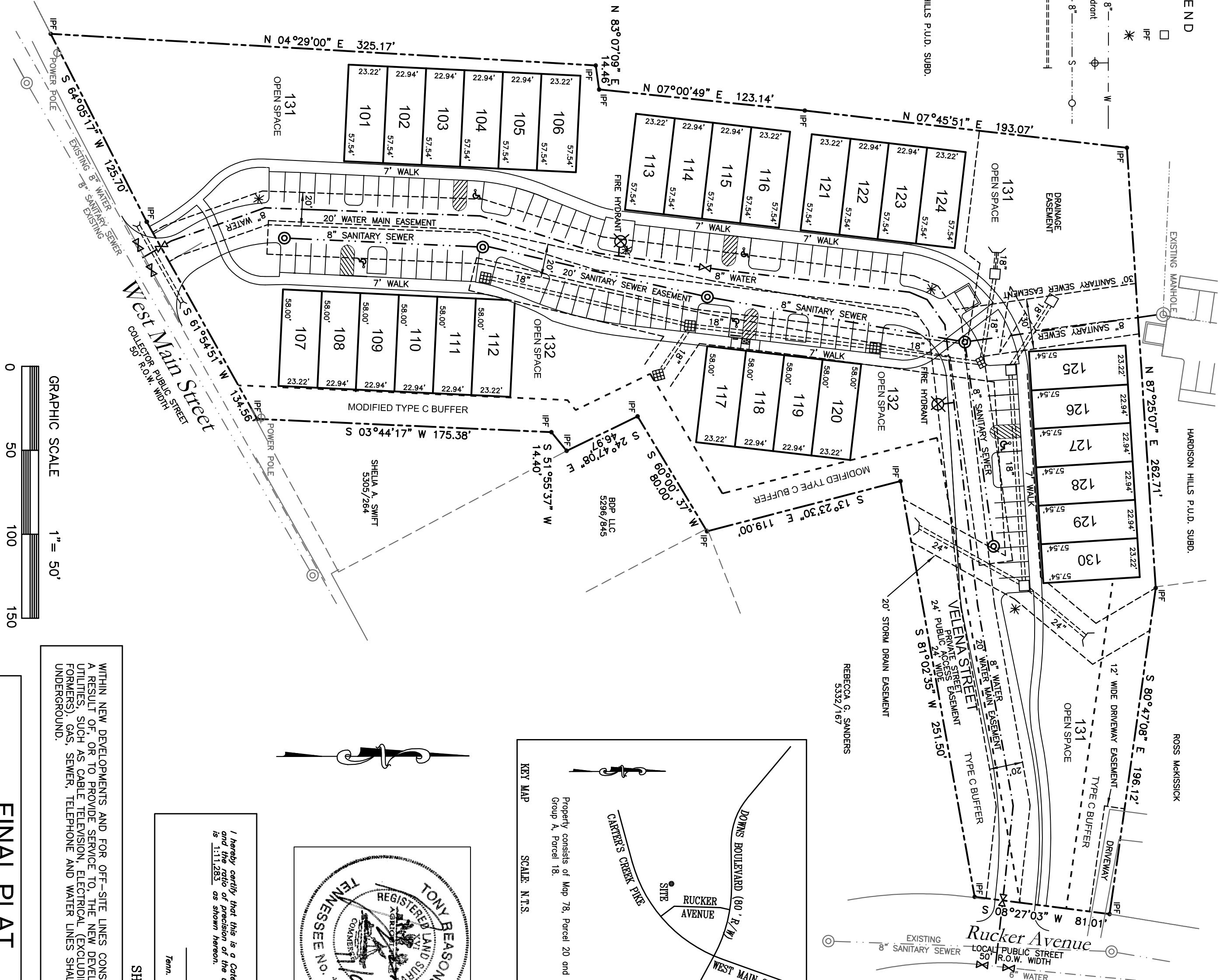
I hereby certify that: (1) the streets, drainage and sidewalks designated in accordance with City specifications, or (2) a performance agreement and survey in the amount of \$____ for drainage, and \$____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee
Date

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 ____.

Secretary: Franklin Municipal Planning Commission
Date



I hereby certify that this is a Category 1 survey and the results of inspection of the Undisclosed survey is 1:11,283 as shown hereon.

Surveyor
Tony Reasons II, 1665

SHEET 1 OF 1

FINAL PLAT
REVISION ONE
RUCKER PARK P.U.D. SUBD.
REPLATTING OF LOT 12 OF RUCKER SUBDIVISION
FINAL SUBDIVISION PLAT
FRANKLIN, WILLAMSON COUNTY, TENNESSEE

Total Acres = 3.66 ac.
Total Lots = 30
Acres New Streets = 0.00 ac.
Feet New Streets = 0.0'

Scale : 1" = 40'
Date : 11/05/15
City Project No. : 5966

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.