

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	32.30	18.51	S13°25'00"E	28.36	99°58'53"

NOTES

- 1) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 2) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 47187C0205 F, DATED SEPTEMBER 29, 2006, IT HAS BEEN DETERMINED THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- 3) THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNER OF RECORD.
- 4) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 5) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

STREET LIGHT NOTE

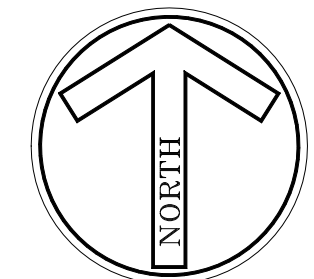
Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC, and quantity shall be at direction of MTEMC.

UTILITY NOTE

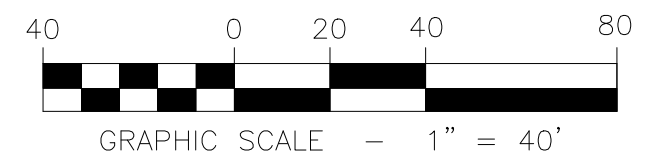
Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.

ACCESS EASEMENT NOTE

The transfer of lots shall be subject to the provision of the shared access easement(s). Said easement(s) shall provide for a guaranteed, unrestricted right of access to all owners providing such easement(s) and owners of lots adjacent to said easement(s). The owners shall also be required to execute and agreement specifying responsibility for construction and perpetual maintenance of the shared access.



GATEWAY VILLAGE, SECTION THREE
PLAT BOOK 50, PAGE 60



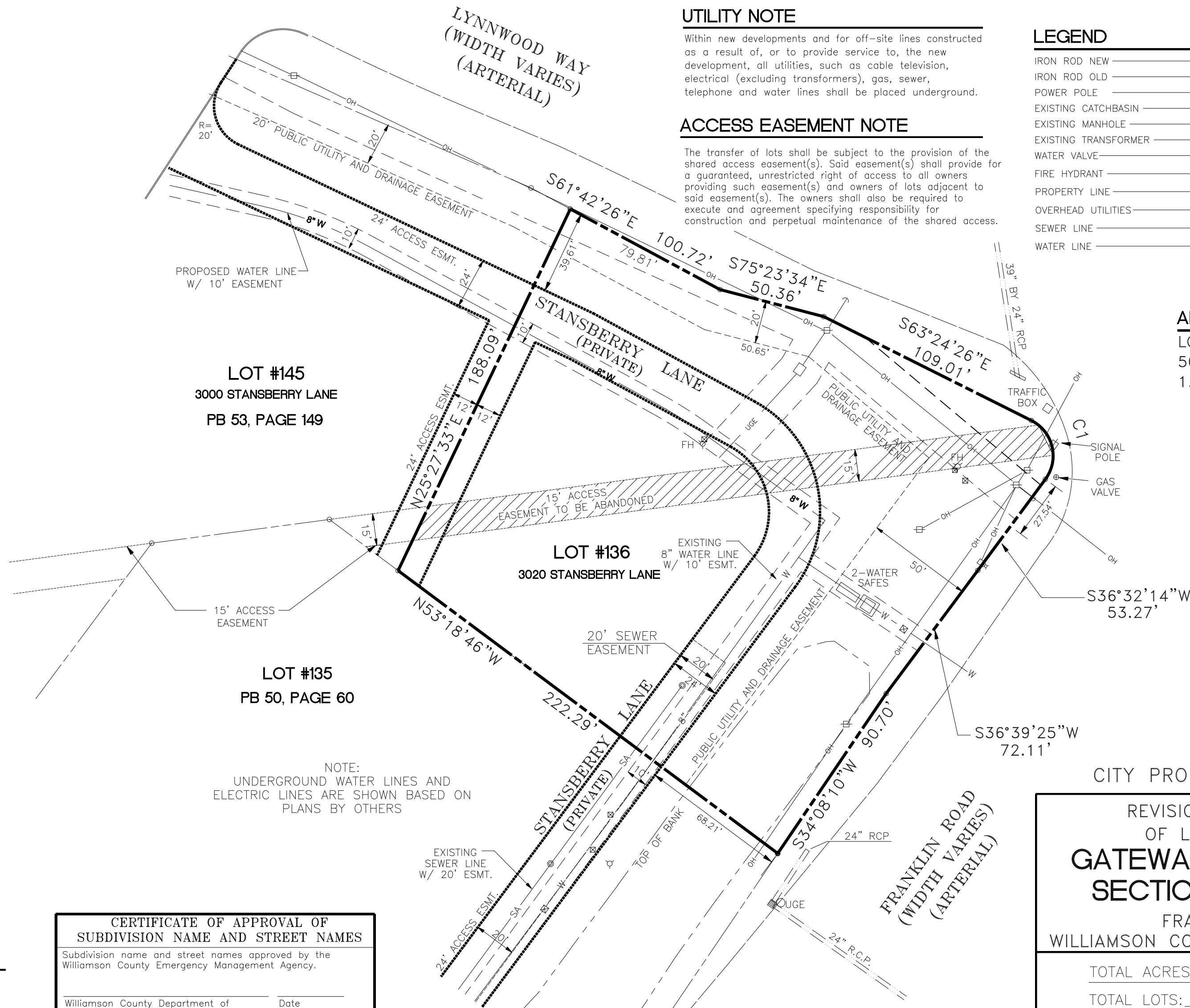
CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in Book **, Page ** and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicated all public ways and easements as noted. No lots as shown hereon shall again be subdivided, resubdivided, altered or changed as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lots be made to produce less area than is prescribed by the restrictive covenants of record in Book **, Page **, running with the title to the property. I(we) further certify that there are no liens on this property, except as follows:

VINEYARD PRODUCTIONS, INC. (OWNERS) _____ Date _____
** Book 6234, Page 935

PLAT NOTES

1. Existing Zoning and Area Designation: SD-X 6.64/144258
"BCCO-4" character area overlay
"TRADITIONAL" development standard
2. Minimum Required Setback Lines:
Yard Fronting any street — 3'
Side Yard — 10' min. between buildings
Rear Yard — 10'
3. Owner/Subdivider: VINEYARD PRODUCTIONS, INC.
Address: 2140 ALBANY DRIVE
FRANKLIN TN 37067
TEL. NO: 801-891-4399 FAX NO:
CONTACT: BRIAN KUBRICKY
4. THE PURPOSE OF THIS PLAN IS TO ABANDON THE 15' ACCESS EASEMENT ON LOT 136.
5. Surveyor: CHERRY LAND SURVEYING
Address: 622 W. IRIS DRIVE
NASHVILLE, TENNESSEE 37204
TEL. NO: 269-3972 FAX NO: 269-9345
CONTACT: Scot Cherry rsc-cl@comcast.net
6. Engineer: Ray Flake
Address: Civil Engineering Services, PC
P.O. Box 1302 Fairview TN 37062
TEL. NO: 615 533-0401
CONTACT: Ray Flake
7. THE SUBJECT PROPERTY IS CURRENTLY KNOWN AS MAP 36, PARCEL 51.06.



LEGEND

- IRON ROD NEW ————> ○
- IRON ROD OLD ————> ● IR(O)
- POWER POLE ————> □
- EXISTING CATCHBASIN ————> ▭
- EXISTING MANHOLE ————> ⊙
- EXISTING TRANSFORMER ————> ⊠
- WATER VALVE ————> ⊠
- FIRE HYDRANT ————> ♀
- PROPERTY LINE ————> ————
- OVERHEAD UTILITIES ————> OH ———— OH
- SEWER LINE ————> SA ———— 8"
- WATER LINE ————> W ———— 12"

AREA TABULATION

LOT 136
50,591 SQ. FT. OR
1.161 ACRES ±

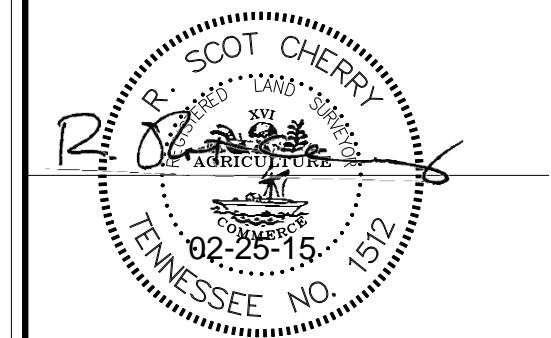
CITY PROJECT# 5741

REVISION THREE
OF LOT 136
**GATEWAY VILLAGE
SECTION THREE**
FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 1.16 ±
TOTAL LOTS: 1
ACRES NEW STREETS: 0.00
FEET NEW STREETS: 0.00
CIVIL DISTRICT: 8TH
CLOSURE ERROR: 1:10,000
SCALE: 1" = 40'
DATE: OCTOBER 30, 2014
REVISED DATE: FEBRUARY 25, 2015

CERTIFICATE OF SURVEY

We hereby certify that the plan shown and described 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 1st day of July, 2010



DEED REFERENCE

WILLIAMSON COUNTY MAP 36, PARCEL 51.06
OWNER: VINEYARD PRODUCTIONS, INC.
BOOK 6234, PAGE 935
REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

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 _____, 2014, and this plat has been approved for recording in the Register's Office for Williamson County.

Secretary: Franklin Municipal Planning Commission _____ Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Department of Emergency Communications _____ Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:
1) The sewer systems designated in Gateway Village, Section Three Subdivision have been installed in accordance with City specifications, or
2) a performance bond in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt. of Water and Sewer _____ Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:
1) The water systems designated in Gateway Village, Section Three Subdivision have been installed in accordance with City specifications, or
2) a performance bond in the amount of \$ _____ for the water system has been posted to assure completion of such systems.

Gateway Utility Company _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
1) the streets and drainage designated in Gateway Village Section Three Subdivision have been installed in accordance with City specifications, or
2) a performance bond in the amount of \$ _____ for streets and \$ _____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets, Franklin, Tennessee _____ Date _____