FLOOD INSURANCE NOTE: By graphics plotting only, this property is in **ZONE** X of the Flood Insurance Rate Map, Community Panel No. 47187C0212F shown hereon have been placed as indicated. This sui effective date of 9-29-2006 designations can only be determined by an Elevation Certificate. Based on the above information, this property NOT in a Special BULLOCKS MAP 620 GROUP K PARCEL 34 ABRAHAM & APRYL PINZUR MAP 620 GROUP K DB 4336 PAGE 951 LYNDON WILSON PARCEL 28 DB 5615 PAGE 418 PARCEL 37 DB 5118 PAGE 115 Certificate of Approval of Sewer Systems I hereby certify that: N 88°01'15" E - 218.39' RAO & PAVANI (1) the Sewer systems designated in Andover Park PUD PARCEL 38 OPEN SPACE A MAP AND PARCEL 62 N - 25 Vicinity Map DB 5628 PAGE 153 Subdivision have been installed in accordance with City 35,759.80 SF R.O.W.C 0.82 Ac **GENERAL NOTES:** specifications, or 30' WIDE THE PURPOSE OF THIS PLAT IS TO CREATE FIVE (5) BUILDABLE LOTS AND TWO (2) OPEN SPACE LOTS IN A PLANNED UNIT DEVELOPMENT. 2) a performance agreement and surety in the amount of AREA OF ORIGINAL TRACK 1.57 ACRES (68,268.00 SF). for the sewer system has been posted with the SURVEY BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, City of Franklin, Tennessee, to assure completion of such RICHARD & MODIFIED ZONE 2 DEVELOPMENT COMPLIES WITH CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN. MAUREEN MADDEN LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING MAP 0620 GROUP A PARCEL 24 THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS DB 2489 PAGE 510 SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS Director Water Management Department EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL City of Franklin, Tennessee: THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE. ALL LOTS ARE TO HAVE A 5' MINIMUM BUILDING SETBACK FOR FRONT, SIDE AND REAR AT ALL PROPERTY LINES. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A 3,408.0 SF Certificate of Approval of Water 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. I hereby certify that the water system outlined or indicated on the Plat OWNER: OLD SOUTH CONSTRUCTION OF TENNESSEE, LLC; 245 NOAH DRIVE entitled Andover Park P.U.D Subdivision has been installed in FRANKLIN, TENNESSEE; J.C. FRANKS, MEMBER; TELEPHONE 615-794-7415; E-MAIL FRANCO314@AOL.COM. accordance with current local and/or State Government requirements 11. EXISTING BASE AND OVERLAY ZONING -SD- R. GEORGE B. & **FARRAH BURGETT** or a surety bond in the amount of _____ has been posted with MAP 079B GROUP A Mallory Valley Utility District to assure completion of all required 13. AREA AND LF OF NEW STREETS - 7,998 SF (0.184 Ac) - 205 LF. PARCEL 26 14. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL DB 6046 PAGE 631 improvements in case of default. 204 POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC. 15. MINERAL RIGHTS ARE HELD BY OWNER. 4,829.1 SF PROPERTY DOES NOT LAY IN THE 100 YEAR FLOOD PLAIN OR IN FLOODWAY FRINGE Mallory Valley Utility District: 0.11 Ac OVERLAY ZONING DISTRICT BOUNDARY (FFO). 468.9 SF 0.06 A -5.07' MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE LIBERTY PIKE - 70' ROW - MINOR ARTERIAL N28°40'10"E RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. SCOTT & CHARLYNN 18. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR CARPENTER DISTRUBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS MAP 79B GROUP A PERMITTED BY THE CITY ENGINEER. PARCEL 27 THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT NOT DB 4139 PAGE 696 Certificate of Approval of Streets, Drainage, and Sidewalks RESPONSIBLE FOR LANDSCAPING, CONCRETE SIDEWALKS, CONCRETE DRIVEWAYS OR ANY OTHER FEATURES THAT MAY BE IN/ON THE SEWER EASEMENT DURING N 62°17758" W 72.06 MAINTENANCE OR EMERGENCY OPERATIONS PERFORMED ON THE SEWER LINE I hereby certify that: EX FIRE HYDRANT SINGLE FAMILY LOT PLANTING LENGTH (1) the streets, drainage, and sidewalks designated in Andover Park PUD RÉQUIRMENTS 155°41' 51" 26.53 72.10 Subdivision have been installed in accordance with City specifications, or THE FOLLOWING AGGREGATE CALIPER INCHES OF CANPOY TREES ARE REQUIRED **LEGEND** FOR EACH DETACHED RESIDENTIAL LOT: (2) a performance agreement and surety in the amount of \$ for drainage, and \$ **ACI CANOPY TREES** LOT SIZE NEW PROPERTY LINE **REQUIRED** sidewalks has been posted with the City of Franklin, Tennessee, to assure — — EXISTING PROPERTY LINE LESS THAN 10,000 SF completion of such improvements. 10,000 TO 30,000 SF PROPOSED PIN DETACHED RESIDENTIAL LOT TREE CHART: THE FOLLOWING 3 INCH CALIPER TREES ARE PROPERTY ADDRESS Doyle Elkins REQUIRED FOR EACH LOT: _____ Date: __ Director, Streets Department: ___ LOT# LOT SIZE # OF TREES Professional Land Surveyor 106 4,296 Registered in TN & AL 107 3,408 610 West College St., Suite 135 108 4,768 Murfreesboro, TN 37130 109 4,642 110 Phone (615) 907-8625 Fax (615) 907-5956 Certificate of Ownership Cell (931) 636-2414 Email: elkinsdoyle@gmail.com Certificate of Approval of Subdivision Name, Street Names, and I (we) hereby certify that I am (we are) the owner(s) of the property shown Certificate of Approval for Recording hereon as of record in Book 6076, Page 407, R.O.W.C, Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate Approved by the Franklin Municipal Planning I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION (CLOSURE) FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN Subdivision name and street names approved by the Williamson all public ways and easements as noted. No lot(s) as shown hereon shall Commission, Franklin, Williamson County, County Emergency Management Agency. again be subdivided, resubdivided, altered or changed so as to produce less Tennessee, with the exception of such conditions, if area than is hereby established until otherwise approved by the Franklin FINAL PLAT any, as are noted in the Planning Commission Williamson County Emergency minutes for the_____ day of _____, 2015, and this plat has been approved for recording in the Municipal Planning Commission, and under no condition shall such lot(s) ANDOVER PARK P.U.D. be made to produce less area than is prescribed by the restrictive covenants Management Agency: _____ **SUBDIVISION** 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 Date: _____ Register's Office of Williamson County. MAP 62N GROUP A PARCEL 25 1126 LIBERTY PIKE, FRANKLIN 9TH CIVIL DIST. WILLIAMSON COUNTY, TN liens on this property, except as follows: Book_____, Page _____, CITY OF FRANKLIN PROJECT No. 5789 R.O.W.C. Secretary: _____ PREPARED FOR: OLD SOUTH CONSTRUCTION OF TENNESSEE, LLC PROJECT SHEET DRAWN BY Franklin Municipal Planning Commission Owner(s): _____ Date:____

DEC 19, 2014

1'' = 50'

1 OF 1

DME

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