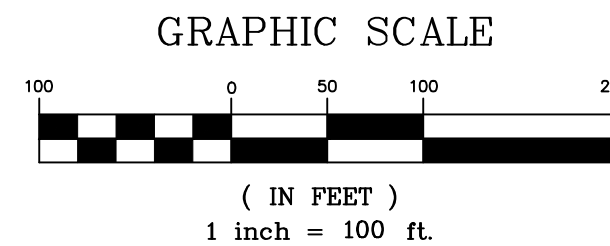


VICINITY MAP
NOT TO SCALE

LEGEND

- FIRE HYDRANT PROPOSED: (Symbol)
- LIGHT POLE PROPOSED: (Symbol)
- POWER POLE: (Symbol)
- CURB INLET PROPOSED: (Symbol)
- IRON PIN FOUND: (Symbol)
- 5/8" IRON PIN SET THIS PLAT: (Symbol)
- UTILITY STUB OUT: (Symbol)
- STREET ADDRESS: (Symbol)
- SEWER MANHOLE PROPOSED: (Symbol)
- PROPERTY/R.O.W. LINE: (Symbol)
- PUBLIC UTILITY & DRAINAGE EASEMENT: (Symbol)
- PROPOSED 8" WATER LINE: (Symbol)
- PROPOSED 8" SEWER LINE: (Symbol)
- PROPOSED CURB LINES: (Symbol)
- SANITARY SEWER EASEMENT: (Symbol)
- 15' MILCROFTON EASEMENT: (Symbol)
- SEE NOTE 12
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT: (Symbol)
- HOME OWNERS ASSOCIATION EASEMENT: (Symbol)
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT: (Symbol)
- SEE NOTE 17



NAD 83 DATUM
S.P.C.S. ZONE 5301 FLIPZONE 4100

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

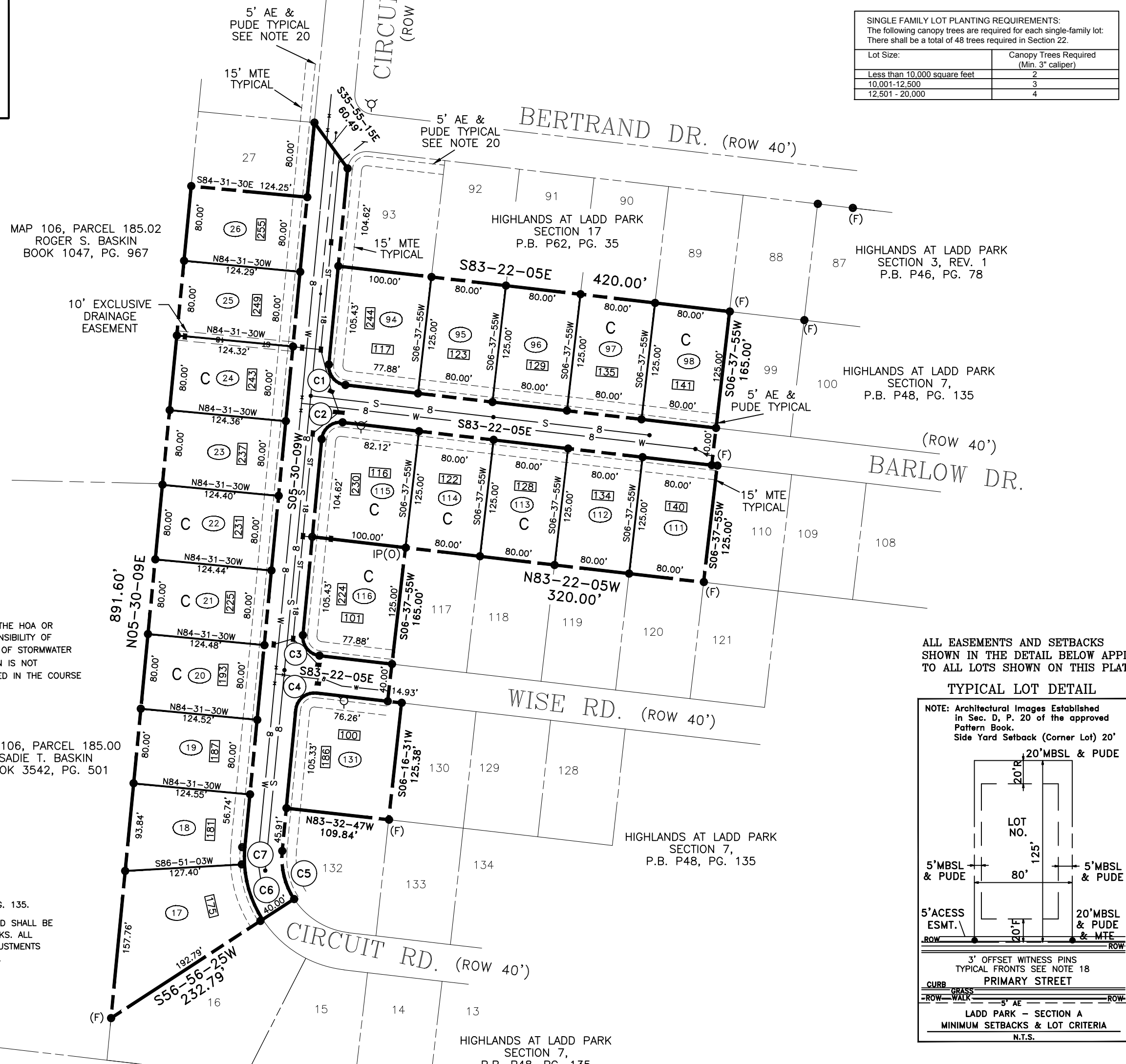
City of Franklin, Tennessee Date

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: LCS INVESTMENTS, LLC DREW LUNA MEMBER (SEE NOTE 8) Date: _____

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 23 RESIDENTIAL LOTS, AND DEDICATE ROW FOR SECTION 18 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 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 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH 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.
 - DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS FOLLOWS: MAP 106, GROUP "E", PARCEL 10.00 IN RECORD BOOK 6353, PG. 970 OWNER: LCS INVESTMENTS, LLC
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS PARCEL 10.00 OF WILLIAMSON COUNTY TAX MAP 106K, GROUP "E" AND THE REMAINING PORTION OF LOT 31, HIGHLANDS AT LADD PARK, SECTION 7, P.B. P48, PG. 135.
 - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION.
 - ALL ROW SHALL HAVE A 5' ACCESS EASEMENT ADJACENT AND 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 OR PROPERTY OWNERS. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE 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.
 - 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 OTHER ENTITIES HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - ALL UTILITIES AND STORM DRAINAGE RECORDED INSIDE THE LIMITS OF THIS PLAT ARE PROPOSED AND WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LOTS. ALL SEWER LINES ARE 8", WATER LINES 8", AND STORM LINES 18" RCP UNLESS OTHERWISE NOTED. ANY UTILITIES OUTSIDE THE LIMITS ARE EXISTING.
 - THESE LOTS ARE ALL SUBJECT TO THE EXISTING MILCROFTON WATERLINE WHICH IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE.
 - 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 BEHIND THE WALK.
 - THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE REMAINING PORTION OF LOT 31 ON THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 7, OF RECORD IN PLAT BOOK P48, PG. 135.
 - SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE 5' AE & PUDE MAY CONTAIN CONCRETE SIDEWALKS. ALL PROPOSED SIDEWALKS SHOULD ALIGN WITH EXISTING WALKS WITHIN ADJOINING SUBDIVISIONS. ANY ADJUSTMENTS NEEDED SHOULD BE TAKEN OUT OF THE GRASS STRIP AND MAINTAIN AN ALIGNED 5' CONCRETE WALK.



C=INDICATES
CRITICAL TREE LOT

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 22.

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

LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT
17	15,534.06	0.357	4
18	10,520.77	0.242	3
19	9,962.82	0.229	2
20	9,959.74	0.229	2
21	9,956.66	0.229	2
22	9,953.58	0.229	2
23	9,950.50	0.228	2
24	9,947.42	0.228	2
25	9,944.34	0.228	2
26	9,941.26	0.228	2
94	12,260.34	0.281	3
95	10,000.00	0.230	2
96	10,000.00	0.230	2
97	10,000.00	0.230	2
98	9,999.85	0.230	2
111	10,000.26	0.230	2
112	10,000.00	0.230	2
113	10,000.00	0.230	2
114	9,999.74	0.230	2
115	12,568.09	0.289	4
116	12,260.60	0.281	4
131	13,810.53	0.317	4
ROW	53,761.63	1.23	
TOTAL	290,332.19	6.67	

CERTIFICATE OF APPROVAL OF

I hereby certify that:

- the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 18, Subdivision have been installed in accordance with City specifications, or
- 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

(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 City of Franklin Water Department to assure completion of such systems.

Director Water Department Date
City of Franklin

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:

- the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 18, have been installed in accordance with City specifications, or
- a performance agreement and surety 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 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.

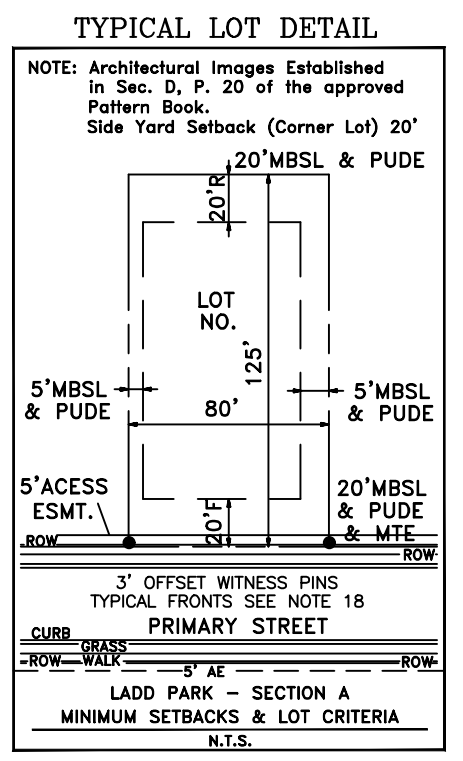
Secretary: Franklin Municipal Planning Commission Date

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.

ALL EASEMENTS AND SETBACKS SHOWN IN THE DETAIL BELOW APPLY TO ALL LOTS SHOWN ON THIS PLAT



HFR DESIGN

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

OWNER/SUBDIVIDER:
LCS INVESTMENTS, LLC
ATT. DREW LUNA, MEMBER
103 FORREST CROSSINGS BLVD.
FRANKLIN, TN 37064
PH. 615-417-3344
lunad@wcrtn.com

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	88-50-35	20.00'	19.60'	31.01'	28.00'	S38-56-47E
C2	91-09-25	20.00'	20.41'	31.82'	28.57'	S51-03-13W
C3	88-50-35	20.00'	19.60'	31.01'	28.00'	S38-56-47E
C4	91-09-25	20.00'	20.41'	31.82'	28.57'	S51-03-13W
C5	38-31-48	80.00'	27.96'	53.80'	52.79'	S13-47-24E
C6	29-54-30	120.00'	32.05'	62.64'	61.93'	N18-06-13W
C7	08-37-27	120.00'	9.05'	18.06'	18.05'	N01-09-46E

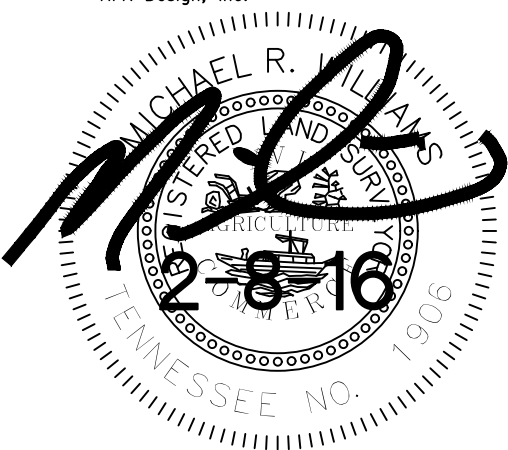
MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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 # 6049
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 18
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.67 TOTAL LOTS: 23
ACRES NEW STREETS: 1.23 FEET NEW STREETS: 1,375.5
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 2-8-16
HFR PROJECT NO. 2016007



G:\2016007\Survey\2016007-LADD SEC 18 PLAT.dwg, 3/7/2016 10:28:16 AM, DReagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:1000