

CERTIFICATE OF OWNERSHIP AND DEDICATION

We hereby certify that we are the owners of the property shown and described hereon as evidenced in book number 6203, page 824, R.O.W.C., and that we hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways an 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 further certify there are no liens on the property except as follows: Book \_\_\_\_\_, Page \_\_\_\_\_, R.O.W.C.

Ralston Row, LLC \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF ACCURACY

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 26th day of June, 2012.

11/5/14  
Date



Allen B. O'Leary, TN R.L.S. 1987

LEGEND

- Adjoining Property Line
- Subject Property Line
- - - Easement Line
- - - Min. Building Setback Line
- - - Centerline
- - - W - Water Line
- EIP - Existing Iron Pin
- [1500] - Address
- ⊙ - Sanitary Sewer Manhole
- ⊙ - Water Valve
- ⊙ - Fire Hydrant
- - Concrete Monument

REGISTERS OFFICE  
(STATE OF TENNESSEE) WILLIAMSON COUNTY

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

CERTIFICATE OF APPROVAL  
OF STREET NAMES

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

Williamson County Emergency Management Agency \_\_\_\_\_ Date \_\_\_\_\_

GENERAL NOTES:

- Purpose: The purpose of this plat is to consolidate two lots and abandon the joint property line that was created by deed and create 13 single family lots and 2 informal open space lots.
- Existing Zoning: SD-R, CFCO-4 Character Area
- Minimum required setback lines: 10' Front, 10' Rear (Lots 7-14) and 20' Rear (Lots 2-6), and 5' Side.
- This plat voids, vacates and supercedes previous plats of record for the property shown hereon.
- Owner: Ralston Row, LLC  
121 First Avenue South, Suite 210  
Franklin, TN 37064  
615-794-6401
- Surveyor: O'Leary and Associates, LLC.  
2558 Nashville Highway  
Columbia, TN 38401  
Tel. 931.489.2088
- Bearings are based on Tennessee Grid North, Zone 5301, Fipszone 4100, NAD 83 Datum.
- This property is identified as Tax Map 79, Parcel 4 and 5, Williamson County Tennessee.
- All builders swales for surface storm-runoff shall not exceed a depth of 1 (one) foot.
- Property is subject to the findings of an accurate title search. No title work furnished to surveyor prior to survey.
- The entire property as shown hereon is NOT located in a special flood hazard area (Zone X), according to Federal Emergency Management Agency, (FEMA), FIRM 47187 C 0211 F, dated September 29, 2006.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 20.00' | 31.66'     | 28.46'       | N 35°30'20" W | 90°42'26"   |
| C2    | 36.00' | 30.28'     | 29.40'       | S 75°02'28" W | 48°11'58"   |
| C3    | 60.00' | 14.58'     | 14.54'       | S 57°54'11" W | 13°55'23"   |
| C4    | 60.00' | 49.91'     | 48.49'       | S 88°41'49" W | 47°39'54"   |
| C5    | 60.00' | 34.60'     | 34.12'       | N 50°57'01" W | 33°02'26"   |
| C6    | 60.00' | 34.60'     | 34.12'       | N 17°54'35" W | 33°02'26"   |
| C7    | 60.00' | 34.60'     | 34.12'       | N 15°07'51" E | 33°02'26"   |
| C8    | 60.00' | 34.60'     | 34.12'       | N 48°10'17" E | 33°02'26"   |
| C9    | 60.00' | 35.04'     | 34.54'       | N 81°25'17" E | 33°27'32"   |
| C10   | 60.00' | 56.35'     | 54.30'       | S 54°56'35" E | 53°48'44"   |
| C11   | 36.00' | 1.58'      | 1.58'        | S 29°17'37" E | 2°30'46"    |
| C12   | 36.00' | 31.61'     | 30.60'       | S 55°42'16" E | 50°18'33"   |
| C13   | 20.00' | 30.46'     | 27.60'       | N 55°30'40" E | 87°15'35"   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 80°51'33" W | 30.60'   |
| L2   | N 80°51'33" W | 50.00'   |
| L3   | N 80°51'33" W | 50.00'   |
| L4   | N 80°51'33" W | 12.23'   |
| L5   | S 80°51'33" E | 22.30'   |
| L6   | S 80°51'33" E | 50.00'   |
| L7   | S 80°51'33" E | 66.76'   |
| L8   | S 42°36'13" E | 12.67'   |
| L9   | N 58°20'56" W | 10.79'   |

CERTIFICATE OF APPROVAL  
OF WATER AND SEWER

I hereby certify that:

- the water and sewer system designated as shown hereon have been installed in accordance with City specifications, or
- a performance bond in the amount of \$\_\_\_\_\_ for water system and \$\_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such Improvements.

Superintendent Water and Sewer \_\_\_\_\_ Date \_\_\_\_\_  
Franklin, Tennessee

CERTIFICATE OF APPROVAL  
OF STREETS AND DRAINAGE

I hereby certify that:

- the streets and drainage designated as shown hereon have been installed in accordance with City specifications, or
- 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.

Superintendent of Streets \_\_\_\_\_ Date \_\_\_\_\_  
Franklin, Tennessee

TAX MAP  
078D, Group "B"  
(004.00)  
James and Barbara  
Hood  
D.B. 4610 PG. 105  
R.O.W.C.,TN

TAX MAP  
078D, Group "B"  
(003.00)  
Alton and Jessica  
Jennette  
D.B. 1738 PG. 167  
R.O.W.C.,TN

TAX MAP  
078D, Group "B"  
(002.00)  
Polly  
Lowery  
D.B. 2292 PG. 193  
R.O.W.C.,TN

TAX MAP  
078D, Group "B"  
(001.00)  
Julie Sanders &  
James Dalrymple  
D.B. 2596 PG. 83  
R.O.W.C.,TN

TAX MAP  
078D, Group "A"  
(005.00)  
Jean  
Breuer  
D.B. 2859 PG. 776  
R.O.W.C.,TN

TAX MAP  
078D, Group "A"  
(004.00)  
Jimmy and Carrie  
Plowman  
D.B. 3201 PG. 943  
R.O.W.C.,TN

TAX MAP  
078D, Group "A"  
(003.00)  
Gregg and Andria  
Murphy  
D.B. 3511 PG. 490  
R.O.W.C.,TN

TAX MAP  
078D, Group "A"  
(002.00)  
Amber and Garrett  
Walker  
D.B. 5469 PG. 401  
R.O.W.C.,TN

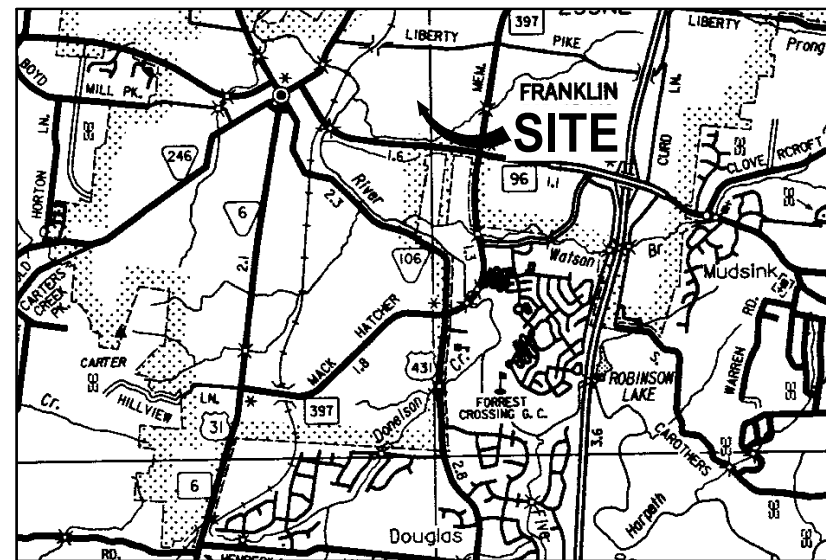
TAX MAP  
078D, Group "A"  
(001.00)  
Lockwood  
Properties, LLC  
D.B. 4206 PG. 614  
R.O.W.C.,TN

Detached Residential Tree Chart:

| Lot | Sq. Ft. | ACI | # of Trees |
|-----|---------|-----|------------|
| 2   | 7,241   | 6   | 2          |
| 3   | 7,250   | 6   | 2          |
| 4   | 6,973   | 6   | 2          |
| 5   | 7,103   | 6   | 2          |
| 6   | 11,131  | 9   | 3          |
| 7   | 9,660   | 6   | 2          |
| 8   | 8,254   | 6   | 2          |
| 9   | 11,490  | 9   | 3          |
| 10  | 8,642   | 6   | 2          |
| 11  | 5,843   | 6   | 2          |
| 12  | 7,285   | 6   | 2          |
| 13  | 7,404   | 6   | 2          |
| 14  | 12,904  | 12  | 4          |

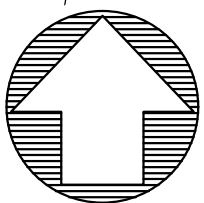
\*\*\*3" Caliper trees

Location Map



Not To Scale

ELMWOOD COURT (50' ROW - LOCAL)



NORTH  
Tennessee Grid North  
2011

HICKORY RIDGE DRIVE (50' ROW - LOCAL)

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 the plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary, Franklin Municipal Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

THIS PLAT SHALL BE INVALID IF NOT RECORDED BY \_\_\_\_\_

SUBDIVISION FINAL PLAT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RALSTON ROW  
PUD SUBDIVISION

|                           |  |
|---------------------------|--|
| TOTAL ACRES 3.63±         | TOTAL LOTS 15                          |
| ACRES NEW ROADS 0.47±     | FEET NEW ROADS 295± L.F.               |
| OWNER Ralston Row, LLC    | CIVIL DISTRICT 9th                     |
| SURVEYOR Allen B. O'Leary | LINEAR ERROR OF CLOSURE 1:23,548       |
| City of Franklin No. 4689 | SCALE: 1" = 50'                        |
| O'Leary Proj. No. 14-5119 | 0 50' 75' 100'                         |
| DATE: Sept. 12, 2014      | LATEST REVISION DATE: November 3, 2014 |
|                           | SHEET 1 OF 1                           |