

VICINITY MAP NOT TO SCALE

Owners: Zachary Q. Keim and wife, Velvet R. Keim
303 Morning Mist Lane
Franklin, TN 37064

NOTE: The purpose of this survey is to combine Lot 506 of Westhaven Subdivision, Section 7 to Lot 1200 of Westhaven PUD Subdivision, Section 27. Lot 506 of Westhaven Subdivision, Section 7, Plat Book 43, Page 69 and Lot 1200 of Westhaven PUD Subdivision, Section 27, Plat Book 53, Page 18 are to be voided with this new plat.

LEGEND

	PROPERTY LINE
	PROPERTY ADJOINER LINE
	FENCE LINE
	CENTERLINE OF ROAD
	WATER LINE
	SEWER LINE
	1/2" REBAR WITH L.I. SMITH CAP SET
	1/2" REBAR FOUND
	UNMARKED POINT
	WATER METER
	ELECTRIC TRANSFORMER
	SEWER MANHOLE

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

CERTIFICATE OF OWNERSHIP
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 4256, Page 543, and Book 5105, Page 802 R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, 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.

Owner _____ Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that:
(1) the sewer system designated in Westhaven Subdivision, Section 7 has been installed in accordance with City specifications, or
(2) 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 system.

Director Water Management Department _____ Date
City of Franklin, Tennessee

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
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.

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF 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, Tennessee.

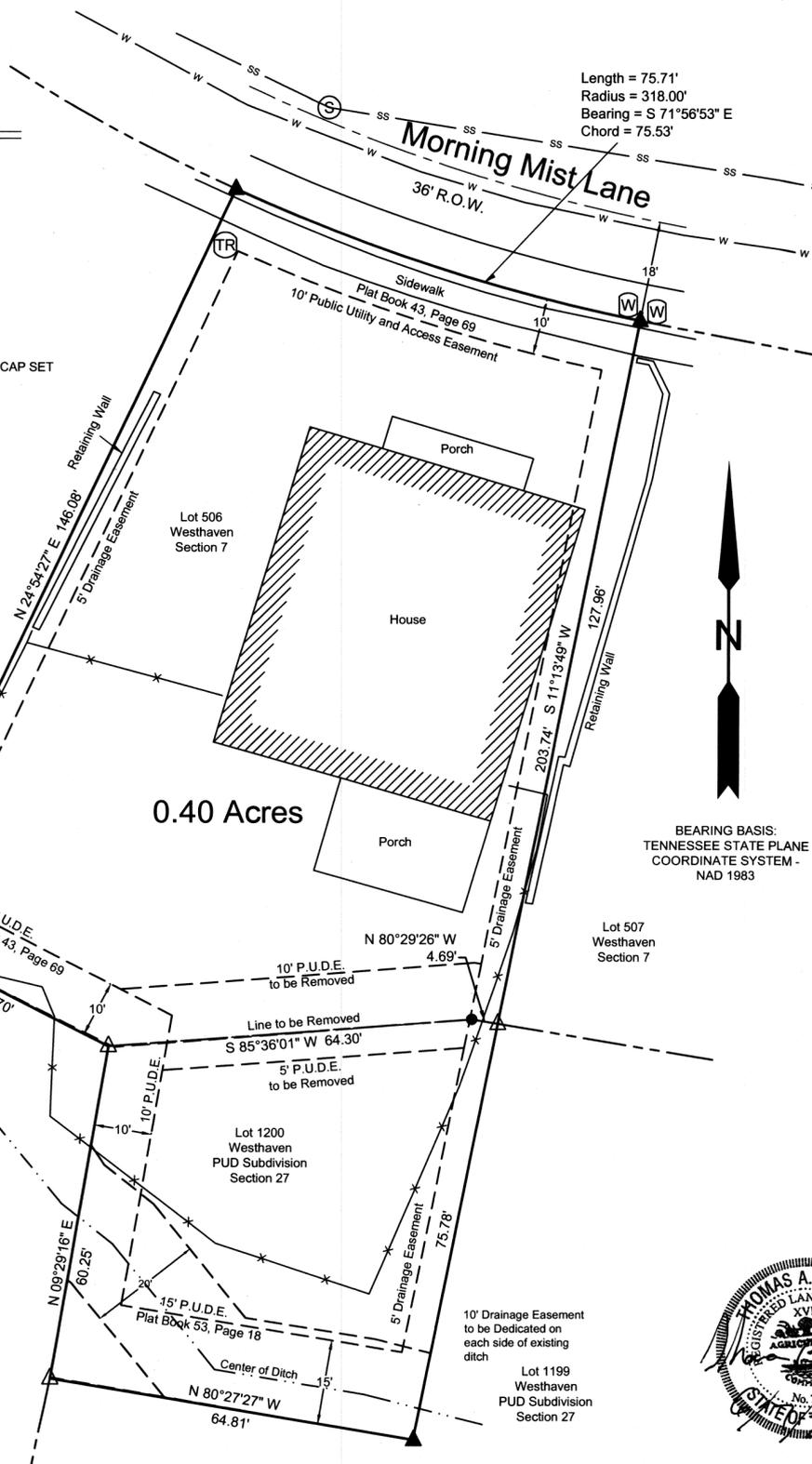
Secretary _____ Date
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that:
(1) the water system designated in Westhaven Subdivision, Section 7 has been installed in accordance with City Specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District _____ Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Westhaven Subdivision, Section 7 have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ 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



SITE DATA

- A. SOURCE OF TITLE:
 LOT 506 OF WESTHAVEN SUBDIVISION SECTION 7
 PLAT BOOK 43, PAGE 69
 RECORD BOOK 4256, PAGE 543

 LOT 1200 OF WESTHAVEN PUD SUBDIVISION SECTION 27
 PLAT BOOK 53, PAGE 18
 RECORD BOOK 5108, PAGE 802

 AREA = 0.40 ± ACRES

 303 MORNING MIST LANE FRANKLIN, TENNESSEE
 5TH CIVIL DISTRICT
 WILLIAMSON COUNTY, TENNESSEE

 FIELD SURVEY DATE: 05/11/2018
- B. THIS SITE LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA NFIP FIRM MAP NUMBER 47187C0195F, BEARING AN EFFECTIVE DATE OF SEPTEMBER 9, 2006.
- C. THIS IS A CLASS I SURVEY
- D. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON VISIBLE EVIDENCE AND MARKINGS BY UTILITY COMPANIES AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
- E. THERE ARE NO CEMETERIES APPARENT ON THIS PROPERTY.
- F. NO CERTIFICATION IS HEREIN MADE AS TO THE PRESENCE OF UNDERGROUND STORAGE TANKS.
- G. HORIZONTAL POSITIONS ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5310, FIPZONE 4100; NAD 83 DATUM.
- H. ZONING: PLANNED RESIDENTIAL (PR 1.2/SUBURBAN)
- I. MINIMUM SETBACK REQUIREMENTS:
 FRONT YARD (LOCAL STREETS) - 10' MINIMUM
 SIDE YARD - 3' (MINIMUM 10' BETWEEN DWELLINGS)
 REAR YARD (WITH ALLEYS) - 0' OR 19' MINIMUM 22' PARKING APRON REQUIRED FROM FRONT OF APRON TO EDGE OF ALLEY PAVEMENT
 REAR YARD (WITHOUT ALLEYS) PRIMARY BUILDINGS: 24'
 ACCESSORY BUILDINGS: 5 FEET MINIMUM TO PROPERTY LINE
 10' MINIMUM BETWEEN BUILDINGS
- J. SIDEWALKS AND TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

 PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

 NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OF REPLACEMENT OF AND ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN THE EASEMENTS.

 ANY UNUSED SANITARY SEWER SERVICE WILL TERMINATE AT THE MAIN.

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
DATE: JUNE 7, 2018
THOMAS A. YOUNG, R.L.S
TENNESSEE REGISTRATION NO. 2265



REPLAT OF LOT 506 WESTHAVEN SECTION 7

L. I. SMITH & ASSOCIATES, INC.
SURVEYORS • ENGINEERS
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615-256-0290
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DRAWN BY: MBP	CHECKED BY: TAY	SCALE: 1" = 20'
PROJECT # WI/180311		DATE: 6/7/2018