

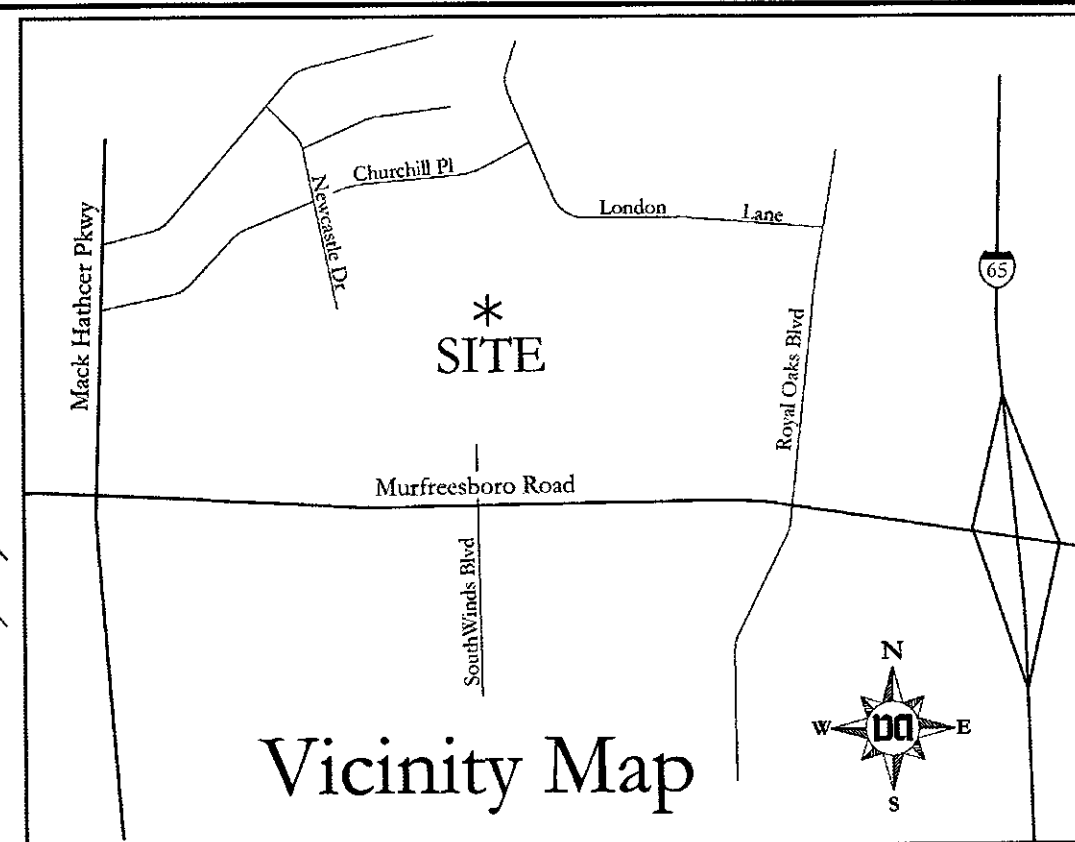
NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	26°48'21"	195.02	46.47	91.24	S 00°43'41" W	90.41
C2	73°23'42"	50.00	37.27	64.05	S 24°01'20" W	59.76
C3	32°45'56"	8.17	2.40	4.67	S 44°20'21" W	4.61
C4	18°16'03"	299.83	48.21	95.59	S 49°55'02" W	95.19
C5	69°46'47"	25.00	17.43	30.45	S 84°23'08" E	28.60
C6	64°48'50"	155.00	98.39	175.34	N 18°05'34" W	166.14

NUMBER	DIRECTION	DISTANCE
L1	S 82°45'24" E	236.34'
L2	N 59°02'35" E	81.00'
L3	S 49°29'34" E	130.69'
L4	S 48°30'32" E	56.84'
L5	S 51°16'49" E	202.21'

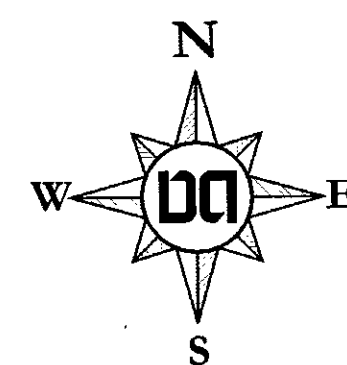
MINIMUM BUILDING SETBACKS:
SPECIFIC DEVELOPMENT VARIETY
(SD-X 3.39, 68,961 sf)
YARD FRONTING STREET: N/A
SIDE YARD: 10 FEET
REAR YARD: 30 FEET

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.

ROYAL OAKS SUBDIVISION
SECTION ONE
P.B. 3, PAGE 49



Vicinity Map



Scale 1" = 100'

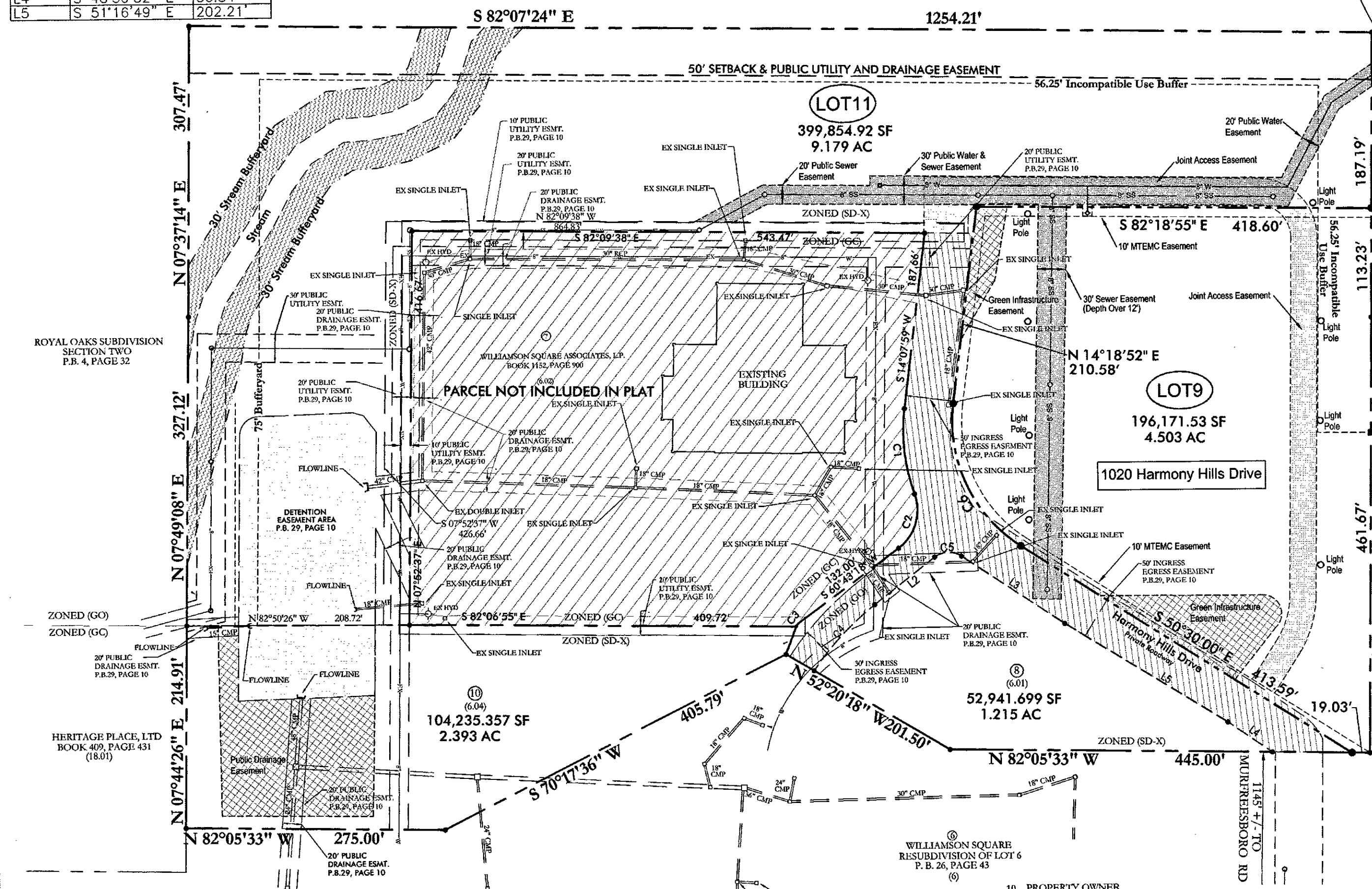
WILLIAMSON SQUARE LOTS 8, 9 & 10 FINAL PLAT, REVISION 4

9th CIVIL DISTRICT
FRANKLIN, WILLIAMSON CO., TN
DATE: JULY 10, 2015
SCALE: 1" = 100'
JOB NO. 12017

DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
Phone: (615) 297-5166
Fax: (615) 269-7905

DEVELOPMENT STANDARDS: CONVENTIONAL
CHARACTER AREA: McEWEN 9
CITY OF FRANKLIN PROJECT NO. 5900
TOTAL LOTS: 4

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
DA PROJECT # 12017
Williamson Square
Consolidation of
Lots 8, 9 & 10
1
1 of 1



GENERAL NOTES

- THE PURPOSE OF THIS RECORDING IS TO SUBDIVIDE LOT 9 INTO TWO LOTS, LOT 9a & LOT 9b, AND ALSO RECORD EASEMENTS ASSOCIATED WITH PHASE 1.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER T.C.A. CHAPTER 820-03 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011.
- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 820-3.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
- PARCEL NUMBER SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 79G.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- THE PROPERTY SHOWN HEREON CONTAINS 753,204.516 SQUARE FEET OR 17.291 ACRES OF LAND MORE OR LESS.
- THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO. 47187C0212P DATED SEPTEMBER 29, 2006.
- PROPERTY CORNERS SHOWN THUS ARE MARKED BY IRON RODS.
- PROPERTY CORNERS SHOWN THUS ARE MARKED BY CONCRETE MONUMENTS.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED SD-X 3.39, 68,961 SF (SPECIFIC DEVELOPMENT VARIETY).
- NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES OFF HARMONY HILLS DRIVE.

- PROPERTY OWNER
J. D. EATHERLY
1720 WEST END AVE STE #600
NASHVILLE, TN 37203
PHONE: 615.300.1149
EMAIL: serenaf@vastland.com
- THE RECORDING OF THIS PLAT Voids, Vacates and Supersedes LOT 8, 9 AND 10 ON THE PLAT OF WILLIAMSON SQUARE REVISION THREE (RESUBDIVISION OF LOTS 8, 9 & 10 OF RECORD IN PLAT BOOK P61, PAGE 114, R.O.W.C., TN).
- 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.
- LOTS SHALL CONFORM TO THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- BEARINGS SHOWN ON THE SURVEY ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, (NAD 83).
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOA.
- MINERAL RIGHTS WERE NOT DETERMINED AND ARE UNCERTAIN RELATIVE TO THESE PARCELS.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY CITY ENGINEER.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
- LANDSCAPE BUFFERS SHOWN ARE INCOMPATIBLE USE BUFFERS WITH FENCE TO REDUCE WIDTH

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 5808, Page 122, R.O.W.C., Tennessee, and adopt the plat of subdivision of the property as shown 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., TN, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:

J.D. Eatherly

Date

MTEMC

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

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I (we) hereby certify that the water and sewer systems designated in this plat are in accordance with the City specifications, and that the performance bond in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date

Registered Land Surveyor

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Williamson Square Subdivision, Lots 8, 9, & 10 have been installed in accordance with City specifications, or
(2) 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.

Date

Director, Streets Department
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, recording in the office of the County Register.

Secretary
Franklin Municipal Planning Commission

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

City of Franklin

Date

Williamson County Emergency Management Agency

Date