

**LAND SURVEYOR'S CERTIFICATION**

I hereby certify that this is a category IV survey and the ratio of precision was unadjusted. All survey data had a relative positional accuracy of +/- 0.05". This survey meets the current Tennessee Minimum Standards of Practice. 85% of this survey was surveyed by Topcon Hyper II dual frequency RTK GPS receivers. Conventional methods were performed using GPS control and checks.

Kevin D. Crowe, Tennessee licensed Professional land surveyor #1979



**PLAT NOTES**

- Existing Zoning and Area Designation:** SD-X 6.64/144258  
"BCCO-4" character area overlay  
"TRADITIONAL" development standard
- Minimum Required Setback Lines:**  
Yard Fronting any street \_\_\_\_\_ 3'  
Side Yard \_\_\_\_\_ 10' min. between buildings  
Rear Yard \_\_\_\_\_ 10'
- Owner/Subdivider:** BRENTWOOD BROKERS, LLC  
Address: 5204 COUNTRY CLUB DRIVE  
BRENTWOOD TN 37027  
TEL. NO: 615-371-2990 FAX NO: 615-309-8776  
CONTACT: RON KOCINA
- THE PURPOSE OF THIS PLAN IS TO REVISE VARIOUS EASEMENTS & DEDICATE A PORTION OF THE PROPERTY AS RIGHT-OF-WAY**
- Surveyor:** Crowe Wheeler & Associates  
Address: 2865 Halfway-Halifax Road  
Scottsville, KY 42164  
TEL. NO: 270-393-8500  
CONTACT: Kevin Crowe kevincrowe@crowewheeler.com
- Engineer:** Jason Morelock  
Address: Morelock Engineering, LLC  
2097 Belsford Drive, Nolensville, TN 37135  
TEL. NO: 615 300 6486  
CONTACT: Jason Morelock
- THE SUBJECT PROPERTY IS CURRENTLY KNOWN AS MAP 36, PARCEL 51.06.**

**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 \_\_\_\_\_, 2017, and this plat has been approved for recording in the Register's Office for Williamson County.

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

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

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

Williamson County Department of Emergency Communications 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 \_\_\_\_\_, Page \_\_\_\_\_, 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, 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.

Owner \_\_\_\_\_ Date \_\_\_\_\_

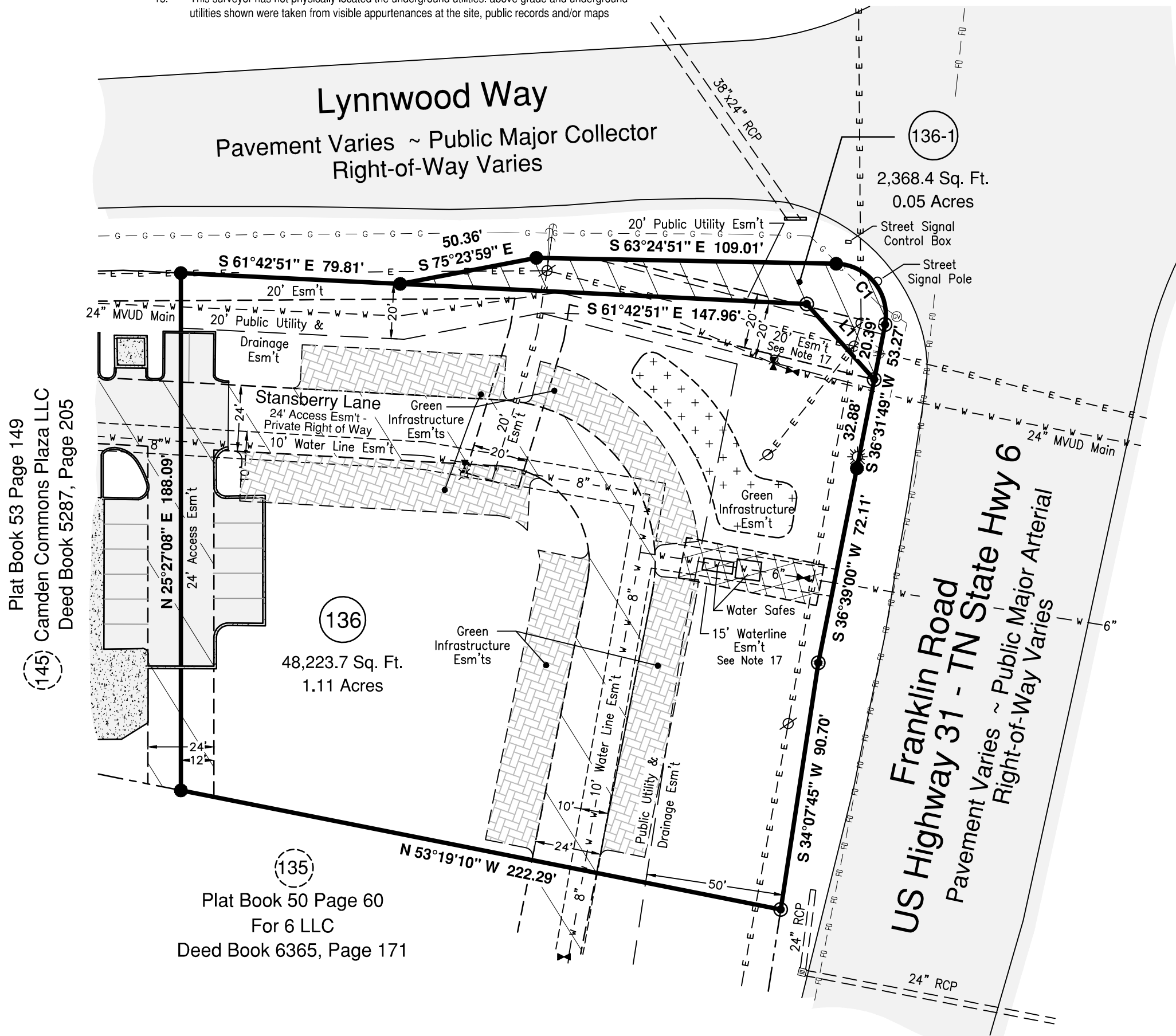
**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**

I hereby certify that:  
1) The sewer systems designated in Gateway Village, Section Three Subdivision have been installed in accordance with City specifications, or  
2) a performance bond in the amount of \$ \_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt. of Water and Sewer \_\_\_\_\_ Date \_\_\_\_\_

**MISCELLANEOUS NOTES**

- Source of Title: Deed Book 6234, Page 935.
- All bearings are based on Geodetic North by G.P.S. observations, Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum, dated 01-16-17.
- This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
- This plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
- All set iron pins are 5/8" rebar with plastic cap stamped K.CROWE TN1979.
- Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well. The previous plats recorded at Plat Book 53 Page 140 and Plat Book 63 Page 60 are voided, vacated and superseded with this plat.
- 85% of this property was surveyed by RTK GPS, Topcon Hyper II Dual Frequency. The remaining was surveyed with Topcon Total Station.
- All survey data has a relative positional accuracy of +/-0.05" + 100PPM.
- Subject property lies within Non-Hazardous Flood Zone 'X' per F.E.M.A. F.I.R.M. #47187C0205F, effective date September 29, 2006.
- Lot 136-1 is not a building lot of record but it to be dedicated as right of way.
- There are no mineral rights held by parties other than the owner of record.
- 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 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.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Home Owners Association.
- All open space shall be maintained by the Property Owner(s) or HOA and shall be Public Utility, Drainage and Access Easements.
- This surveyor has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict, Tennessee one call 1-800-351-1111.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
- Mallory Valley Utility District has unrestricted access to its domestic water lines located within the exclusive easement (being a 20' public utility easement and a 15' water line easement) within the development and these easements are protected from encroachments as defined and recorded. City of Franklin Project #6436.



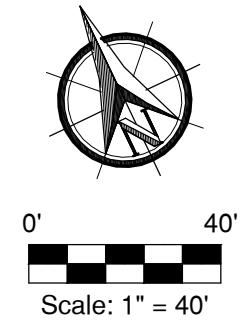
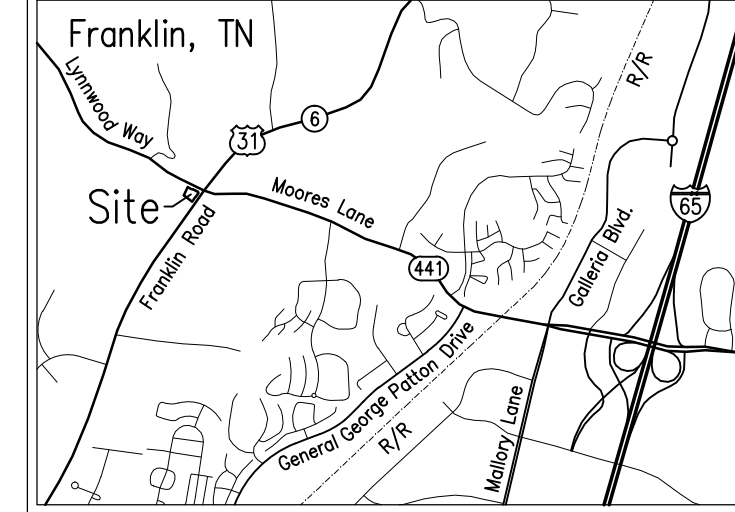
**STREET LIGHT NOTE**

Street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC, and quantity shall be at direction of MTEMC,

**BOUNDARY CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	18.51'	32.31'	28.36'	S 13°25'25" E

**VICINITY MAP - NOT TO SCALE**



**UTILITY NOTE**

Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.

**ACCESS EASEMENT NOTE**

The transfer of lots shall be subject to the provision of the shared access easement(s). Said easement(s) shall provide for a guaranteed, unrestricted right of access to all owners providing such easement(s) and owners of lots adjacent to said easement(s). The owners shall also be required to execute and agreement specifying responsibility for construction and perpetual maintenance of the shared access.

**TOTAL ACRES: 1.16 ±**

**TOTAL LOTS: 1**

**ACRES NEW STREETS: 0.05**

**FEET NEW STREETS: 0.00**

**CIVIL DISTRICT: 8TH**

**CLOSURE ERROR: N/A**

**SCALE: 1" = 40'**

**DATE: June 27, 2017**

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby certify that:

- The water systems designated in Gateway Village, Section Three Subdivision have been installed in accordance with City specifications, or
- a performance bond in the amount of \$ \_\_\_\_\_ for the water system has been posted to assure completion of such systems.

Gateway Utility Company \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**

I hereby certify that:

- the streets and drainage designated in Gateway Village Section Three Subdivision 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.

Supt., Streets, Franklin, Tennessee \_\_\_\_\_ Date \_\_\_\_\_

**BOUNDARY LINE TABLE**

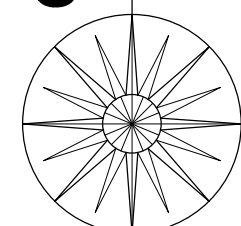
LINE	BEARING	DISTANCE
L1	S 16°21'52" E	36.83'

Revision Four of  
Lot 136 Gateway Village, Section 3  
as previously recorded in  
Plat Book 53, Page 149  
FRANKLIN, WILLIAMSON COUNTY, TN

- Set Iron Pin (IP)
- Found 1/2" Iron Pin (PLS 1512)
- ⊗ Electric Transformer
- ⊕ Utility Pole
- ⊙ Light Pole
- ⊗ Sanitary Manhole
- ⊙ Gas Valve
- ⊙ Water Meter
- ⊙ Storm Drain
- ⊙ Telephone Pedestal
- ⊙ Headwall
- ⊙ Handicapped Space

- Subject Boundary
- Adjoining Boundary
- Overhead Utilities
- Fiber Optic Line
- Gas Line
- Pavement
- Concrete

**CROWE - WHEELER and ASSOCIATES**  
PROFESSIONAL LAND SURVEYING AND MAPPING SERVICES  
2865 HALFWAY-HALIFAX ROAD  
SCOTTSVILLE, KY 42164  
Office: 270.393.8500 Fax: 270.393.8540



FILE: 17-008PLAT.DWG  
DATE: 6-27-2017  
SURVEYED: 1-16-2017  
DRAWN BY: MFH