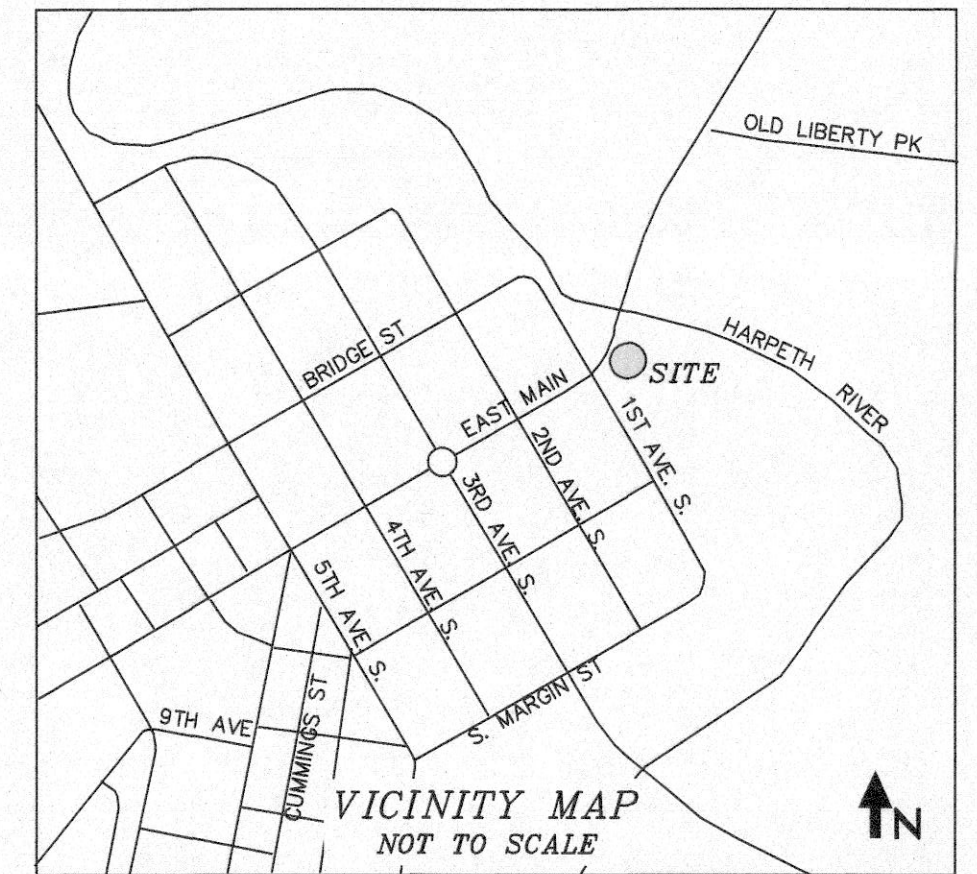


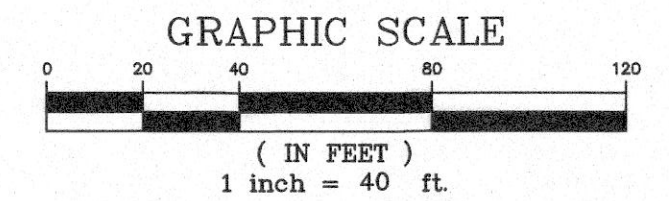
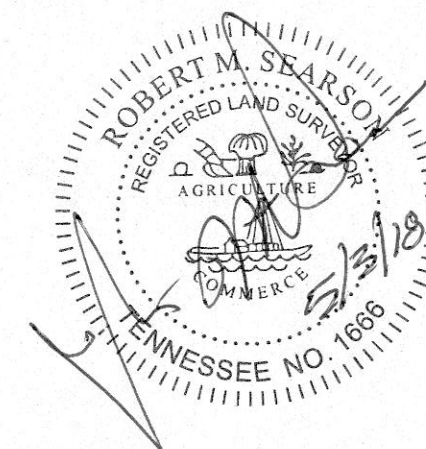
**NOTES**

- THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND RIGHT OF WAY AND CONSOLIDATE TWO PARCELS.
- EXISTING BASE ZONING: CC (CENTRAL COMMERCIAL)  
CHARACTER AREA OVERLAY: CFCO-1  
OVERLAY DISTRICT: FFO & HPO  
DEVELOPMENT AREA STANDARD: TRADITIONAL
- A PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0211G, DATED DECEMBER 22, 2016.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 78C GROUP E AND IS KNOWN AS PARCELS 4 AND 4.01.
- DEVELOPER: CHARTWELL HOSPITALITY  
ADDRESS: 5000 MERIDIAN BLVD, SUITE 750  
FRANKLIN, TENNESSEE 37067  
PHONE NO.: 615-550-1270  
P.O.C.: WILL SCHAEDLE (wschaedle@chartwellhospitality.com)
- SURVEYOR: S&ME  
ADDRESS: 1935 21ST AVE. SOUTH  
NASHVILLE, TENNESSEE 37212  
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020  
P.O.C.: ROBERT SEARSON (rsearson@smeinc.com)
- 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.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.
- THE OWNER/SUBDIVIDER, CROSSFIRE DEVELOPMENT, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88.
- MINIMUM REQUIRED SETBACK LINES:  
FRONT YARD: 0' FROM BACK OF SIDEWALK OR PROPERTY LINE  
SIDE YARD: 0'  
REAR YARD: 20'
- SURVEY FIELD DATA COLLECTED ON 04-19-2018.
- 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.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES SURVEY FOR CHNCERY COURT AS RECORDED IN PLAT BOOK P44, PAGE 89 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWC) AND LOT 1 OF REVISION ON OF FIRST CITIZENS BANK OF WILLIAMSON COUNTY SUBDIVISION, RESUBDIVISION OF LOT 1 AS RECORDED IN PLAT BOOK P27, PAGE 145 ROWC.
- LOT 1 SHALL NOT HAVE DIRECT ACCESS TO EAST MAIN STREET.
- PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. 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.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- MINERAL RIGHTS ARE HELD BY THE CURRENT PROPERTY OWNER.



**LEGEND**

- PARCEL NO. ( )
- LOT NUMBER (00)
- STREET ADDRESS (000)
- IRON ROD (SET) ●
- IRON ROD (OLD) ● IR(O)
- CONC MON (NEW) ☐ MON(N)
- PROPERTY LINE - - - - -
- FLOODWAY FRINGE - - - - -
- FLOODWAY - - - - -
- PROPOSED STORM STRUCTURE ■
- PROPOSED MANHOLE ●
- FENCE - x - x - x - x -
- PROPOSED SANITARY SEWER LINE — SA —
- PROPOSED STORM SEWER LINE — ST —
- PROPOSED WATER LINE — 4"W —
- PROPOSED FIRE WATER LINE — 6"F —
- PROPOSED UNDERGROUND ELECTRIC LINE — UGE —



**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
The water system designated in "1st and Main Mixed Use" have been installed in accordance with City specifications or a Performance agreement and Bond in the amount of \$\_\_\_\_\_ for the water system have been posted with City of Franklin (Water) to assure completion of such system.

City of Franklin \_\_\_\_\_ Date \_\_\_\_\_

**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 \_\_\_\_\_, 2015, and this plat has been approved for recording in the Registers Office of Williamson County.

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

**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 or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 22nd day of March, 2018.

Robert M. Searson, Tenn. License No. 1666 Date 5/3/18

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**  
I hereby certify that: (1) the sewer systems designated in "1st and Main Mixed Use" Subdivision have 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 systems.

City of Franklin \_\_\_\_\_ Date \_\_\_\_\_

**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 5149, Page 613, 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.

Crossfire Development \_\_\_\_\_ Date \_\_\_\_\_  
Owner

**CERTIFICATE OF ELECTRIC POWER**  
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 STREETS, DRAINAGE, AND SIDEWALKS**  
I hereby certify that: (1) the streets, drainage, and sidewalks designated in "1st and Main Mixed Use" Subdivision 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.

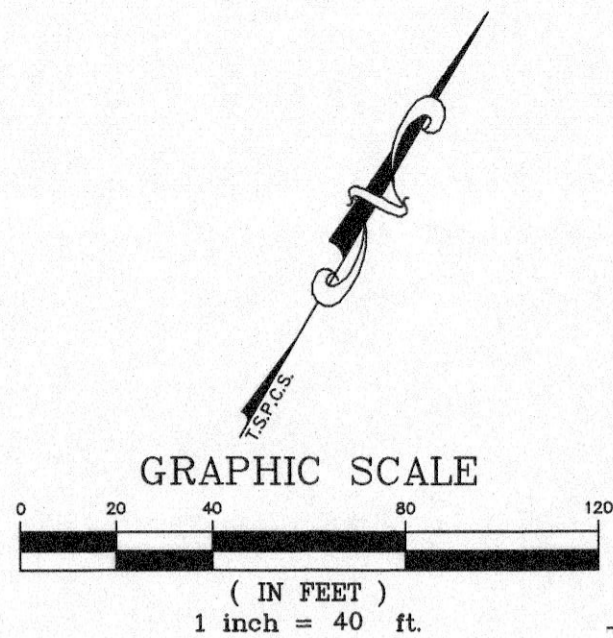
Director, Streets Department \_\_\_\_\_ Date \_\_\_\_\_  
City of Franklin, Tennessee

**S & ME**  
1935 21st AVENUE SOUTH  
NASHVILLE, TN 37212  
(615) 385-4144  
ENGINEERING FIRM  
LICENSE NUMBER: F-0176

**101 EAST MAIN STREET SUBDIVISION**  
**FINAL PLAT**  
**REVISION 1, RESUBDIVISION OF LOT 2**  
**C.O.F. NO. 6681**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	3.84	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	0	CLOSURE ERROR:	1:10000
DATE:	04-09-18		
REV:	05-03-18		

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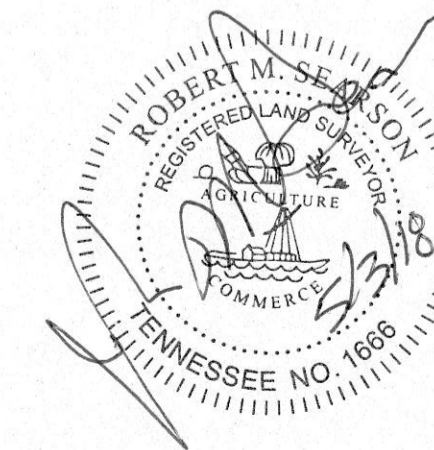
MAP 63N GROUP C  
(1.01)  
BATTLE GROUND ACADEMY  
BK. 4050 PG. 452

MAP 78C GROUP E  
(5)  
MATTHEW C LIGON  
BK. 1965 PG. 747  
LOT 2  
FIRST CITIZENS BANK  
PBK. 11 PG. 124

MAP 78C GROUP E  
(5)  
MATTHEW C LIGON  
BK. 5149 PG. 613  
LOT 2  
FIRST CITIZENS BANK  
PBK. 11 PG. 124

MAP 78C GROUP E  
(3.01)  
LINKFOUR ENTERPRISES INC  
BK. 1873 PG. 703

LOT 3  
REVISION 1  
FIRST CITIZENS BANK  
PBK. 27 PG. 145



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°23'11"E	54.14'
L2	N30°55'29"W	7.86'

AREA TABLE		
LOT	SQ. FT.	ACRES
1	95925	2.20
2	71163	1.63
TOTAL	167088	3.84

**1935 21st AVENUE SOUTH**  
NASHVILLE, TN 37212  
(615) 385-4144

**ENGINEERING FIRM**  
LICENSE NUMBER: F-0176

**101 EAST MAIN STREET SUBDIVISION**  
FINAL PLAT  
REVISION 1, RESUBDIVISION OF LOT 2  
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	3.84	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	0	CLOSURE ERROR:	1:10000

DATE: 04-09-18  
REV: 05-03-18

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**LEGEND**

- PARCEL NO. ( )
- LOT NUMBER (00)
- STREET ADDRESS (000)
- IRON ROD (SET) (●)
- IRON ROD (OLD) (○)
- CONC MON (NEW) (◻)
- PROPERTY LINE (---)
- FLOODWAY (---)
- OVERHEAD LINE (---)
- PROPOSED STORM STRUCTURE (■)
- PROPOSED MANHOLE (●)
- FENCE (x-x-x-x)
- PROPOSED SANITARY SEWER LINE (SA)
- PROPOSED STORM SEWER LINE (ST)
- PROPOSED WATER LINE (4"W)
- PROPOSED FIRE WATER LINE (6"F)
- PROPOSED UNDERGROUND ELECTRIC LINE (UGE)

FIRST AVENUE SOUTH  
(MINOR COLLECTOR)(40' PUBLIC ROW)

