

- ABBREVIATIONS**
- (C) CALCULATED
 - CIPF CAPPED IRON PIN FOUND
 - CIPS CAPPED IRON PIN SET
 - CMF CONCRETE MONUMENT FOUND
 - CTP CRIMP TOP PIPE FOUND
 - E# EASEMENT
 - F.F.E FINISHED FLOOR ELEVATION
 - (M) MEASURED
 - M.B.L MINIMUM BUILDING LINE
 - MNF MAG NAIL FOUND
 - OS: OPEN SPACE AREA
 - OTP OPEN TOP PIPE
 - P.O.B. POINT OF BEGINNING
 - (R) RECORDED
 - R.O.W RIGHT OF WAY
 - R.R.S RAIL ROAD SPIKE FOUND
- LEGEND**
- MOVE
 - CONCRETE MONUMENT SET (PLS 2939)
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET (PLS 2939)
 - CALCULATED POINT
 - SUBJECT PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - FENCE

CURVE TABLE

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	92.16'	825.00'	6°24'01"	92.11'	N 43°24'35" E
C2	159.63'	825.00'	11°05'10"	159.38'	N 35°34'17" E
C3	79.60'	825.00'	5°31'41"	79.57'	N 27°57'13" E
C4	77.97'	825.00'	5°24'55"	77.94'	S 22°02'02" W
C5	189.06'	850.00'	12°44'39"	188.67'	S 12°57'02" W
C6	1237.91'	875.00'	81°03'34"	1137.22'	N 63°55'42" E
C7	251.34'	875.00'	16°27'29"	250.48'	N 67°19'55" W
C8	0.42'	3.00'	7°56'29"	0.42'	S 12°03'36" W
C9	39.00'	30.00'	74°29'35"	36.31'	N 46°46'36" E
C10	1.35'	5.00'	15°27'27"	1.34'	S 88°14'53" E
C11	38.17'	366.29'	5°58'12"	38.15'	N 12°51'24" E
C12	15.46'	276.93'	3°11'52"	15.45'	S 13°39'53" W
C13	23.72'	15.00'	90°35'19"	21.32'	S 29°15'49" E
C14	1.56'	15.00'	5°57'41"	1.56'	S 77°32'19" E
C15	30.88'	60.00'	29°29'04"	30.54'	S 65°46'37" E
C16	34.58'	60.00'	33°01'13"	34.10'	S 34°31'29" E
C17	26.21'	60.00'	25°01'58"	26.01'	N 5°29'54" W
C18	180.43'	60.00'	172°17'55"	119.73'	N 86°49'58" W

CURVE TABLE

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C19	27.99'	25.00'	64°08'20"	26.55'	N 32°45'10" W
C20	6.85'	25.00'	15°41'49"	6.83'	N 72°40'15" W
C21	15.71'	10.00'	90°00'00"	14.14'	S 54°28'51" W
C22	15.71'	10.00'	90°00'00"	14.14'	N 35°31'09" W
C23	26.59'	20.02'	76°05'44"	24.68'	N 45°57'27" E
C24	53.45'	40.00'	76°33'43"	49.56'	N 45°46'10" E
C25	10.79'	40.00'	15°27'27"	10.76'	N 88°14'53" W
C26	5.40'	20.00'	15°27'27"	5.38'	S 88°14'53" E
C27	7.85'	5.00'	89°59'58"	7.07'	N 35°31'10" W
C28	3.88'	25.00'	8°54'09"	3.88'	N 34°10'34" E
C29	3.96'	25.00'	9°04'51"	3.96'	N 15°03'39" W
C30	7.85'	5.00'	90°00'00"	7.07'	N 54°28'51" E
C31	9.56'	7.50'	73°03'52"	8.93'	N 47°51'44" E
C32	15.71'	10.00'	89°59'59"	14.14'	S 35°31'10" E
C33	4.13'	300.00'	0°47'18"	4.13'	S 9°52'30" W
C34	14.97'	300.00'	2°51'30"	14.97'	S 11°41'55" W
C35	22.61'	15.00'	86°21'11"	20.53'	S 58°18'15" W

LINE TABLE

NUMBER	LENGTH	DIRECTION
L1	124.78'	N 7°52'31" E
L2	80.00'	N 82°01'32" W
L3	126.77'	N 8°05'22" E
L4	39.92'	N 80°31'24" W
L5	117.00'	S 16°01'51" W
L6	35.00'	S 9°28'51" W
L7	40.01'	N 9°27'57" E
L8	36.23'	N 9°28'51" E

DETACHED RESIDENTIAL LOT TREE CHART

LOT NUMBER	LOT SIZE	CALIPER (IN.)	# TREES
1	4,990 SQ. FT.	3	1

OPEN SPACE LOT TABLE

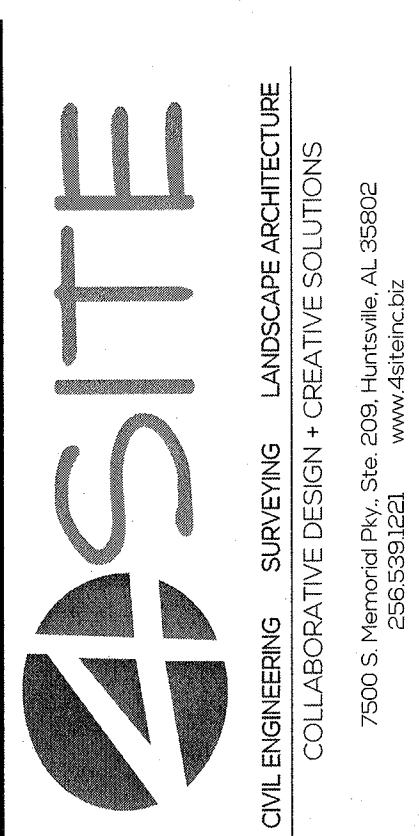
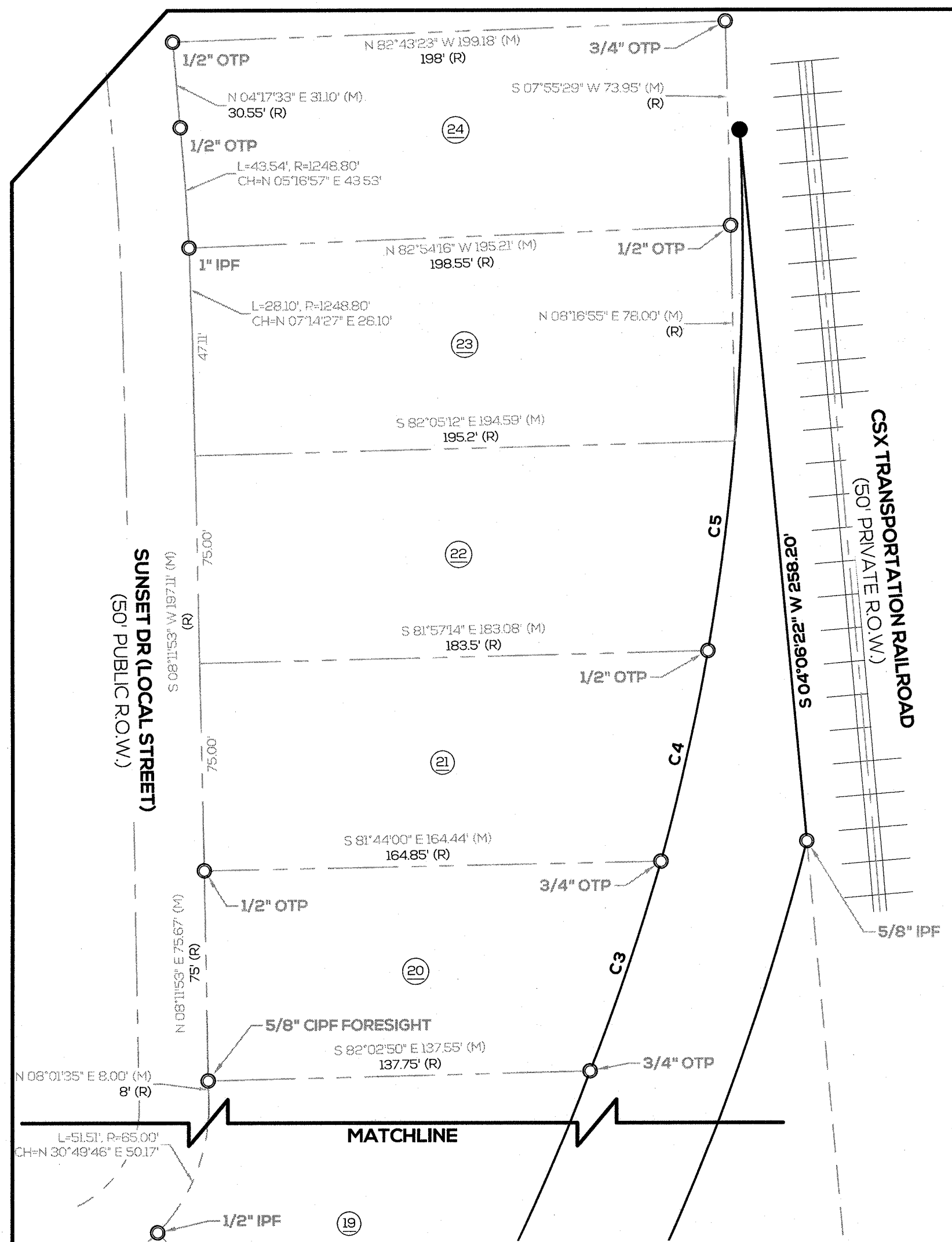
NAME	AREA (SQ. FT.)	AREA (ACRE)
A	878	0.02
B	11501	0.26
C	28941	0.66
D	21305	0.49
E	2295	0.05

LOT AREA TABLE

NUMBER	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRE)
1	DETACHED RESIDENTIAL	4990	0.11
2	DUPLEX	3784	0.09
3	DUPLEX	3681	0.08
4	DUPLEX	3764	0.09
5	DUPLEX	3702	0.08
6	DUPLEX	3733	0.09
7	DUPLEX	3733	0.09
8	DUPLEX	3733	0.09
9	DUPLEX	4694	0.11
10	DUPLEX	4694	0.11
11	DUPLEX	3733	0.09
12	DUPLEX	3731	0.09
13	DUPLEX	3819	0.09
14	DUPLEX	3316	0.08
15	DUPLEX	3531	0.08
16	DUPLEX	1755	0.04
17	DUPLEX	1755	0.04
18	DUPLEX	1755	0.04
19	DUPLEX	2056	0.05
20	DUPLEX	2059	0.05

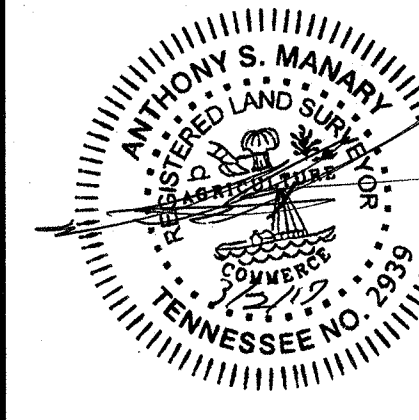
LOT AREA TABLE

NUMBER	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRE)
21	DUPLEX	1755	0.04
22	DUPLEX	2160	0.05
23	DUPLEX	2160	0.05
24	DUPLEX	2160	0.05
25	DUPLEX	2158	0.05
26	TOWNHOME	1754	0.04
27	TOWNHOME	1433	0.03
28	TOWNHOME	1433	0.03
29	TOWNHOME	1433	0.03
30	TOWNHOME	1433	0.03
31	TOWNHOME	1433	0.03
32	TOWNHOME	2082	0.05
33	TOWNHOME	1822	0.04
34	TOWNHOME	1235	0.03
35	TOWNHOME	1235	0.03
36	TOWNHOME	1235	0.03
37	TOWNHOME	1235	0.03
38	TOWNHOME	1235	0.03
39	TOWNHOME	1235	0.03
40	TOWNHOME	1663	0.04



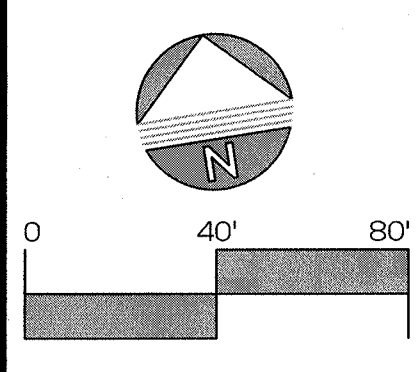
FINAL PLAT

AVONDALE COTTAGES
A RESUBDIVISION OF PARCEL 12.00, MAP 078N GROUP "D" AND A PORTION OF PARCEL 11.00 MAP 078N GROUP "D" - CITY OF FRANKLIN - TENNESSEE
NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY - CO.F. PROJECT NUMBER 6302



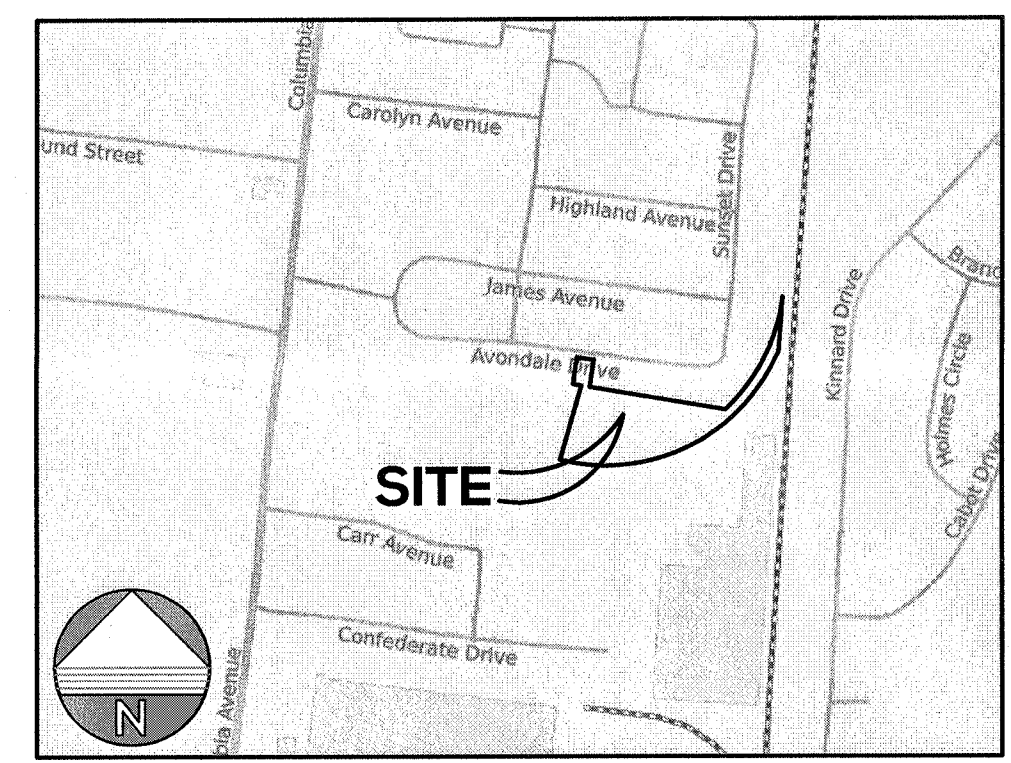
REVISIONS:
1.05.2017 PER CITY REVIEW
02.02.2017 PER CITY REVIEW
03.02.2017 PER CITY REVIEW

DRAWN BY: AGLESPIE
FIELD DATE: 12.31.2015
OFFICE DATE: 10.21.2016
CHECKED BY: AMANARY
PLOT DATE: 3.2.2017

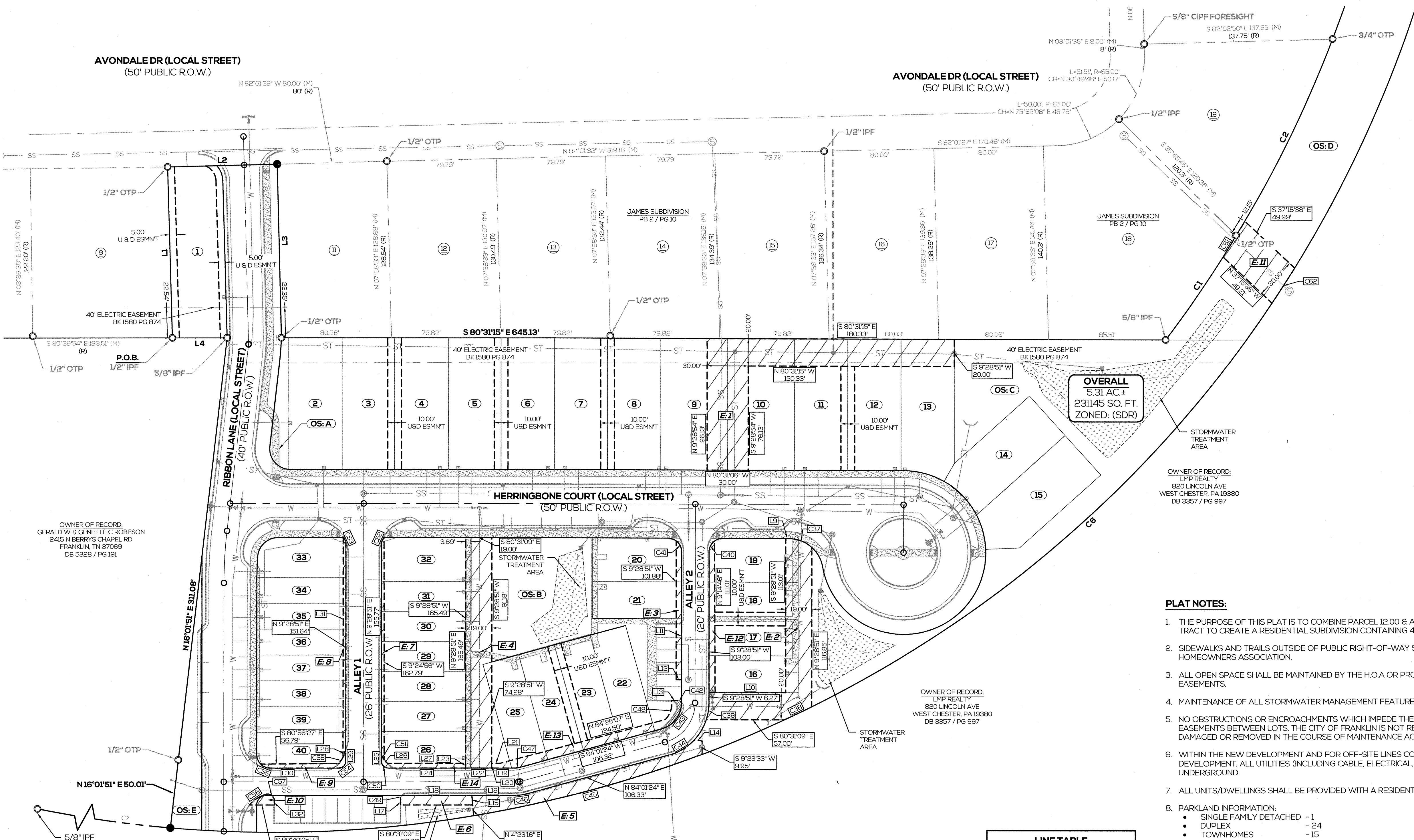


AVONDALE DR (LOCAL STREET)
(50' PUBLIC R.O.W.)

AVONDALE DR (LOCAL STREET)
(50' PUBLIC R.O.W.)



VICINITY MAP
(NOT TO SCALE)



OVERALL
5.31 AC.
231145 SQ. FT.
ZONED (SDR)

EASEMENT AREA TABLE			
NUMBER	DESCRIPTION	AREA (SQ. FT.)	AREA (ACRE)
1	U & D & ACCESS EASEMENT	5691	0.14
2	WATER EASEMENT	3525	0.08
3	U & D EASEMENT	398	0.01
4	WATER EASEMENT	3211	0.07
5	U & D EASEMENT	1677	0.04
6	U & D EASEMENT	366	0.01
7	U & D & ACCESS EASEMENT	301	0.01
8	U & D & ACCESS EASEMENT	316	0.01
9	U & D & ACCESS EASEMENT	206	0.00
10	U & D EASEMENT	102	0.00
11	SANITARY SEWER EASEMENT	1488	0.03
12	U & D EASEMENT	461	0.01
13	U & D EASEMENT	906	0.02
14	U & D & ACCESS EASEMENT	220	0.01

PLAT NOTES:

- THE PURPOSE OF THIS PLAT IS TO COMBINE PARCEL 12.00 & A PORTION OF PARCEL 11.00, BOTH SHOWN ON TAX MAP 078N GROUP "D" INTO ONE TRACT TO CREATE A RESIDENTIAL SUBDIVISION CONTAINING 40 LOTS, 5 OPEN AREAS TOTALING 5.31 ACRES MORE OR LESS.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE H.O.A OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A.
- 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.
- WITHIN THE NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- ALL UNITS/DWELLINGS SHALL BE PROVIDED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13/13R AS APPROPRIATE.
- PARKLAND INFORMATION:
 - SINGLE FAMILY DETACHED - 1
 - DUPLEX - 24
 - TOWNHOMES - 15
- CHARACTER AREA: CF-CO-3
- DEVELOPMENT STANDARD: TRADITIONAL
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
- NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD '83 DATUM.
- FINAL PLAT CANNOT BE APPROVED UNTIL THE DEVELOPMENT PLAN IS APPROVED THROUGH POST-PC.
- RIBBON LANE HAS A TOTAL LENGTH OF 509.27 FEET AND TOTAL AREA OF 19518 SQUARE FEET; HERRINGBONE COURT HAS A TOTAL LENGTH OF 526.35 FEET AND TOTAL AREA OF 32632 SQUARE FEET; ALLEY 1 HAS A TOTAL LENGTH OF 204.00 FEET AND A TOTAL AREA OF 4408 SQUARE FEET; ALLEY 2 HAS A TOTAL LENGTH OF 910.58 FEET AND A TOTAL AREA OF 8905 SQUARE FEET.
- CITY OF FRANKLIN PROJECT NUMBER 6302
- PARKLAND DEDICATION REQUIRED:
 - 35 UNITS AT 1200SF=42,000SF
 - 5 UNITS AT 600SF=3,000SF
 - TOTAL OF 45,000SF DUE AT FINAL PLAT
- 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.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
- ENCROACHMENTS ABOVE GROUND ARE AS SHOWN.
- THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
- SOURCES OF INFORMATION:
 - PB 2 PG 10
 - PB 2 PG 74
 - DB 3357 PG 997
 - DB 401 PG 149
 - DB 5328 PG 191
 - DB 5328 PG 191

CURVETABLE

NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C37	18.37'	25.00'	42°06'34"	17.96'	N 59°27'52" W
C38	22.16'	875.00'	1°27'04"	22.16'	N 73°31'41" E
C39	13.94'	40.00'	19°58'07"	13.87'	S 17°28'18" W
C40	9.29'	10.00'	53°13'26"	8.96'	S 36°05'34" W
C41	9.27'	10.00'	53°07'45"	8.94'	N 17°05'03" W
C42	3.64'	5.00'	41°43'19"	3.56'	N 59°38'16" W
C43	26.38'	20.02'	75°29'52"	24.51'	N 46°15'24" E
C44	21.71'	40.20'	30°56'47"	21.45'	N 68°29'46" E
C45	173.00'	875.00'	11°19'40"	172.71'	S 84°15'29" W
C46	10.79'	40.00'	15°27'27"	10.76'	S 88°14'53" E
C47	5.40'	19.39'	15°56'49"	5.38'	S 88°14'53" E
C48	15.42'	16.31'	54°11'17"	14.85'	S 27°46'35" W
C49	3.22'	5.00'	36°56'09"	3.17'	S 27°53'32" W
C50	7.55'	5.00'	86°33'32"	6.88'	S 37°14'01" E
C51	4.03'	18.53'	12°27'11"	4.02'	N 19°57'22" W
C52	3.88'	25.00'	8°54'09"	3.88'	N 34°10'34" E
C53	3.96'	25.00'	9°04'51"	3.96'	N 15°03'39" W
C54	7.85'	5.00'	90°00'00"	7.07'	N 54°28'51" E
C55	7.77'	10.00'	44°32'12"	7.58'	N 57°47'16" W
C56	5.66'	18.85'	17°11'38"	5.64'	N 44°55'23" E
C57	9.41'	5.00'	107°52'35"	8.08'	N 44°11'43" W
C58	14.27'	25.11'	32°33'59"	14.08'	S 65°35'54" W

LINE TABLE

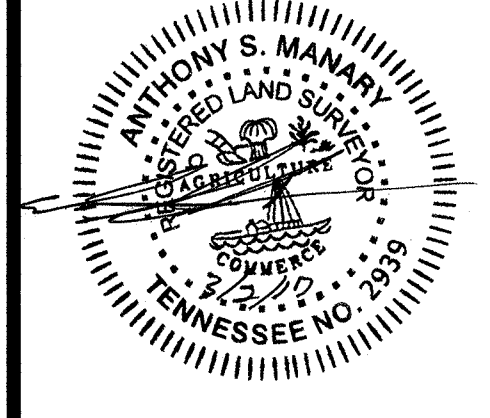
NUMBER	LENGTH	DIRECTION
L9	2.24'	N 80°31'09" W
L10	51.53'	N 80°30'34" W
L11	93.82'	N 9°28'51" E
L12	4.00'	S 81°15'44" E
L13	3.91'	S 80°31'09" E
L14	5.96'	S 76°38'59" E
L15	7.03'	N 4°23'16" E
L16	30.49'	S 80°31'09" E
L17	4.00'	S 9°25'27" W
L18	51.08'	N 80°31'09" W
L19	16.07'	N 80°31'09" W
L20	3.53'	N 80°28'51" E
L21	6.41'	N 80°35'21" W
L22	19.00'	N 80°31'09" W
L23	3.51'	S 9°28'51" W
L24	56.46'	N 80°31'09" W
L26	3.69'	S 31°53'26" E
L27	57.05'	S 80°35'21" E
L28	6.18'	N 28°33'54" E
L29	8.76'	S 9°28'51" W
L30	50.08'	S 80°31'08" W
L31	161.06'	S 9°28'43" W
L32	3.01'	N 9°28'51" E

ADJOINER OWNERSHIP INFORMATION

LOT#	NAME	MAILING ADDRESS	TAX MAP INFORMATION	DEED REFERENCE
9	TED E & DOROTHY MELBRY BEAKLEY	300 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 10.00	N/A
11	HILLARY L CHAMBERS	304 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 13.00	DB 4978 / PG 90
12	CONNIE WILSON & TERESA BELL	306 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 14.00	DB 6685 / PG 370
13	JAMES LEE TOMLIN & ALLISON INMAN	308 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 15.00	DB 2071 / PG 360
14	ANTHONY W. & MARY KEITH SKINNER	310 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 16.00	DB 6619 / PG 99
15	LETICIA GARCIA	312 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 17.00	DB 2211 / PG 702
16	JOSHUA & CASEY COOPER	314 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 18.00	DB 5890 / PG 694
17	LAWRENCE G & JANET MCMILLAN	316 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 19.00	N/A
18	JAMES M & DANIELLE B SMITH	318 AVONDALE DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 20.00	DB 3323 / PG 120
19	CLYDE A & SANDRA KAY LAFEVER	1517 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 21.00	N/A
20	MATTHEW R HUMPHRY	1515 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 22.00	DB 6747 / PG 251
21	JAMES M & DIANE D FRASIER	1513 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 23.00	N/A
22	NORMA JEAN F GRISHAM	1511 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 24.00	N/A
23	CLAUDINE B LE CALDWELL	1509 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 20.00	N/A
24	JULIAN W MOORE JR	1507 SUNSET DR, FRANKLIN, TN 37064	MAP 078N GROUP "D" PARCEL 25.00	DB 948 / PG 369

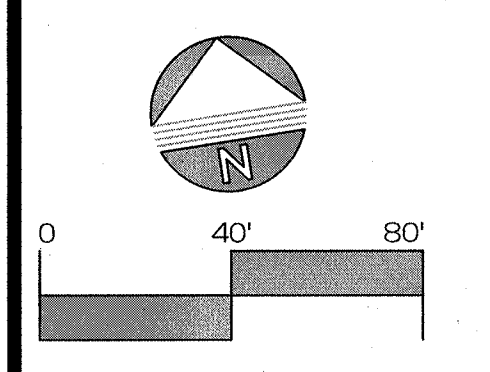


FINAL PLAT
AVONDALE COTTAGES
A RESUBDIVISION OF PARCEL 12.00, MAP 078N GROUP "D" AND A PORTION OF PARCEL 11.00 MAP 078N GROUP "D" - CITY OF FRANKLIN - TENNESSEE
NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY - C.O.F. PROJECT NUMBER 6302



REVISIONS:
1.05.2017 PER CITY REVIEW
02.02.2017 PER CITY REVIEW
03.02.2017 PER CITY REVIEW

DRAWN BY: AGILLESPIE
FIELD DATE: 12.31.2015
OFFICE DATE: 10.21.2016
CHECKED BY: AMANARY
PLOT DATE: 3.2.2017



CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS 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.

GERALD W. ROBESON _____ DATE _____

GENNETTE C. ROBESON _____ DATE _____

WILLIAM L. MAYO _____ DATE _____

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 PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY

SUPERVISION ON THE 2nd DAY OF March, 2017.

[Signature] 3/3/17
DATE
ANTHONY S. MANARY
TN. REG NO. 2939
7500 S MEMORIAL PKY
SUITE 209
HUNTSVILLE AL 35802
(256) 539-1221

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN AVONDALE COTTAGES HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY 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.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

- (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN AVONDALE COTTAGES 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

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.

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

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 _____ DATE _____
MANAGEMENT AGENCY

CITY OF FRANKLIN _____ DATE _____

LEGAL DESCRIPTION FOR SUBJECT PROPERTY

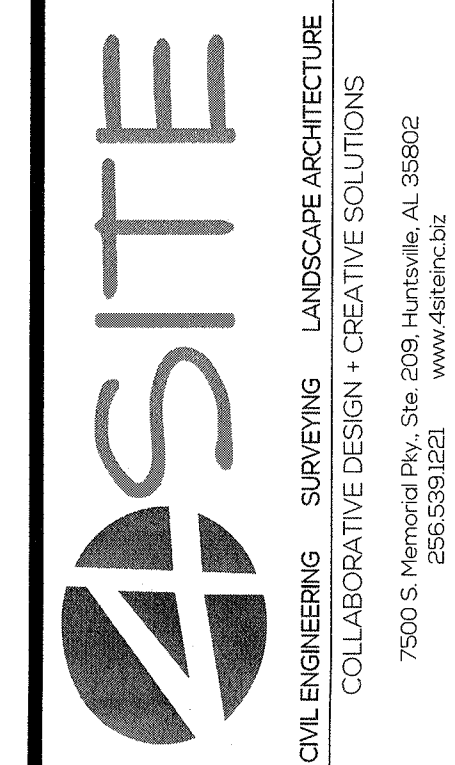
STATE OF TENNESSEE
WILLIAMSON COUNTY

A LOT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

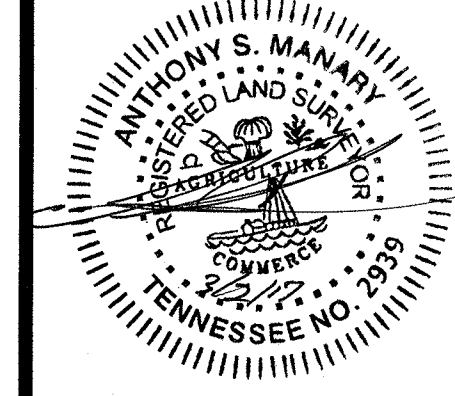
BEGINNING AT A 1/2-INCH IRON PIN MARKING THE SOUTHEAST CORNER OF LOT 9, JAMES SUBDIVISION AS RECORDED IN PLAT BOOK 2 PAGE 10 IN THE OFFICE OF THE REGISTER OF DEEDS, WILLIAMSON COUNTY; LOT 9 BEING CURRENTLY OWNED BY TED & DOROTHY BEAKLEY; THENCE ALONG THE BEAKLEY'S EAST PROPERTY LINE, NORTH 7 DEGREES 52 MINUTES 31 SECONDS EAST A DISTANCE OF 124.78 FEET TO A 1/2-INCH OPEN TOP PIPE (BENT) LOCATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF AVONDALE DRIVE (50 FOOT PUBLIC RIGHT-OF-WAY); THENCE ALONG THE SOUTH MARGIN OF SAID AVONDALE DRIVE, SOUTH 82 DEGREES 1 MINUTE 32 SECONDS EAST A DISTANCE OF 80.00 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) MARKING THE NORTH-WEST CORNER OF LOT 11, JAMES SUBDIVISION THAT IS CURRENTLY OWNED BY HILLARY CHAMBERS; THENCE ALONG THE WEST PROPERTY LINE OF THE CHAMBERS PROPERTY; SOUTH 8 DEGREES 5 MINUTES 22 SECONDS WEST A DISTANCE OF 126.77 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE SOUTH PROPERTY LINE OF THE CHAMBERS PROPERTY SOUTH 80 DEGREES 31 MINUTES 15 SECONDS EAST A DISTANCE OF 645.13 FEET TO A 5/8-INCH IRON PIN FOUND ON THE NORTH PROPERTY LINE OF AN ABANDONED RAILROAD SPUR; THENCE ALONG SAID ABANDONED SPUR AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 24 MINUTES 35 SECONDS EAST 92.11 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 34 MINUTES 17 SECONDS EAST 159.38 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825 FEET AND CHORD BEARING AND DISTANCE OF NORTH 27 DEGREES 57 MINUTES 13 SECONDS EAST 79.57 FEET TO A 3/4-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 2 MINUTES 2 SECONDS EAST 77.94 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 57 MINUTES 10 SECONDS EAST 188.67 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939) LOCATED ON THE WEST RIGHT-OF-WAY MARGIN OF THE CSX TRANSPORTATION RAILROAD (50 FOOT RIGHT-OF-WAY) THENCE ALONG SAID MARGIN, SOUTH 4 DEGREES 6 MINUTES 22 SECONDS WEST A DISTANCE OF 258.20 FEET TO A 5/8-INCH IRON PIN; THENCE LEAVING SAID MARGIN AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 875.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 55 MINUTES 42 SECONDS WEST 1137.22 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED PLS2939); THENCE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 50.01 FEET TO A 1/2-INCH OPEN TOP PIPE; THENCE ALONG THE GERALD & GENNETTE ROBESON'S EAST PROPERTY LINE NORTH 16 DEGREES 1 MINUTE 51 SECONDS EAST A DISTANCE OF 311.05 FEET TO A 5/8-INCH IRON PIN; THENCE ALONG THE ROBESON'S NORTH PROPERTY LINE, NORTH 80 DEGREES 31 MINUTES 24 SECONDS WEST A DISTANCE OF 39.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.31 ACRES MORE OR LESS.

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OUT-UNSHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C0211F MAP REVISED SEPTEMBER 29, 2006. ZONE "X" (OUT-UNSHADED) DENOTES NO SPECIAL FLOOD HAZARDS AND IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



FINAL PLAT
AVONDALE COTTAGES
A RESUBDIVISION OF PARCEL 12.00, MAP 078N GROUP "D" AND A PORTION OF PARCEL 11.00 MAP 078N GROUP "D" - CITY OF FRANKLIN - TENNESSEE
NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY - C.O.F. PROJECT NUMBER 6302



REVISIONS:
1.05.2017 PER CITY REVIEW
02.02.2017 PER CITY REVIEW
03.02.2017 PER CITY REVIEW

DRAWN BY: AGILLESPIE
FIELD DATE: 12.31.2015
OFFICE DATE: 10.21.2016
CHECKED BY: AMANARY
PLOT DATE: 3.2.2017

NOT TO SCALE

SHEET
S3
OF 3
PROJECT NO.: 15-095