

VICINITY MAP - NOT TO SCALE

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) The streets, drainage, and sidewalks designated in A Plat of 427 & 501 Murfreesboro Road 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 systems.

Director _____ Date _____
Streets Department
City of Franklin, Tennessee

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 _____ Date _____
Emergency Management Agency

City of Franklin _____ Date _____

Certificate of Approval of Water and Sewer System

I hereby certify that:

- (1) The water and sewer system designated in a Plat of 427 & 501 Murfreesboro Road Properties has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$_____ for the water system and has been posted with the City of Franklin Water Management Department, Franklin, Tennessee, to assure completion of such systems.

Water Management Department _____ Date _____
City of Franklin, Tennessee

Certificate of Approval of Electric Power

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.

Electric Provider _____ 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 _____, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 7115, Page 357 and Deed Book 5763, Page 848, 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, re-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 _____
Matt Christensen
Garden Gate Development, LLC
427 Murfreesboro Road
Franklin, Tennessee 37064
Phone: 615-426-7829
Email: matt.christensen@comcast.net

Certificate of Survey

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "1" survey having an unadjusted ratio of precision of at least 1:10,000 and that all of the monuments shown hereon will be placed upon completion of construction.

The field work was completed on August 3, 2017

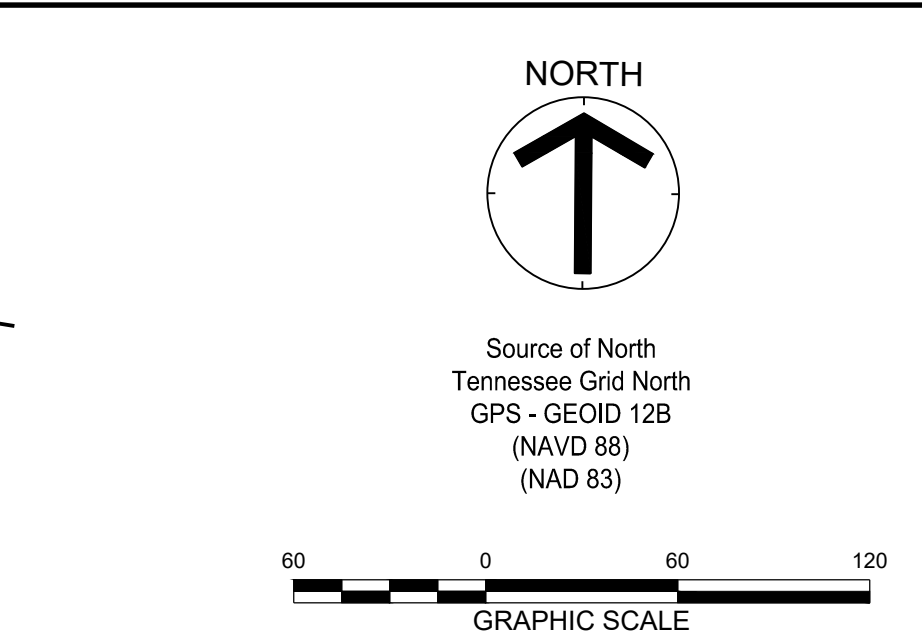
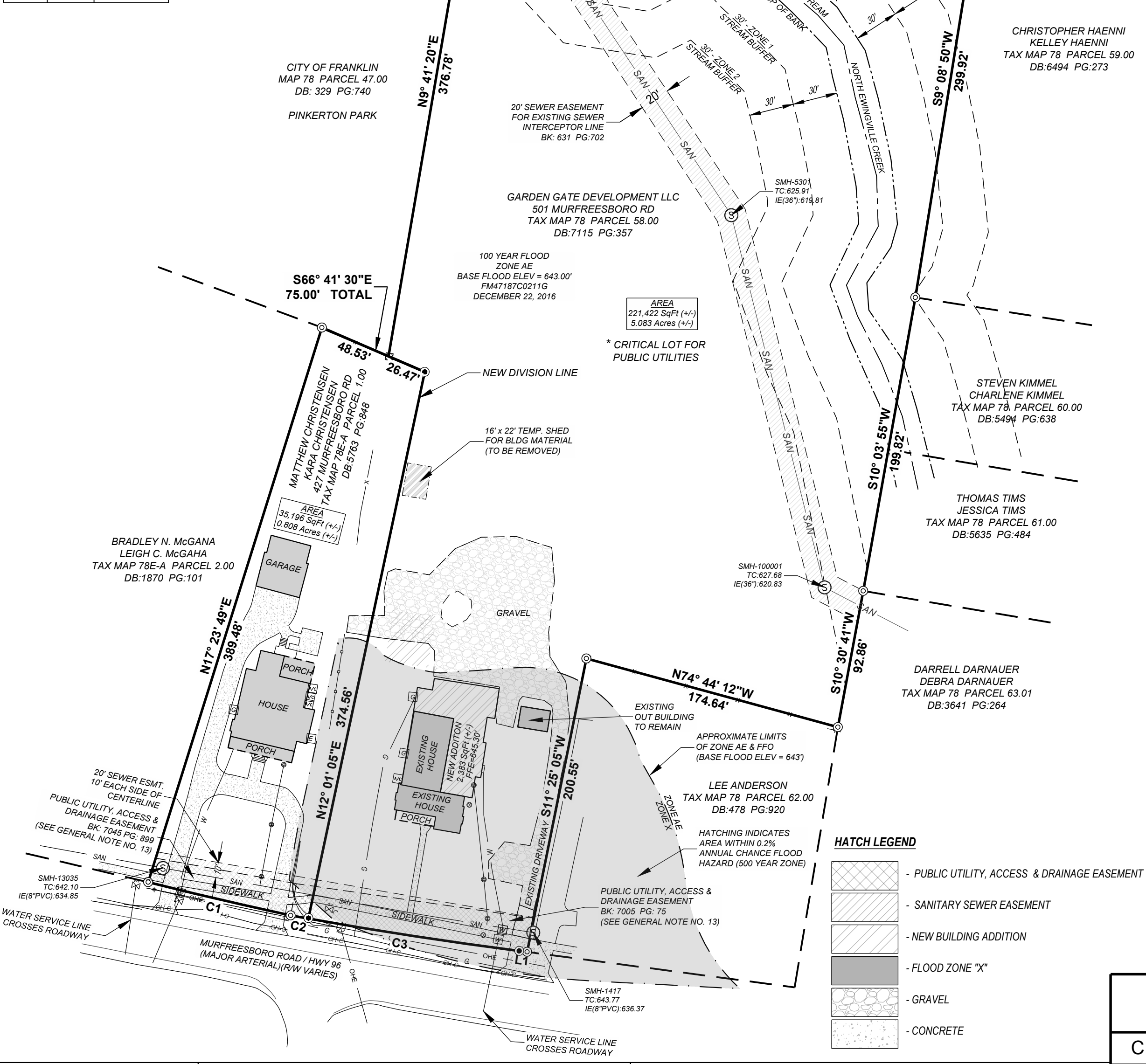
Date of Plat or Map: November 29, 2018

PRELIMINARY FOR REVIEW ONLY



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2832.00'	98.10'	98.09'	N76° 54' 20"W
C2	2832.00'	12.00'	12.00'	N79° 42' 54"W
C3	2832.00'	142.88'	142.87'	N81° 16' 54"W

Line Table		
Line #	Length	Direction
L1	5.42	N82° 44' 37"W
L2	62.53	S80° 59' 40"E
L3	18.00	N09° 55' 25"E



GENERAL NOTES:

- The purpose of this plat is to create two lots.
- Area of 427 Murfreesboro Road: 35,196 Sq. Ft. (+/-) or 0.808 Acres (+/-)
Area of 501 Murfreesboro Road: 221,422 Sq. Ft. (+/-) or 5.083 Acres (+/-)
- This property is located in the Central Franklin Character Area Overlay District 4, CFCO-4
- This property is zoned: R-2, Residential District
- Setback Requirements per City of Franklin Zoning Ordinance Section 3.3, Subsection 3.3.3, Table 3-6
Front - 75' Side - 8' Rear - 40'
- 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.
- Recorded documents do not indicate ownership of Mineral Rights or Statement of Claim in accordance with TCA Code 67-5-90.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within 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.
- 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.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- FEMA Flood Panel Number: FM47187C0211G Dated: December 22, 2016 Zone "AE"
- 501 Murfreesboro Road lot is designated as a Critical Lot for Public Utilities. This lot will require submittal of a Critical Lot Site Plan with any future Building Permit submittal to ensure that the public utilities crossing the lot are not impacted by any future proposed construction.
- All sidewalks and pedestrian access easements located outside of Public R.O.W. shall be maintained by the property owner.

MAP 78E-A PARCEL 1.00	MAP 78 PARCEL 58.00
Address: 427 Murfreesboro Road	Address: 501 Murfreesboro Road
Owner(s): Matthew & Kara Christensen 427 Murfreesboro Road Franklin, TN 37064	Owner(s): Garden Gate Development LLC 427 Murfreesboro Road Franklin, TN 37064
Recorded Documents for Property: Book: 5763 Page: 848	Recorded Documents for Property: Book: 7115 Page: 357
Area: 35,196 SqFt (+/-) 0.808 Acres (+/-)	Area: 221,422 SqFt (+/-) 5.083 Acres (+/-)
Council District: 9th	Council District: 9th
Current Zoning: R-2, Residential District	Current Zoning: R-2, Residential District

LEGEND			
●	Set 5/8" Diameter Iron Rebar with CESO Cap	G	Gas Meter
⊙	Found Property Corner	GV	Gas Valve
—	Property Line	W	Water Meter
- - -	Adjacent Property Line	WV	Water Valve
- - - - -	Easement Line	FD	Fire Hydrant
- x - x -	Fence Line	S	Sewer Manhole
— W —	Water Line	SC	Sewer Cleanout
— SAN —	Sewer Line	PC	Power Pole
— G —	Gas Line	⊕	Guy Wire
— OHE —	Overhead Electric Line	UB	Utility Pull Box (Electric/Traffic/Comm.)
— UGE —	Underground Electric Line	AC	HVAC Unit
— OHC —	Overhead Communication Line	P.U.D.E.	Public Utility & Drainage Easement
M.B.S.L.	Minimum Building Setback Line		

427 AND 501 MURFREESBORO ROAD SUBDIVISION, FINAL PLAT

CITY OF FRANKLIN PROJECT NO: 6838

427 MURFREESBORO ROAD
501 MURFREESBORO ROAD
CITY OF FRANKLIN

MAP 78E GROUP A PARCEL 1.00
MAP 78 PARCEL 58.00
WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 60'

DATE: NOVEMBER 29, 2018

GN: N/A	<div>CESO</div> <div>WWW.CESOINC.COM</div>	JOB NO.: 745542
WN: PMK		SHEET NO.:
CKED: WJH		1 OF 1

UTILITY DISCLAIMER:

CESO/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. CESO 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. CESO makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. CESO further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are 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 owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

SURVEYOR NOTES:

- The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
- Survey not final without Seal and Signature of Surveyor.
- All set property corners are marked with 5/8" diameter rebar with a CESO cap.
- This property has direct access to a dedicated public right-of-way.
- As shown on survey, there are no gaps or gores between tracts.

Surveyor of Record
William J. Huffman, TN RLS 1754
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Brentwood, Tennessee, 37027
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Mobile: 423-676-3977
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