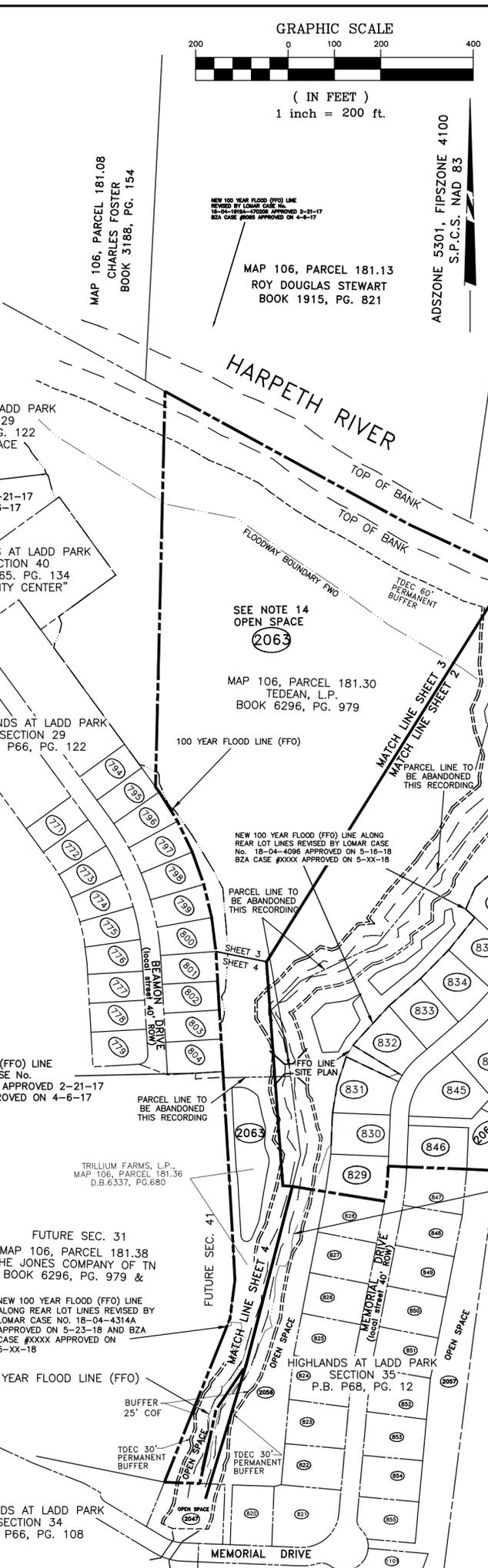
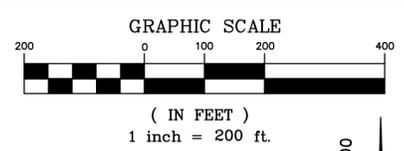


VICINITY MAP  
NOT TO SCALE

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 18 NEW RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 36.
  - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
  - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
  - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AREAS DETERMINED TO BE IN THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06. PORTIONS OF THE OPEN SPACE MAY STILL BE WITHIN THE 100 YEAR FLOOD, BUT ALL OF THE LOT AREAS HAVE BEEN REMOVED PER LOMAR CASE #18-04-4096A APPROVED ON 05-2018 AS SHOWN HEREON.
  - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
  - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
  - 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.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
  - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
  - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND BEING PARCELS 181.30, 181.36 & 181.47.
  - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL. MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
  - ALL MICROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
  - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
  - ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
  - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
  - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
  - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MICROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
  - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
  - 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.
  - NO OPAQUE FENCES ARE ALLOWED TO ADJUT THE OPEN SPACE LOTS.
  - 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 NE 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 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.
  - THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

**LEGEND**

PROPOSED FIRE-HYDRANT	○
PROPOSED LIGHT-POLE	□
CURB INLET	■
PROPOSED MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	-----
PUBLIC UTILITY & DRAINAGE EASEMENT	-----
PROPOSED WATER LINE	-----
PROPOSED SEWER LINE	-----
PROPOSED 18" STORM LINE	-----
SANITARY SEWER-EASEMENT	20' SSE
MILCROFTON EASEMENT	15' MUDEE
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	5' AE & PUDE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
DRAINAGE EASEMENT TYPICAL	20' DE
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	PUDAE



**CERTIFICATE OF OWNERSHIP**

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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 until such time as all 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., Tennessee.

By: BENJAMIN W. HUGHEY, MEMBER PROPST REALTY NASHVILLE, LLC  
Date: \_\_\_\_\_  
TAX MAP 106, PARCEL 181.47 BOOK 7093, PG. 339

By: PAUL ARNOLD, OWNER TEDEAN, LP AND TRILLIUM FARMS, LP TAX MAP 106 PARCELS 181.30 BOOK 6296, PG. 979 & PARCEL 181.36 BOOK 6337, PG. 680  
Date: \_\_\_\_\_

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

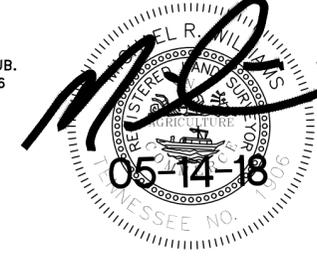
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency Date \_\_\_\_\_  
City of Franklin, Tennessee Date \_\_\_\_\_

**CERTIFICATE OF SURVEY**

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Michael R. Williams TN RLS # 1906  
HFR Design, Inc.



**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in the HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36 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.

Director, Water Management Department City of Franklin, Tennessee (Where applicable) Date \_\_\_\_\_

(3) a performance bond in the amount of \$\_\_\_\_\_ for the on site water system and/or \$\_\_\_\_\_ for off-site water system has been posted with the Microfton Utility District to assure completion of such systems.

General Manger Milcrofton Utility District 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 \_\_\_\_\_, 20\_\_\_\_, and this plat has been approved for recording in the Register's Office of Williamson County.

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

**SINGLE FAMILY LOT PLANTING REQUIREMENTS:**  
The following canopy trees are required for each single-family lot: There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501-20,000	4

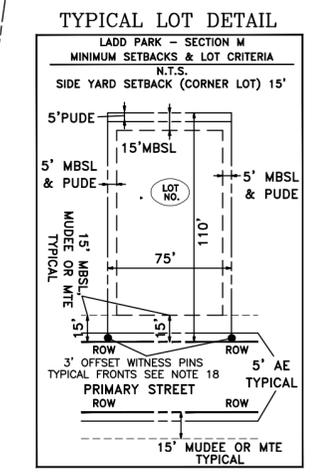
**MTEMC CERTIFICATE OF APPROVAL FOR RECORDING**

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as provided until MTEMC's Requirements defined in the rules and regulations, bylaws, 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.

MTEMC website at www.mtemc.com collectively

Middle Tennessee Electric Membership Corporation Date \_\_\_\_\_

LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
829	11,571.33	0.266	840	13,723.24	0.315
830	11,250.00	0.258	841	13,597.46	0.312
831	12,303.26	0.282	842	14,218.96	0.326
832	11,785.77	0.271	843	14,633.68	0.336
833	11,249.99	0.258	844	13,756.53	0.316
834	11,837.04	0.272	845	16,052.25	0.369
835	11,512.47	0.264	846	11,700.00	0.269
836	13,909.15	0.319	<b>TOTAL ROW</b>	<b>44,351.16</b>	<b>1.018</b>
837	13,571.12	0.312	<b>OPEN SPACE 2063</b>	<b>1,151,507.11</b>	<b>26.435</b>
838	13,248.90	0.304	<b>TOTAL</b>	<b>1,429,586.43</b>	<b>32.819</b>
839	13,807.00	0.317			



PREPARED BY:

**HFR DESIGN**

214 Centerview Drive Suite 300  
Brentwood, TN 37027  
615.370.8500

615.370.8530  
hfrdesign.com

Owner/Subdivider: BLOCK: PROPST REALTY NASHVILLE, LLC  
ATT. BENJAMIN W. HUGHEY MEMBER 305 CHURCH STREET, SUITE 715 HUNTSVILLE, AL 35801  
PH. 256-319-7818 bhughey@propst.com

Owner/Subdivider: TRILLIUM FARMS LP & TEDEAN LP  
ATT. PAUL ARNOLD 317 MAIN ST. SUITE 201 HUNTSVILLE, AL 35801  
PH. 604-4197 parnold@trillium-ventures.com

COF PROJECT # (6714)

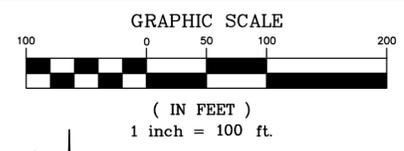
**THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 32.819 TOTAL LOTS: 20  
ACRES NEW STREETS: 1.018 FEET NEW STREETS: 755±  
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+  
SHEET 1 OF 4 DATE: 05-14-18

**LEGEND**

- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- CURB INLET / CATCH BASIN
- PROPOSED MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED 18" STORM LINE
- SANITARY SEWER EASEMENT
- MILLCROFTON EASEMENT
- SEE NOTES 12 & 17
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
- SEE NOTES 12 & 17
- MANHOLE DEPTH TAKEN FROM PLANS
- DRAINAGE EASEMENT TYPICAL

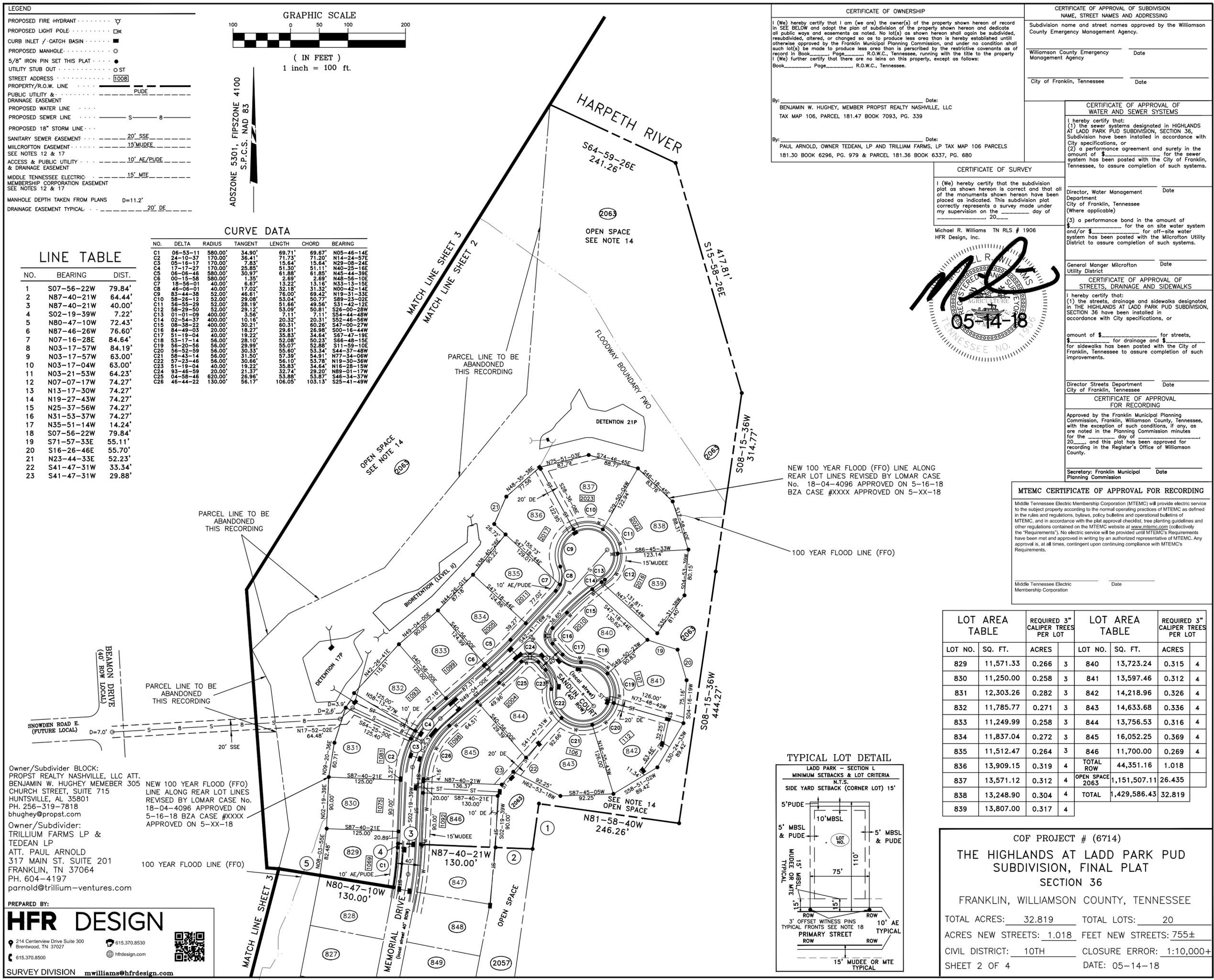


**LINE TABLE**

NO.	BEARING	DIST.
1	S07-56-22W	79.84'
2	N87-40-21W	64.44'
3	N87-40-21W	40.00'
4	S02-19-39W	7.22'
5	N80-47-10W	72.43'
6	N87-46-26W	76.60'
7	N07-16-28E	84.64'
8	N03-17-57W	84.19'
9	N03-17-57W	63.00'
10	N03-17-04W	63.00'
11	N03-21-53W	64.23'
12	N07-07-17W	74.27'
13	N13-17-30W	74.27'
14	N19-27-43W	74.27'
15	N25-37-56W	74.27'
16	N31-53-37W	74.27'
17	N35-51-14W	14.24'
18	S07-56-22W	79.84'
19	S71-57-33E	55.11'
20	S16-26-46E	55.70'
21	N23-44-33E	52.23'
22	S41-47-31W	33.34'
23	S41-47-31W	29.88'

**CURVE DATA**

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	06-53-11	580.00'	34.90'	69.71'	69.67'	N05-46-14E
C2	24-10-37	170.00'	36.41'	71.73'	71.20'	N14-24-57E
C3	05-16-17	170.00'	7.83'	15.64'	15.64'	N29-08-24E
C4	17-17-27	170.00'	25.86'	51.30'	51.11'	N40-25-16E
C5	02-06-48	580.00'	30.97'	61.88'	61.85'	N45-44-39E
C6	00-15-58	580.00'	1.35'	2.69'	2.69'	N48-56-10E
C7	18-56-01	40.00'	5.67'	13.22'	13.16'	N53-13-15E
C8	46-08-01	40.00'	17.02'	32.18'	31.32'	N00-42-14E
C9	83-44-38	52.00'	46.61'	76.00'	69.42'	N19-31-33E
C10	58-28-12	52.00'	29.08'	53.04'	50.77'	S89-23-02E
C11	56-55-29	52.00'	28.11'	51.68'	49.56'	S31-42-12E
C12	58-29-50	52.00'	29.12'	53.09'	50.81'	S26-00-28W
C13	01-01-09	400.00'	3.56'	7.11'	7.11'	S54-44-48W
C14	02-54-37	400.00'	10.16'	20.32'	20.31'	S52-46-58W
C15	08-38-22	400.00'	30.21'	60.31'	60.26'	S47-00-27W
C16	84-49-03	20.00'	18.27'	29.61'	26.98'	S00-16-44W
C17	51-19-04	40.00'	19.22'	38.81'	34.64'	S87-47-19E
C18	53-17-14	56.00'	28.10'	52.08'	50.23'	S66-48-15E
C19	56-20-56	56.00'	29.99'	55.07'	52.88'	S11-59-10E
C20	56-52-59	56.00'	30.53'	58.60'	53.34'	S44-37-48W
C21	58-43-14	56.00'	31.50'	57.39'	54.91'	N77-34-06W
C22	57-23-46	56.00'	30.66'	56.10'	53.78'	N19-30-36W
C23	51-19-04	40.00'	19.22'	38.81'	34.64'	N16-28-15W
C24	93-46-59	20.00'	21.37'	32.74'	29.20'	N89-01-17W
C25	04-58-46	620.00'	26.96'	53.88'	53.87'	S46-34-37W
C26	46-44-22	130.00'	56.17'	106.05'	103.15'	S25-41-49W



**CERTIFICATE OF OWNERSHIP**

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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., Tennessee.

By: BENJAMIN W. HUGHEY, MEMBER PROPST REALTY NASHVILLE, LLC  
Date: \_\_\_\_\_  
TAX MAP 106, PARCEL 181.47 BOOK 7093, PG. 339

By: PAUL ARNOLD, OWNER TEDEAN, LP AND TRILLIUM FARMS, LP TAX MAP 106 PARCELS  
Date: \_\_\_\_\_  
181.30 BOOK 6296, PG. 979 & PARCEL 181.36 BOOK 6337, PG. 680

**CERTIFICATE OF APPROVAL OF SUBDIVISION**

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

Williamson County Emergency Management Agency Date \_\_\_\_\_  
City of Franklin, Tennessee Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36, 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.

Director, Water Management Date \_\_\_\_\_  
Department \_\_\_\_\_  
City of Franklin, Tennessee  
(Where applicable)

(3) a performance bond in the amount of \$\_\_\_\_\_ for the on site water system and/or \$\_\_\_\_\_ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Date \_\_\_\_\_  
Utility District \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36 have been installed in accordance with City specifications, or  
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 plan has been approved for recording in the Register's Office of Williamson County.

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



NEW 100 YEAR FLOOD (FFO) LINE ALONG REAR LOT LINES REVISED BY LOMAR CASE No. 18-04-4096 APPROVED ON 5-16-18 BZA CASE #XXXX APPROVED ON 5-XX-18

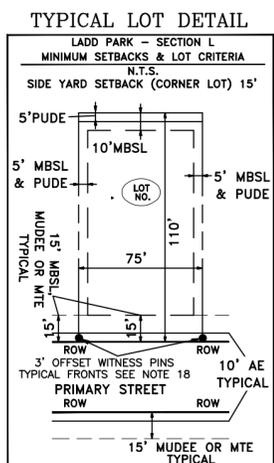
100 YEAR FLOOD LINE (FFO)

**MTEMC CERTIFICATE OF APPROVAL FOR RECORDING**

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 \_\_\_\_\_

LOT AREA TABLE			LOT AREA TABLE				
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES		
829	11,571.33	0.266	3	840	13,723.24	0.315	4
830	11,250.00	0.258	3	841	13,597.46	0.312	4
831	12,303.26	0.282	3	842	14,218.96	0.326	4
832	11,785.77	0.271	3	843	14,633.68	0.336	4
833	11,249.99	0.258	3	844	13,756.53	0.316	4
834	11,837.04	0.272	3	845	16,052.25	0.369	4
835	11,512.47	0.264	3	846	11,700.00	0.269	4
836	13,909.15	0.319	4	TOTAL ROW	44,351.16	1.018	
837	13,571.12	0.312	4	OPEN SPACE 2063	1,151,507.11	26.435	
838	13,248.90	0.304	4	TOTAL	1,429,586.43	32.819	
839	13,807.00	0.317	4				



COF PROJECT # (6714)  
**THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36**  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 32.819 TOTAL LOTS: 20  
ACRES NEW STREETS: 1.018 FEET NEW STREETS: 755±  
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+  
SHEET 2 OF 4 DATE: 05-14-18

Owner/Subdivider BLOCK:  
PROPST REALTY NASHVILLE, LLC ATT.  
BENJAMIN W. HUGHEY MEMBER 305  
CHURCH STREET, SUITE 715  
HUNTSVILLE, AL 35801  
PH. 256-319-7818  
bhughey@propst.com

Owner/Subdivider:  
TRILLIUM FARMS LP &  
TEDEAN LP  
ATT. PAUL ARNOLD  
317 MAIN ST. SUITE 201  
FRANKLIN, TN 37064  
PH. 604-4197  
parnold@trillium-ventures.com

PREPARED BY:

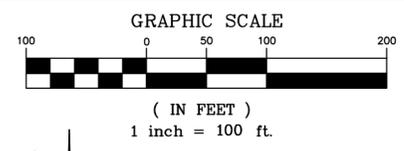
**HFR DESIGN**

214 Centerview Drive Suite 300  
Brentwood, TN 37027  
615.370.8530  
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

**LEGEND**

- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- CURB INLET / CATCH BASIN
- PROPOSED MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED 18" STORM LINE
- SANITARY SEWER EASEMENT
- MILLCROFTON EASEMENT
- SEE NOTES 12 & 17
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
- SEE NOTES 12 & 17
- MANHOLE DEPTH TAKEN FROM PLANS
- DRAINAGE EASEMENT TYPICAL



**LINE TABLE**

NO.	BEARING	DIST.
1	S07-56-22W	79.84'
2	N87-40-21W	64.44'
3	N87-40-21W	40.00'
4	S02-19-39W	7.22'
5	N80-47-10W	72.43'
6	N87-46-26W	76.60'
7	N07-16-28E	84.64'
8	N03-17-57W	84.19'
9	N03-17-57W	63.00'
10	N03-17-04W	63.00'
11	N03-21-53W	64.23'
12	N07-07-17W	74.27'
13	N13-17-30W	74.27'
14	N19-27-43W	74.27'
15	N25-37-56W	74.27'
16	N31-53-37W	74.27'
17	N35-51-14W	14.24'
18	S07-56-22W	79.84'
19	S71-57-33E	55.11'
20	S16-26-46E	55.70'
21	N23-44-33E	52.23'
22	S41-47-31W	33.34'
23	S41-47-31W	29.88'

NEW 100 YEAR FLOOD (FFO) LINE  
REVISED BY LOMAR CASE No.  
16-04-1919A-470206 APPROVED 2-21-17  
BZA CASE #6095 APPROVED ON 4-6-17

Owner/Subdivider BLOCK:  
PROPST REALTY NASHVILLE, LLC ATT.  
BENJAMIN W. HUGHEY MEMBER 305  
CHURCH STREET, SUITE 715  
HUNTSVILLE, AL 35801  
PH. 256-319-7818  
bhughey@propst.com

Owner/Subdivider:  
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PREPARED BY:

**HFR DESIGN**

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Brentwood, TN 37027  
615.370.8500

615.370.8530  
hfrdesign.com

SURVEY DIVISION [mwilliams@hfrdesign.com](mailto:mwilliams@hfrdesign.com)

ADSZONE 5301, FIPZONE 4100  
S.P.C.S. NAD 83

MAP 106, PARCEL 181.08  
CHARLES FOSTER  
BOOK 3186, PG. 154

MAP 106, PARCEL 181.13  
ROY DOUGLAS STEWART  
BOOK 1915, PG. 821

HARPETH RIVER  
604.12'  
S61-19-26E

HIGHLANDS AT LADD PARK  
SECTION 29  
P.B. P66, PG. 122  
OPEN SPACE

HIGHLANDS AT LADD PARK  
SECTION 40  
P.B. P65, PG. 134  
"AMENITY CENTER"

HIGHLANDS AT LADD PARK  
SECTION 29  
P.B. P66, PG. 122

100 YEAR FLOOD LINE (FFO)

MAP 106, PARCEL 181.30  
TEDEAN, L.P.  
BOOK 6296, PG. 979



**CERTIFICATE OF OWNERSHIP**

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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., Tennessee.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
BENJAMIN W. HUGHEY, MEMBER PROPST REALTY NASHVILLE, LLC  
TAX MAP 106, PARCEL 181.47 BOOK 7093, PG. 339

By: \_\_\_\_\_ Date: \_\_\_\_\_  
PAUL ARNOLD, OWNER TEDEAN, LP AND TRILLIAM FARMS, LP TAX MAP 106 PARCELS  
181.30 BOOK 6296, PG. 979 & PARCEL 181.36 BOOK 6337, PG. 680

**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, Tennessee \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF SURVEY**

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Michael R. Williams TN RLS # 1906  
HFR Design, Inc.

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36, 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.

Director, Water Management \_\_\_\_\_ Date \_\_\_\_\_  
Department \_\_\_\_\_  
City of Franklin, Tennessee  
(Where applicable)

(3) a performance bond in the amount of \$\_\_\_\_\_ for the on-site water system and/or \$\_\_\_\_\_ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton \_\_\_\_\_ Date \_\_\_\_\_  
Utility District

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36 have been installed in accordance with City specifications, or  
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: Franklin Municipal Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

**MTEMC CERTIFICATE OF APPROVAL FOR RECORDING**

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](http://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 \_\_\_\_\_

COF PROJECT # (6714)

**THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 32.819 TOTAL LOTS: 20

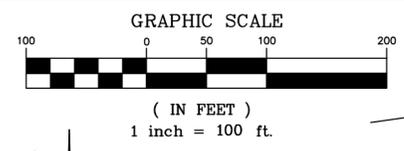
ACRES NEW STREETS: 1.018 FEET NEW STREETS: 755±

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+

SHEET 3 OF 4 DATE: 05-14-18

**LEGEND**

- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- CURB INLET / CATCH BASIN
- PROPOSED MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
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23	S41-47-31W	29.88'

ADSSZONE 5301, FIPSSZONE 4100  
S.P.C.S. NAD 83

NEW 100 YEAR FLOOD (FFO) LINE ALONG REAR LOT LINES REVISED BY LOMAR CASE NO. 18-04-4314A APPROVED ON 5-23-18 AND BZA CASE #XXXX APPROVED ON 5-XX-18

FUTURE SEC. 31  
MAP 106, PARCEL 181.38  
THE JONES COMPANY OF TN  
BOOK 6296, PG. 979 &

NEW 100 YEAR FLOOD (FFO) LINE ALONG REAR LOT LINES REVISED BY LOMAR CASE NO. 18-04-4314A APPROVED ON 5-23-18 AND BZA CASE #XXXX APPROVED ON 5-XX-18

HIGHLANDS AT LADD PARK  
SECTION 34  
P.B. P66, PG. 108

Owner/Subdivider BLOCK:  
PROPST REALTY NASHVILLE, LLC ATT.  
BENJAMIN W. HUGHEY MEMBER 305  
CHURCH STREET, SUITE 715  
HUNTSVILLE, AL 35801  
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bhughey@propst.com

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TEDEAN LP  
ATT. PAUL ARNOLD  
317 MAIN ST. SUITE 201  
FRANKLIN, TN 37064  
PH. 604-4197  
parnold@trillium-ventures.com

PREPARED BY:

**HFR DESIGN**

214 Centerview Drive Suite 300  
Brentwood, TN 37027  
615.370.8500  
615.370.8530  
hfrdesign.com



SURVEY DIVISION mwilliams@hfrdesign.com

**CERTIFICATE OF OWNERSHIP**

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Book \_\_\_\_\_, Page \_\_\_\_\_, R.O.W.C., Tennessee.

By: BENJAMIN W. HUGHEY, MEMBER PROPST REALTY NASHVILLE, LLC  
Date: \_\_\_\_\_  
TAX MAP 106, PARCEL 181.47 BOOK 7093, PG. 339

By: PAUL ARNOLD, OWNER TEDEAN, LP AND TRILLIUM FARMS, LP TAX MAP 106 PARCELS  
Date: \_\_\_\_\_  
181.30 BOOK 6296, PG. 979 & PARCEL 181.36 BOOK 6337, PG. 680

**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, Tennessee Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36, Subdivision have been installed in accordance with City specifications, or  
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By: \_\_\_\_\_ Date: \_\_\_\_\_  
Director, Water Management Department  
City of Franklin, Tennessee  
(Where applicable)

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Michael R. Williams TN RLS # 1906  
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General Manger Milcrofton Date \_\_\_\_\_  
Utility District

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**

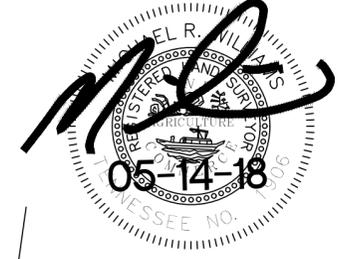
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Director Streets Department Date \_\_\_\_\_  
City of Franklin, Tennessee

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



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Middle Tennessee Electric Membership Corporation Date \_\_\_\_\_

COF PROJECT # (6714)

**THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT**  
SECTION 36

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 32.819 TOTAL LOTS: 20

ACRES NEW STREETS: 1.018 FEET NEW STREETS: 755±

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+

SHEET 4 OF 4 DATE: 05-14-18