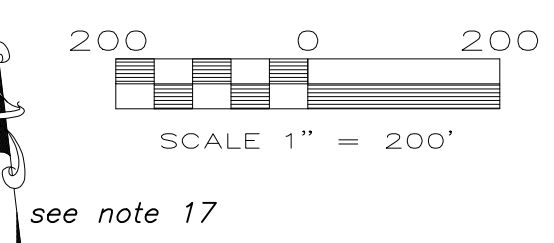


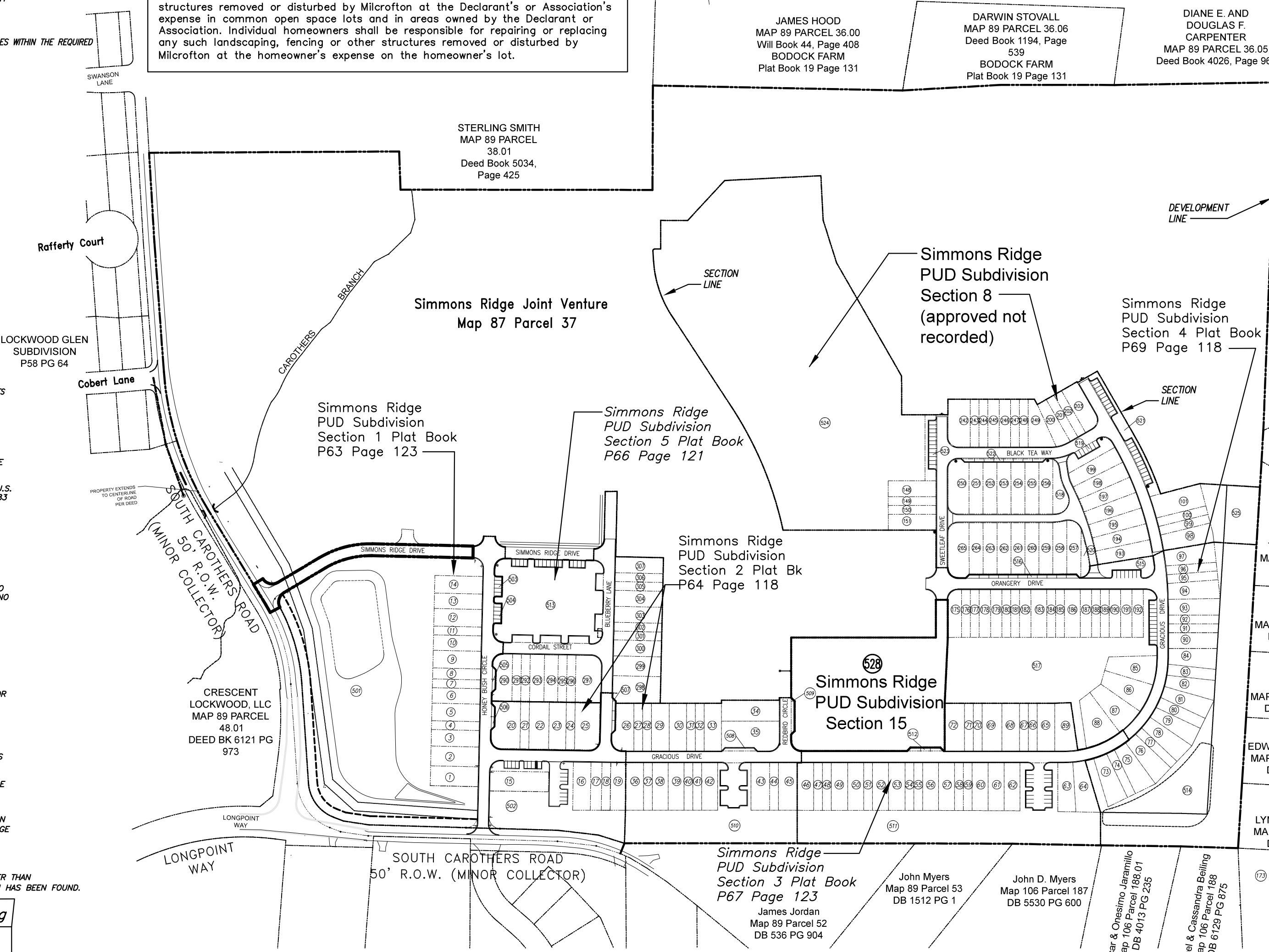
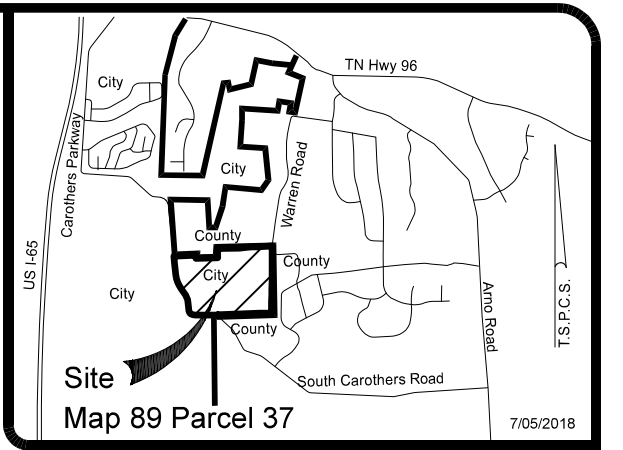
**GENERAL NOTES:**

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR POOL AMENITY.
- 2) EXISTING ZONING SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.61) CHARACTER OVERLAY MECCO-6.
3. MINIMUM REQUIRED SETBACK LINES:  
 YARD FRONTING ANY STREET: 30 FEET  
 SIDE YARD: 5 FEET CORNER LOT 10 FEET  
 REAR YARD: 30 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: SIMMONS RIDGE JOINT VENTURES  
 ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230  
 FRANKLIN, TENNESSEE 37064  
 CONTACT: JOHN FRANKS  
 TELEPHONE: (615) 790-2447  
 EMAIL: johnfranks@live.com
8. SURVEYOR: HYDE PARK HOMES, LLC Thomas G. King III  
 ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230  
 FRANKLIN, TENNESSEE 37064  
 CONTACT: TOM KING  
 TELEPHONE: (615) 238-4958  
 EMAIL: tomking3@gmail.com
9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH PRIOR TO DIGGING CALL TENNESSEE ONE CALL 1-800-351-1111.
11. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
12. 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.
13. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEMC.
14. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
15. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
16. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FIPSZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
17. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE SITE PLAN HAS BEEN APPROVED.
18. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
19. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
20. NO BUILDINGS EXIST ON THE PROPERTY.
21. TYPICAL, OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
22. 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.
23. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
24. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
25. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
26. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT.
27. BASE INFORMATION TAKEN FROM SIMMONS RIDGE SITE PLAN, SECTION 15 CITY OF FRANKLIN NUMBER 6997
28. THE OWNER/SUBDIVIDER, SIMMONS RIDGE LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

Milcrofton Utility District Milcrofton has unrestricted access to its water lines and water system improvements located within its exclusive water line easements within the Development. In the event landscaping, fencing or other structures are installed or placed within a Milcrofton easement, Milcrofton shall have the right to remove such landscaping, fencing or other structure within the easement as may be necessary for Milcrofton to repair, maintain, or replace its lines, valves, appliances, fittings or other water facilities which are now or in the future which may be located within the easement without obtaining any further permission from Declarant or subsequent property owners. Declarant or Association shall be responsible for repairing and/or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the Declarant's or Association's expense in common open space lots and in areas owned by the Declarant or Association. Individual homeowners shall be responsible for repairing or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the homeowner's expense on the homeowner's lot.



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.



Section	Number of Lots
15	1

Building Type Swimming Pool & Cabana

PARKING SECTION 15 = 37  
 35 parking spaces plus  
 2 handicap spaces to be owned  
 & maintained by the HOA

**LEGEND**

- Iron Rod Existing -EX IR
- Iron Rod Set -IR S
- Monument -
- Fence -
- Property Line -
- Utility Pole w guy wire
- Water Main
- Sanitary Sewer Main
- Storm Sewer Pipe
- Fire Hydrant
- Street Lamp
- Road Sign
- Public Utility Easement
- Public Drainage Easement
- Public Utility, Drainage & Access Easement
- Street Address
- Milcrofton Utility District Exclusive Easement

**MTEMC Certificate of Approval for Recording**

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, 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 \_\_\_\_\_

TOTAL AREA SECTION 15 s.f. = 91,350 = 2.09 Ac. +/-

(35x1200)+(373x600)=265,800 SF  
 PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU.

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**

I hereby certify:

(1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 15" have been installed in accordance with utility specifications, or

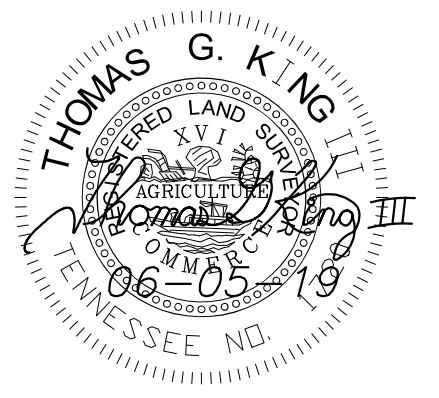
(2) A performance bond in the amount of \$\_\_\_\_\_ for the WATER system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

Milcrofton Utility District Date \_\_\_\_\_

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

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

Williamson County Emergency Communications Date \_\_\_\_\_



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, 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 6789, Page 125-196, 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.

John Y. Franks  
 Owner(s) Simmons Ridge Joint Venture  
 Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) Date June 5, 2019

**CERTIFICATE OF ACCURACY**

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 3rd day of June, 2015.

Thomas G. King III  
 Land Surveyor Date \_\_\_\_\_  
 Tennessee R.L.S. No. 1720

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**

I hereby certify:

(1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 15" have been installed in accordance with city specifications, or

(2) A performance bond 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 Dept.  
 City of Franklin, Tennessee 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 \_\_\_\_\_, 2019, and this plat has been approved for recording in the Register's Office of Williamson County.

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

**CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE**

I hereby certify that:

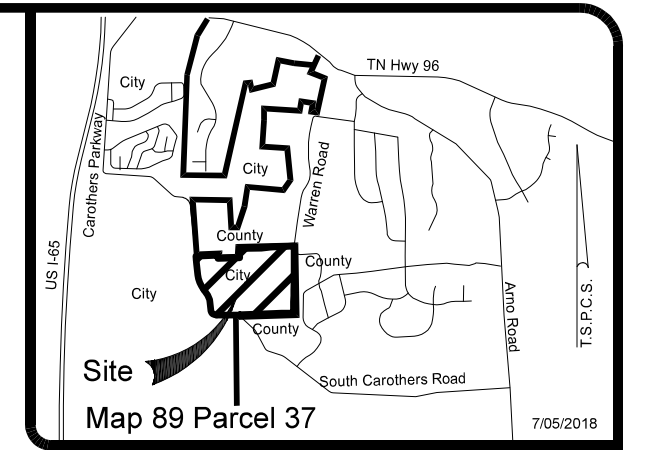
(1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 15 have been installed in accordance with City specifications, or

(2) 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 \_\_\_\_\_

REVISION 6-05-2019 REVISED PER STAFF COMMENTS

<b>SIMMONS RIDGE PUD SUBDIVISION SECTION 15</b>	
4408 SOUTH CAROTHERS ROAD	
FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres = 2.09	Total Lots = 1
Acres New Streets = 0	Feet New Streets = 0
Civil District : 14th	Closure Error : 1/10,000+
Scale : 1"=200'	Date : 05/13/19
City Project No. 6998	
SHEET 1 OF 2	



Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 Datum.

Vicinity Map Scale: 1" = 600'

LEGEND

- Iron Rod Existing - EX IR
- Iron Rod Set - IR S
- Monument -
- Fence -
- Property Line -
- Utility Pole w guy wire
- Water Main
- Sanitary Sewer Main
- Storm Sewer Pipe
- Fire Hydrant
- Street Lamp
- Road Sign
- Public Utility Easement
- Public Drainage Easement
- Public Utility, Drainage & Access Easement
- Street Address
- Microturf Utility District Exclusive Easement

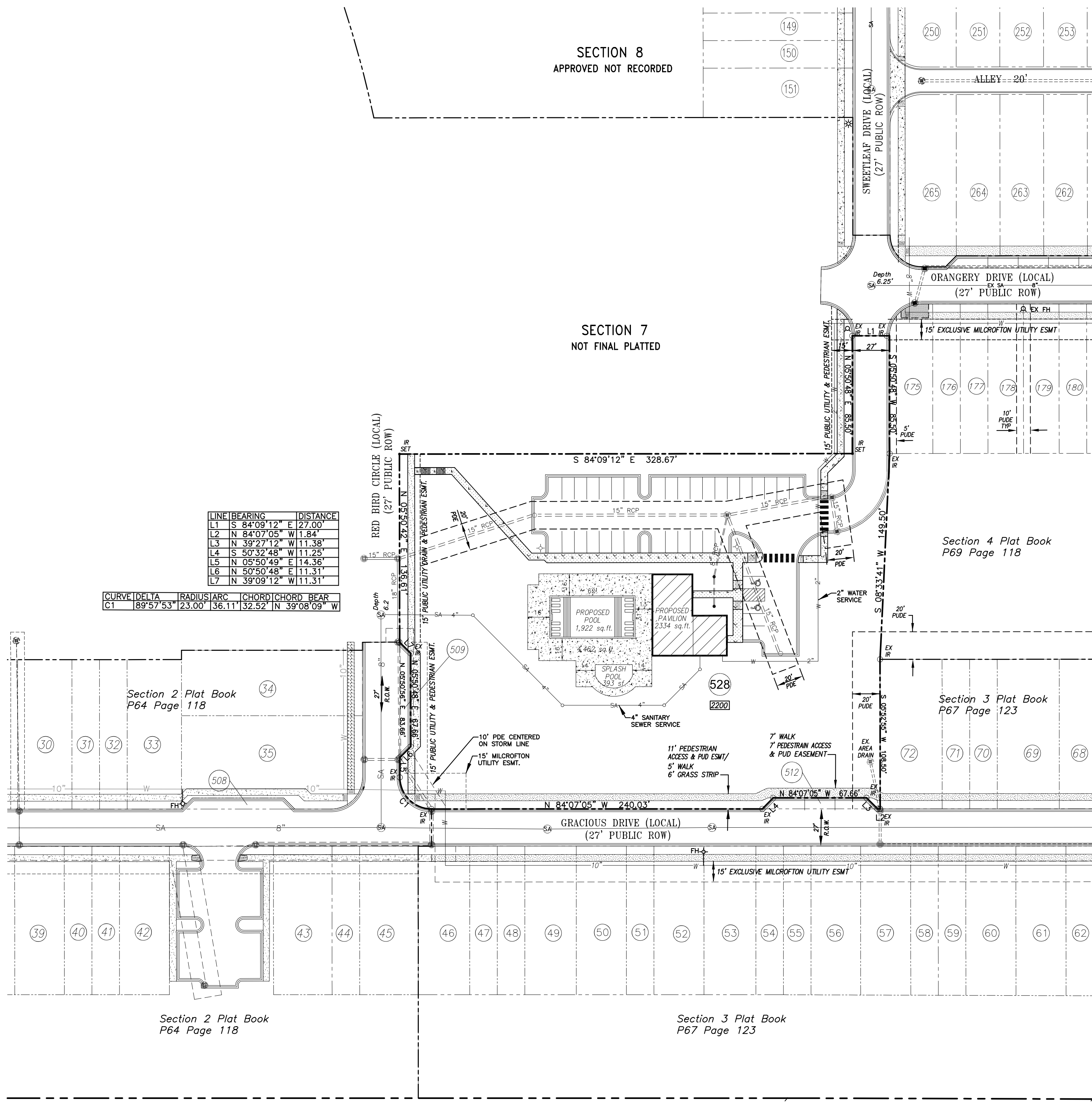


SECTION 8  
APPROVED NOT RECORDED

SECTION 7  
NOT FINAL PLATTED

LINE	BEARING	DISTANCE
L1	S 84°09'12" E	27.00'
L2	N 84°07'05" W	1.84'
L3	N 39°27'12" W	11.38'
L4	S 50°32'48" W	11.25'
L5	N 05°50'49" E	14.36'
L6	N 50°50'48" E	11.31'
L7	N 39°09'12" W	11.31'

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEAR
C1	89°57'53"	23.00'	36.11'	32.52'	N 39°08'09" W



Section 2 Plat Book P64 Page 118

Section 4 Plat Book P69 Page 118

Section 3 Plat Book P67 Page 123

Section 2 Plat Book P64 Page 118

Section 3 Plat Book P67 Page 123



REVISION 6-05-2019 REVISED PER STAFF COMMENTS	
<b>SIMMONS RIDGE PUD SUBDIVISION</b>	
SECTION 15 4408 SOUTH CAROTHERS ROAD	
FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres = 2.09	Total Lots = 1
Acres New Streets = 0	Feet New Streets = 0
Civil District : 14th	Closure Error : 1/10,000+
Scale : 1" = 50'	Date : 05/13/19
	City Project No. 6998