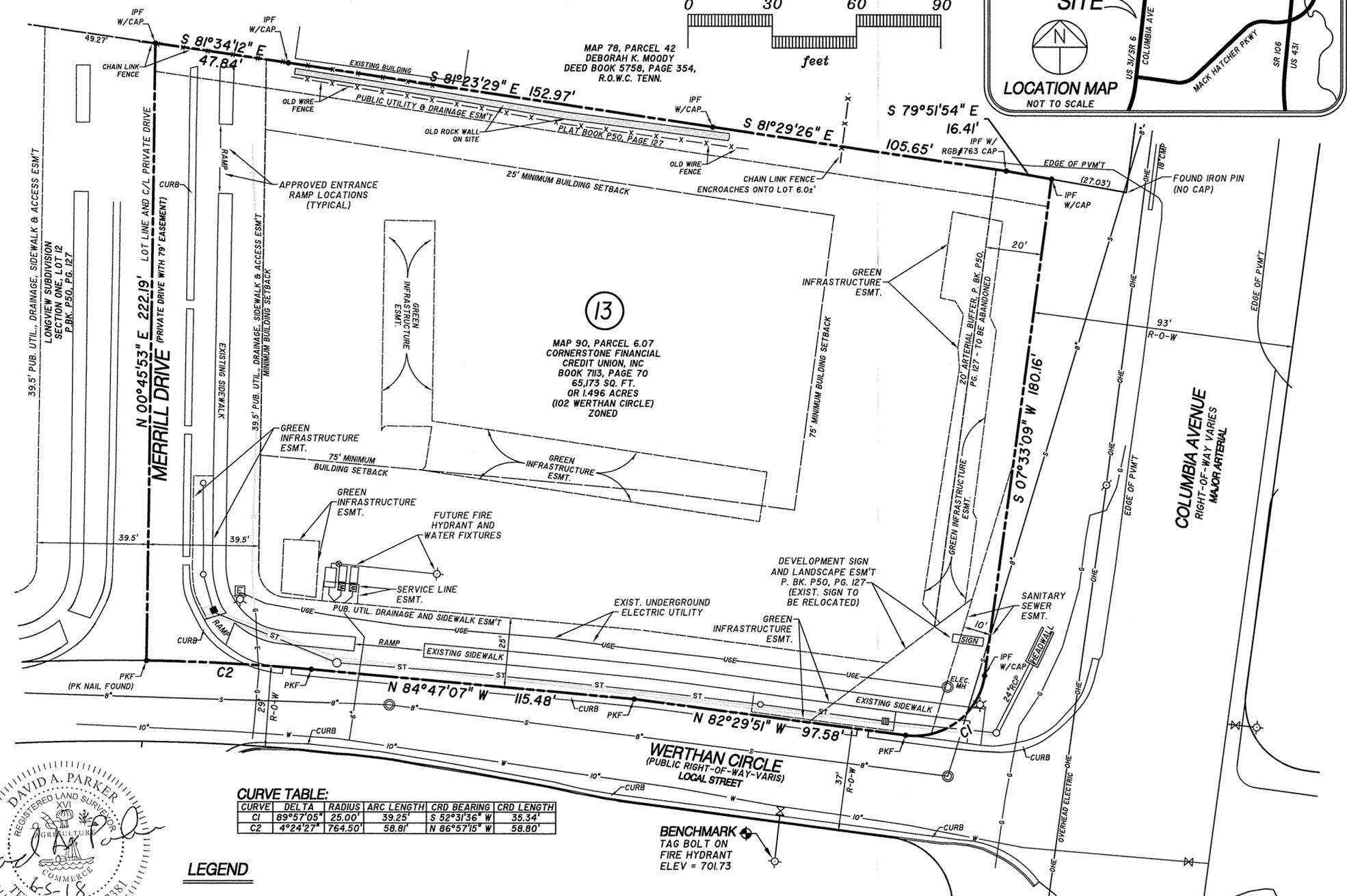
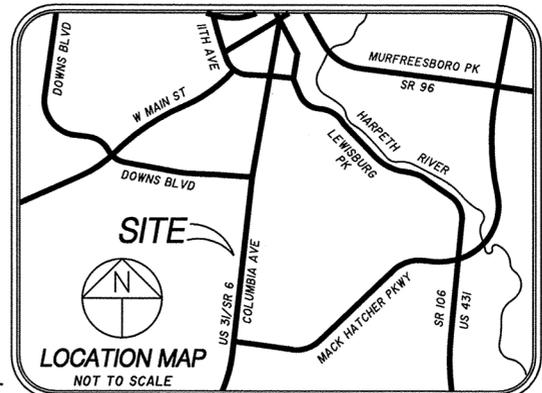
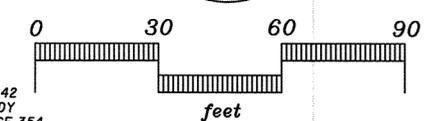


SURVEYOR'S NOTES:

- THE PURPOSE OF THIS FINAL PLAT IS TO ADD AND MODIFY EASEMENTS, AND ABANDON THE 20' ARTERIAL BUFFER LOCATED ON LOT 13 AND OFF COLUMBIA AVENUE.
- PROPERTY SHOWN IS ZONED L-1 (LIGHT INDUSTRIAL - SUBURBAN).
- MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 75 FT.
SIDE YARD: 25 FT.
REAR YARD: 25 FT.
- PROPERTY OWNER:
CORNERSTONE FINANCIAL CREDIT UNION, INC.
1701 21st AVENUE SOUTH
NASHVILLE, TN 37212
- SURVEYOR CONTACT: DAVID A. PARKER
SITE ENGINEERING CONSULTANTS, INC.
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN 37129
(615)890-7901 V
(615)895-2567 F
EMAIL: DPARKER@SEC-CIVIL.COM
- BEARING SYSTEM IS TENNESSEE STATE PLANE COORDINATES, ZONE 5301, FIPSZONE 4100: HORIZONTAL DATUM-NAD 83-96, VERTICAL DATUM-NAVD88
- SUBJECT PROPERTY IS IDENTIFIED ON WILLIAMSON COUNTY PROPERTY MAPS AS MAP 90, PARCEL 6.07.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA FIRM MAPS FOR WILLIAMSON COUNTY, TENNESSEE, MAP NUMBER 47187C0195 F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF 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. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- THE SITE SHOWN HEREON HAS ACCESS TO PUBLIC RIGHT-OF-WAY SHOWN AS WERTHAN CIRCLE.
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (M.T.E.M.C.) HAS A 40 FOOT EASEMENT, WHICH IS 20 FT. ON BOTH SIDES OF ANY EXISTING POWER POLE LINES, FOR ACCESS AND MAINTENANCE OF LINES.
- 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.
- STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
- LOT 13 SHALL HAVE NO ACCESS TO COLUMBIA AVENUE.
- BUILDINGS ON LOT 13 SHALL HAVE FRONT ELEVATIONS ON BOTH PUBLIC STREETS AND PRIVATE DRIVES WHEN FORMAL SITE PLANS ARE SUBMITTED.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
- PROPERTY OWNER(S) 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.
- 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 WILL VOID, VACATE AND SUPERCEDE THE PREVIOUS RECORDING OF LOT 13 ON A FINAL PLAT ENTITLED "LONGVIEW, SECTION ONE", AS RECORDED IN PLAT BOOK P50, PAGE 127, R.O.R.C., TN.



REVISED: 6/5/18 PER CITY COMMENTS.

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



CURVE TABLE:

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	89°57'05"	25.00'	39.25'	S 52°31'36" W	35.34'
C2	4°24'27"	764.50'	58.81'	N 86°57'15" W	58.80'

LEGEND

- IPS SET IRON PIN (1/2" DIA. W/CAP)
- IPF FOUND IRON PIN (1/2" DIA. W/CAP)
- MON CONC. MONUMENT (4"x4" W/CAP)
- SINGLE CURB INLET
- DRAINAGE PIPE
- DOUBLE CURB INLET
- SANITARY SEWER W/ MANHOLE
- PROPOSED STORM LINES
- 8"W WATER LINE WITH FIRE HYDRANT
- 8" GAS LINE
- SUN EXIST. LAMP POST
- 1234 STREET ADDRESS

CERTIFICATE OF APPROVAL OF GAS SYSTEM

I hereby certify that the following gas system outlined or indicated on the final subdivision plat entitled SECTION 1, REVISION TO LOT 13 LONGVIEW SUBDIVISION has been installed in accordance with current local and/or State Gov't requirements or a Security Bond in the amount of \$ _____ has been posted with Atmos Energy to assure completion of all required improvements in case of default.

Atmos Energy Date

REGISTER'S OFFICE (STATE OF TENNESSEE) WILLIAMSON COUNTY

Received for record the _____ day of _____, _____ at _____ o'clock _____ M. Noted in Note Book _____.

Page _____ and recorded in _____ Book _____.

Page _____ Fee \$ _____.

WITNESS MY HAND, COUNTY REGISTRAR _____

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 7113, Page 70, 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 4628, Page 525, 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.

Owner(s) _____ 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 _____ day of _____, 2018.

David A. Parker 6-5-18
Surveyor
2381
Tenn. License No.

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEMS

I hereby certify that (1) the sewer system designated in SECTION 1, REVISION TO LOT 13 LONGVIEW SUBDIVISION Subdivision has 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 Dept. Date
City of Franklin, Tenn.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS

I hereby certify that: (1) the streets, drainage & sidewalks designated in SECTION 1, REVISION TO LOT 13 LONGVIEW SUBDIVISION 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, Tenn.

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

Secretary, Franklin Municipal Planning Commission Date

COF #6710
LONGVIEW SUBDIVISION,
FINAL PLAT, SECTION 1, REVISION 4

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

AREA: 65,173 S. F. & 1.496 AC. TOTAL LOTS: 1

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DIST.: 9th CLOSURE ERROR: 1:10000

SCALE: 1" = 30' DATE: MAY 14, 2018