

Location Map
Not To Scale

PLAT NOTES
1. THE PURPOSE OF THIS PLAT IS TO REVISED PROPERTY LINES BETWEEN LOTS 1 AND 2.

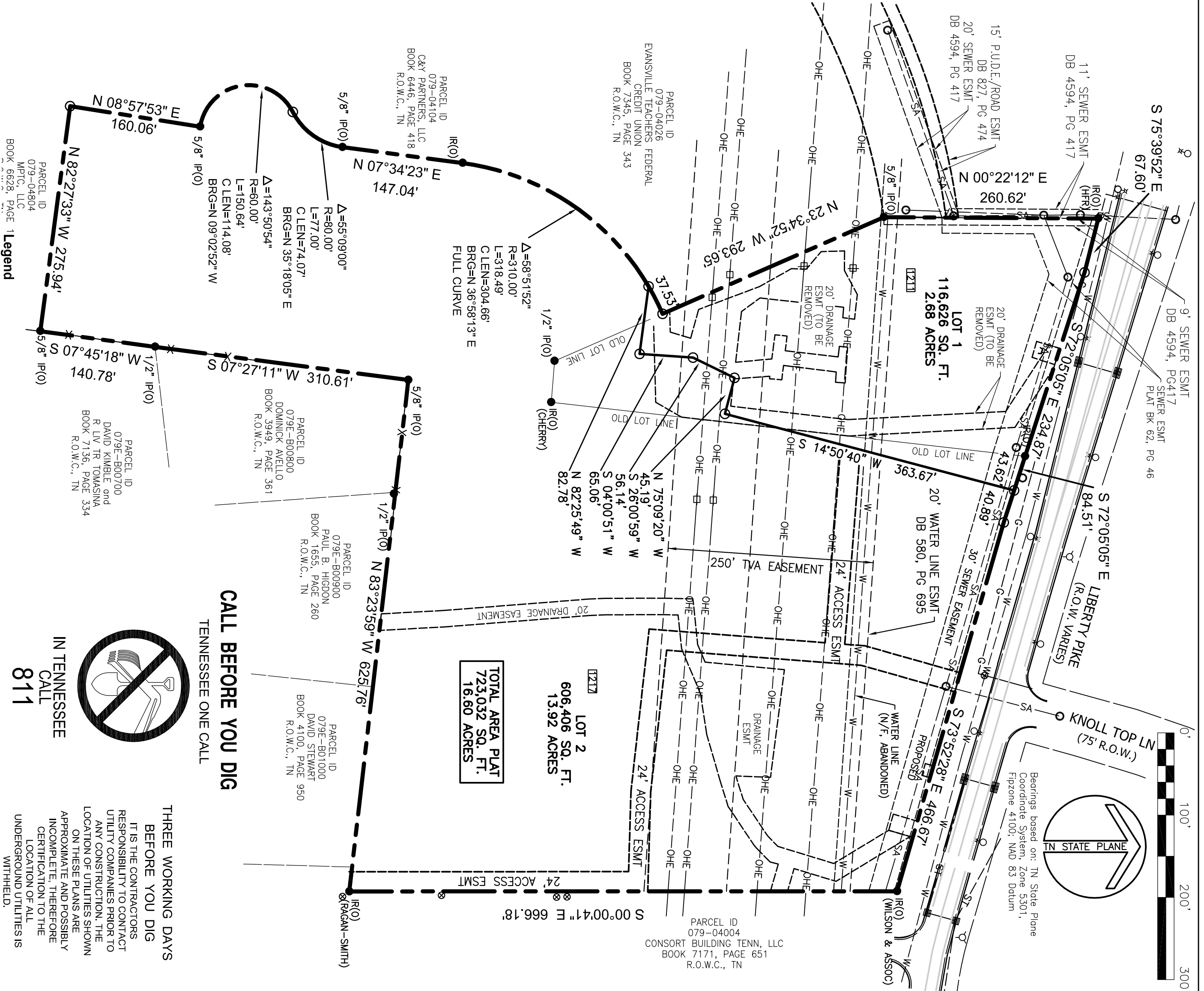
- MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 50'
SIDE YARD: 25'
REAR YARD: 40'
- OWNER/SUBDIVIDER: E. RAY MORRIS
5660 PEACHTREE INDUSTRIAL BLVD.
NORCROSS, GA 30071
PHONE: _____
CONTRACT: _____
- SURVEYOR: WEATHERS AND ASSOCIATES, LLC
5011 MARKET PLACE UNIT F
MT. JULIET, TN 37212
PHONE: 615-754-5925
EMAIL: pweath@rd@sds.net

- Subsurface and/or Environmental conditions were not examined or considered as part of this survey.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- 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.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the undisturbed survey is greater than 1 foot in 10,000 feet.

- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. This surveyor was not provided with a title report when providing the services shown hereon.
- Maintenance of all Stormwater Management features shall be the responsibility of the property owner(s) or HOA.
- 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 any further permission from the property owner or HOA. The property owner or HOA shall be responsible for the 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 the structures removed or disturbed by the City of Franklin within the easement on the homeowner's lot of the homeowner's expense.

PLAT NOTE

The recording of this plat voids, vacates and supercedes the recording of Revision Two of the Carothers Development Property as of record in Plat Book 62, Page 46, at the Register's Office for Williamson County, TN.



Legend

- 8" W - Water Line
- 8" SA - Sanitary Sewer Line
- Street Address
- Lot Number
- Iron Rod Old
- Sanitary Sewer
- Fire Hydrant
- Catch Basin
- Water Meter
- Manhole

UTILITY NOTE

Within new developments and for off-site utility 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 with the exception of Light Industrial (LI) and Heavy Industrial (HI) Districts, where their off-site lines may be overhead.

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 6207, Page 645 and Book 6167, Page 74 R.O.W.C. Tennessee and adopt the plan of subdivision of the property as shown hereon and dedicated 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, unless 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 2192, Page 303, 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: _____

CERTIFICATE OF APPROVAL OF SIRETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage easements in Revision 3 of the Carothers Development Property, Resubdivision of Lots 1 and 2 have been included in accordance with City specification, 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: _____ Date: _____

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

Subdivision Name and Street Names Approved by the Williamson County Department of Emergency Communications

Supt. Streets: _____ Date: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

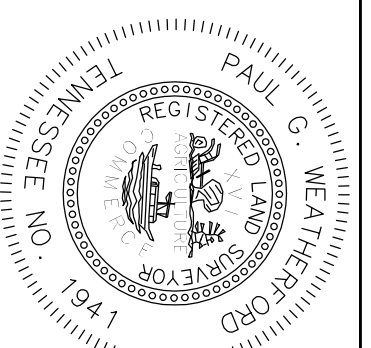
I hereby certify that: (1) the water system designated in Revision 3 of the Carothers Development Property, Resubdivision of Lots 1 and 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt. Water and Sewer: _____ Date: _____

CERTIFICATE OF SURVEY

I (we) hereby certify that the consolidation 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 22th day of October, 2018.

Surveyor: _____ Date: _____



CALL BEFORE YOU DIG
TENNESSEE ONE CALL



IN TENNESSEE CALL 811

THREE WORKING DAYS BEFORE YOU DIG
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

THE CAROTHERS DEVELOPMENT PROPERTIES
REVISION 3
(TBD)
CITY OF FRANKLIN'S PROJECT # 6657
SHEET 1 OF 1

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	TOTAL ACRES	16.60	TOTAL LOTS:	2
ACRES NEW STREETS:	0.00 FT.	NEW STREETS:	0.00	
CIVIL DISTRICT:	9TH	CLOSURE ERROR:	1:12,000	
SCALE: 1" =	100'	DATE:	11/12/18	

RECORDER'S INFORMATION