

LINE TABLE			LINE TABLE		
NO.	BEARING	DIST.	NO.	BEARING	DIST.
1	N86-46-03W	75.00'	15	N78-16-15E	79.97'
2	S86-54-54W	63.02'	16	N62-10-12E	107.77'
3	S78-56-04W	64.20'	17	N39-47-02E	86.30'
4	S70-38-33W	64.15'	18	N32-53-02W	40.92'
5	S62-56-08W	66.12'	19	N65-10-16W	84.43'
6	S56-16-08W	66.30'	20	N08-46-03W	53.81'
7	S53-54-32W	75.00'	21	N81-52-11E	50.65'
8	N53-54-32E	5.00'	22	S86-46-03E	82.63'
9	N74-03-14E	57.55'	23	S53-54-32W	20.87'
10	N76-27-58E	63.20'	24	N86-46-03W	40.00'
11	N82-58-03E	63.03'	25	N08-55-15E	40.00'
12	N87-19-08E	63.38'	26	S23-19-53E	42.40'
13	N87-17-46E	63.37'	27	S08-55-14E	72.31'
14	N85-34-41E	70.54'			

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 23.		
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	

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT		LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	ACRES	SQ. FT.		LOT NO.	ACRES	SQ. FT.	
400	0.200	8,698	2	434	0.184	8,019	2
401	0.232	10,078	3	435	0.181	7,875	2
402	0.177	7,722	2	436	0.181	7,875	2
403	0.176	7,650	2	444	0.174	7,577	2
404	0.176	7,646	2	445	0.178	7,770	2
405	0.176	7,673	2	446	0.255	11,118	3
406	0.199	8,657	2	447	0.213	9,298	2
407	0.181	7,876	2	448	0.217	9,450	2
408	0.181	7,876	2	449	0.193	8,387	2
409	0.181	7,876	2	450	0.180	7,842	2
410	0.181	7,876	2	451	0.184	7,997	2
411	0.181	7,876	2	452	0.216	9,389	2
412	0.181	7,876	2	453	0.181	7,875	2
413	0.215	9,376	2	454	0.181	7,875	2
418	0.174	7,561	2	455	0.181	7,875	2
419	0.174	7,561	2	TOTAL LOTS	7.139	310,990	
420	0.174	7,561	2	OPEN SPACE 2013	0.096	4,165	
421	0.174	7,561	2	OPEN SPACE 2014	0.096	4,165	
422	0.174	7,561	2	OPEN SPACE 2015	0.604	26,327	
423	0.174	7,561	2	OPEN SPACE 2016	2.332	101,614	
424	0.174	7,561	2	TOTAL OPEN SPACE	3.128	136,271	
425	0.173	7,549	2	TOTAL ROW	1.482	64,548	
433	0.219	9,535	2	TOTAL AREA	11.749	511,809	

Owner/Subdivider:  
MIKE FORD CUSTOM BUILDERS, LLC  
ATT. MIKE FORD (MEMBER)  
390 MALLORY STATION ROAD, SUITE 100  
FRANKLIN, TN 37067  
PH. 503-9727  
MIKE.FORD@MIKEFORDBUILDERS.COM

PREPARED BY:

**HFR DESIGN**

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

SURVEY DIVISION mwilliams@hfrdesign.com



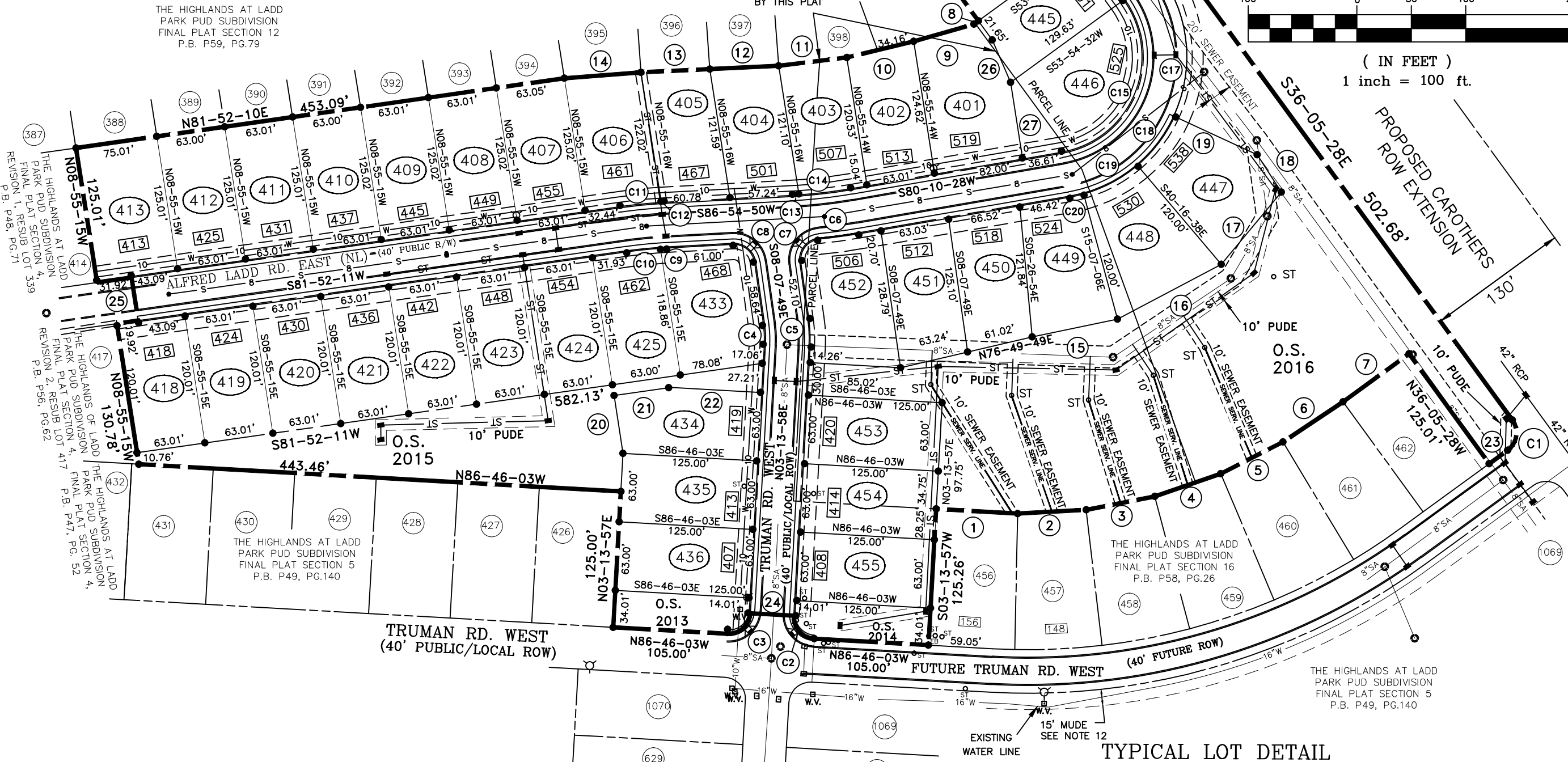
## LEGEND

FIRE HYDRANT	▽	PROPERTY/R.O.W. LINE	---
LIGHT POLE	□	EDGE OF CONC.	---
POWER POLE	□	MINIMUM BUILDING SETBACK LINE	M.B.S.L.
CURB INLET	■	EASEMENT LINE	---
CLEAN OUT	○ CO	PUBLIC UTILITY & DRAINAGE EASEMENT	10' PUDE
SIGN POST	◇	WATER LINE	W
WATER METER	□	SEWER LINE	8" SA
WATER VALVE	□	GAS LINE	4" G
GAS VALVE	□	SANITARY SEWER EASEMENT	20'SSE
MANHOLE	○	STREET ADDRESS	413
IRON PIN FOUND	● (F)	MILCROFTON EASEMENT	15'MUDEE
5/8" IRON PIN SET THIS PLAT	● (ST)	ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	5' AE & PUDE
UTILITY STUB OUT	○ ST	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
PROPOSED MANHOLE	●		
PROPOSED FIRE HYDRANT	▽ PFH		

## CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-00-00	20.00'	20.00'	31.42'	28.28'	S08-54-32W
C2	98-42-10	20.00'	20.00'	31.42'	28.28'	N41-46-03W
C3	90-00-00	20.00'	20.00'	31.42'	28.28'	S48-15-57W
C4	11-21-46	90.00'	8.95'	17.85'	17.82'	S02-26-56E
C5	11-21-46	130.00'	12.93'	25.78'	25.74'	N02-26-56W
C6	04-21-49	500.00'	19.05'	38.08'	38.07'	N82-21-23E
C7	89-10-35	20.00'	17.75'	29.03'	28.89'	N38-19-05E
C8	84-57-21	20.00'	18.31'	29.66'	26.55'	S50-36-29E
C9	00-48-00	420.00'	2.93'	5.86'	5.86'	N86-30-50E
C10	04-14-39	420.00'	15.56'	31.11'	31.10'	N83-59-31E
C11	04-43-39	460.00'	18.99'	37.94'	37.94'	N14-00W
C12	00-19-01	460.00'	1.27'	2.54'	2.54'	S86-45-20W
C13	00-45-30	460.00'	3.04'	6.09'	6.09'	S86-32-06W
C14	05-58-52	460.00'	24.03'	48.02'	48.02'	S83-08-55W
C15	116-15-57	90.00'	144.78'	182.63'	152.87'	S22-02-30W
C16	07-36-50	1497.39'	99.64'	198.99'	198.84'	S32-17-03E
C17	60-55-12	130.00'	76.45'	138.22'	131.80'	S05-37-52E
C18	24-53-39	130.00'	28.59'	56.48'	56.04'	N37-16-33E
C19	24-38-58	130.00'	6.59'	55.93'	55.50'	N62-02-52E
C20	05-48-08	130.00'	6.59'	13.16'	13.16'	N77-16-25E
C21	90-00-47	20.00'	20.00'	31.42'	28.29'	S61-05-05E
C22	04-36-09	220.00'	8.84'	17.67'	17.67'	S56-12-56W

THE HIGHLANDS AT LADD  
PARK PUD SUBDIVISION  
FINAL PLAT SECTION 12  
P.B. P59, PG.79

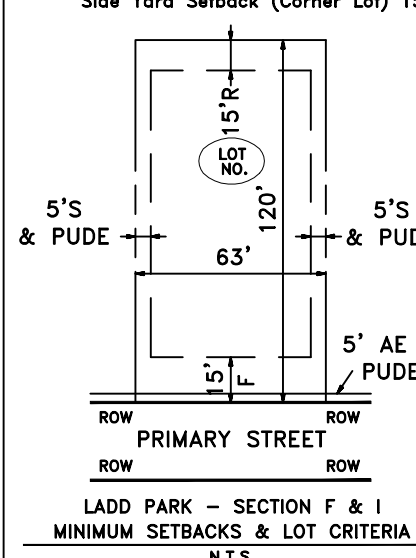


## SURVEYOR'S NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 38 RESIDENTIAL & 4 OPEN SPACE LOTS & DEDICATE ROW FOR SECTION 13 HIGHLANDS AT LADD PARK PUD SUBDIVISION.
- 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 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0355F DATED: 9-29-06.
- 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.
- 5/8" IRON RODS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 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.
- DEED REFERENCES FOR THE PROPERTY SURVEYED IS AS FOLLOWS:  
PARCEL 184.21 IN RECORD BOOK 6082, PG. 797  
BEING OWNED BY MIKE FORD CUSTOM BUILDERS, LLC.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- THIS PROPERTY IS SHOWNAS PARCEL 184.21 ON WILLIAMSON COUNTY TAX MAP 106.
- THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL FOR MORE DETAILED SETBACK AND EASEMENT INFORMATION SEE TYPICAL LOT DETAIL.
- ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT.NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENTS ARE THE HOMEOWNER'S RESPONSIBILITY.
- THE 5' ACCESS EASEMENTS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
- ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- 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.
- ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 2' OFFSET INSIDE THE LOT FOR A WITNESS PIN.
- THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).

## TYPICAL LOT DETAIL

NOTE: Architectural Images Established in Sec. D, P. 20 of the approved Pattern Book  
Side Yard Setback (Corner Lot) 15'



## 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, true planning 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

## CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESS

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 OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in (SEE NOTE 8) 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

(We) further certify that there are no liens on this property, except as follows:  
Book \_\_\_\_\_ Page \_\_\_\_\_ R.O.W.C.

By: MIKE FORD (MEMBER) 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

Secretary: Franklin Municipal Planning Commission Date

## CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:  
(1) the water and sewer systems designated in Highlands at Ladd Park PUD Subdivision, Section 13 Subdivision have 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 Date  
Department City of Franklin, TN  
(Where applicable)

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

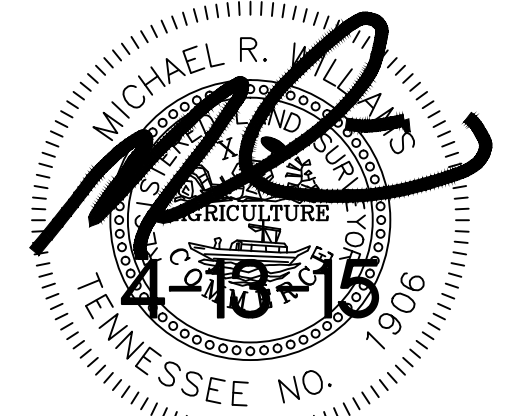
## CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in Highlands at Ladd Park PUD Subdivision, Section 13 have been installed in accordance with City specifications, or  
(2) a performance agreement and surety in the amount of \$\_\_\_\_\_ 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 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 \_\_\_\_\_, 20\_\_\_\_.



Michael R. Williams  
HFR Design, Inc.  
Tenn. License No. 1906

COF PROJECT # 5830

**THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 13**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 11.749 TOTAL LOTS: 42

ACRES NEW STREETS: 1.482 FEET NEW STREETS: 1,630'

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=100' DATE: 4-13-15

HFR PROJECT NO. 2011132-59