

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO DIVIDE A TRACT OF LAND, AS DESCRIBED AND RECORDED IN DEED BOOK 1838, PAGE 133 AND DEED BOOK 4175, PAGE 256, R.O.W.C., TN, INTO FOUR (4) LOTS.

THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOTS 1 AND 2 OF THE HAYES FINAL PLAT – REVISION 1 AS OF RECORD IN PLAT BOOK P51, PAGE 2 – R.O.W.C., TN AND THE RECORDING OF LOT 1 OF THE FINAL PLAT FOR MALLORY VALLEY DISTRICT AS OF RECORD IN PLAT BOOK P46, PAGE 72 – R.O.W.C., TN.

GENERAL NOTES

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD83.

2. SUBJECT PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 53 AS PARCELS 107.00 & 107.01. TOTAL ACRES = 7.30±.

3. SITE ADDRESS
508 DUKE DRIVE & 255 MALLORY STATION ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 37067
8TH CIVIL DISTRICT
CHARACTER AREA: MECO-1

4. SUBJECT PROPERTY IS CURRENTLY ZONED: "LI" LIGHT INDUSTRIAL DISTRICT.

5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987.

6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

7. MINIMUM REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

EXTERIOR

FRONT – 75'

SIDES – 25'

REAR – 25'

INTERIOR

FRONT – 75'

SIDES – 5'

REAR – 25'

8. PROPERTY OWNERS: MAP 53, PARCELS 107.00 & 107.01.

CONTACT: MICHAEL EDWARD HAYES
JENNIFER HAYES

ADDRESS : 257 MALLORY STATION ROAD
FRANKLIN, TN 37067

PHONE: (615) 861-0532

EMAIL: MIKE@MIKEHAYESLANDSCAPING.COM

9. SURVEYOR: H & H LAND SURVEYING, INC.

CONTACT: STEPHEN P. MCCLANNAHAN, PLS

ADDRESS : 612A FITZHUGH BOULEVARD
SMYRNA, TN 37167

PHONE: (615) 831-0756

E-MAIL: handhland@bellsouth.net
10. THE WITHIN DESCRIBED TRACT OF LAND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS EVIDENCED ON FEMA MAP NUMBER 47187C0204 F ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. (MAP DATED: REVISED SEPTEMBER 29, 2006)

11. MINERAL RIGHTS ARE HELD BY THE OWNER OF RECORD.

12. 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.

13. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMCO.

14. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE HAYES FINAL PLAT AS OF RECORD IN PLAT BOOK P51, PAGE 2-(R.O.W.C.,TN) AND THAT PORTION OF THE FINAL PLAT FOR MALLORY VALLEY UTILITY DISTRICT AS OF RECORD IN PLAT BOOK P46, PAGE 72-(R.O.W.C.,TN) THAT PERTAINS TO LOT 1.

15. ALL LOT CORNERS TO BE MARKED BY IRON RODS, UNLESS NOTED OTHERWISE.

16. STREET ADDRESSES SHOWN THUS 460

17. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

18. 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.

19. THE 2.5' WIDE ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALKS. ANY SIDEWALKS WHICH WHOLLY OR IN PART LIE OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.

20. ALL PROPERTY CORNERS THAT FALL WITHIN THE PROPOSED CONCRETE SIDEWALKS WILL NOT BE SET IN CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.

21. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

22. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

23. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

24. THERE SHALL BE NO DIRECT ACCESS FROM LOT 4 TO MALLORY STATION ROAD.

25. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT AND THE MALLORY VALLEY UTILITY DISTRICT 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 OR WITHIN A MALLORY VALLEY UTILITY DISTRICT EASEMENT, THE CITY OF FRANKLIN OR THE MALLORY VALLEY UTILITY DISTRICT SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN OR THE MALLORY VALLEY UTILITY DISTRICT 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 OR THE MALLORY VALLEY UTILITY DISTRICT IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN NOR THE MALLORY VALLEY UTILITY DISTRICT. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN AND/OR THE MALLORY VALLEY UTILITY DISTRICT WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

26. I HEREBY CERTIFY IN ACCORDANCE WITH T.C.A. 0820-3-.05 THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000

25. EASEMENTS AND P.U.D.E.'S SHOWN AS THUS *ARE PER PLAT BOOK P51, PAGE 2, (R.O.W.C., TN) AND ARE TO BE MODIFIED/REMOVED UPON THE RECORDING OF THIS PLAT.

26. I HEREBY CERTIFY IN ACCORDANCE WITH T.C.A. 0820-3-.05 THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000

SANITARY SEWER EASEMENTS

* SANITARY SEWER EASEMENTS SHOWN HEREON ARE EXCLUSIVE EASEMENTS.

WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOWS:

1. 0'-12' DEPTH REQUIRES 20' EASEMENT.

2. 13'-20' DEPTH REQUIRES 30' EASEMENT.

3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.

A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

VICINITY MAP

NOT TO SCALE

H & H LAND

SURVEYING, INC.

612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928

H & H Project No. 2016-0167

NOTE:

LOTS SHOWN HEREON ARE PART OF A UNIFIED DEVELOPMENT PLAN.

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 1838, Page 133 and Book 4175, Page 256, 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, re-subdivided, 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.

Owner Signature _____ Date _____
Michael Edward Hayes

Owner Signature _____ Date _____
Jennifer Hayes

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in The Final Plat of 508 Duke Drive 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.

Title
City of Franklin

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:
(1) the water systems designated in The Final Plat of 508 Duke Drive Subdivision, have been installed in accordance with City specifications, or

2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with MVUD, to assure completion of such systems.

Title
Mallory Valley Water District

Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:
(1) the streets and drainage designated in The Final Plat of 508 Duke Drive Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County
Emergency Management Agency

Date

City of Franklin, TN

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 3rd day of May, 2016.

Stephen P. McClannahan
Registered Land Surveyor
Stephen P. McClannahan

772
Tenn. License No.

Date
6/27/18

City of Franklin Project No. 6740

FINAL PLAT

508 DUKE DRIVE

SUBDIVISION

8TH CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 7.29 Ac.± TOTAL LOTS: 4

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

MILES NEW STREETS: 0

SCALE: 1"= 60'

CLOSURE ERROR: 1:10,000

SHEET 1 OF 2

DATE: NOVEMBER 7, 2016

REVISED: DECEMBER 1, 2016

REVISED: JANUARY 4, 2017

REVISED: JANUARY 17, 2017

REVISED: FEBRUARY 8, 2017

REVISED: OCTOBER 18, 2017

REVISED: NOVEMBER 14, 2017

REVISED: NOVEMBER 21, 2017

REVISED: APRIL 5, 2018

REVISED: JUNE 27, 2018

STEPHEN P. MCCLANNAHAN

REGISTERED LAND SURVEYOR

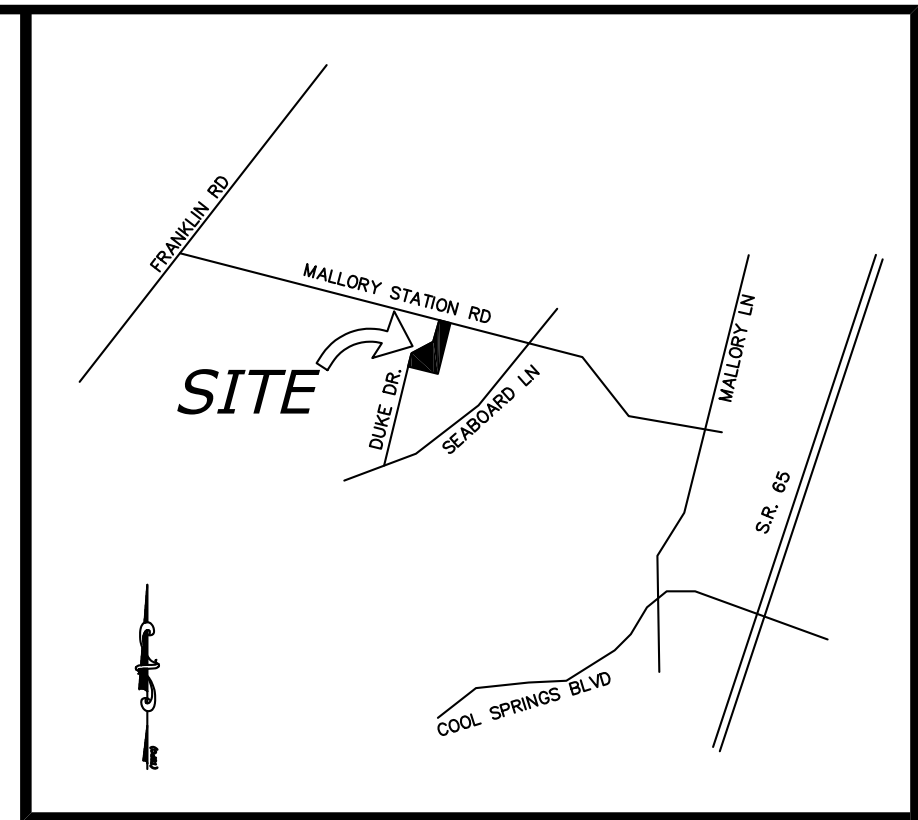
AGRICULTURAL

COMMERCIAL

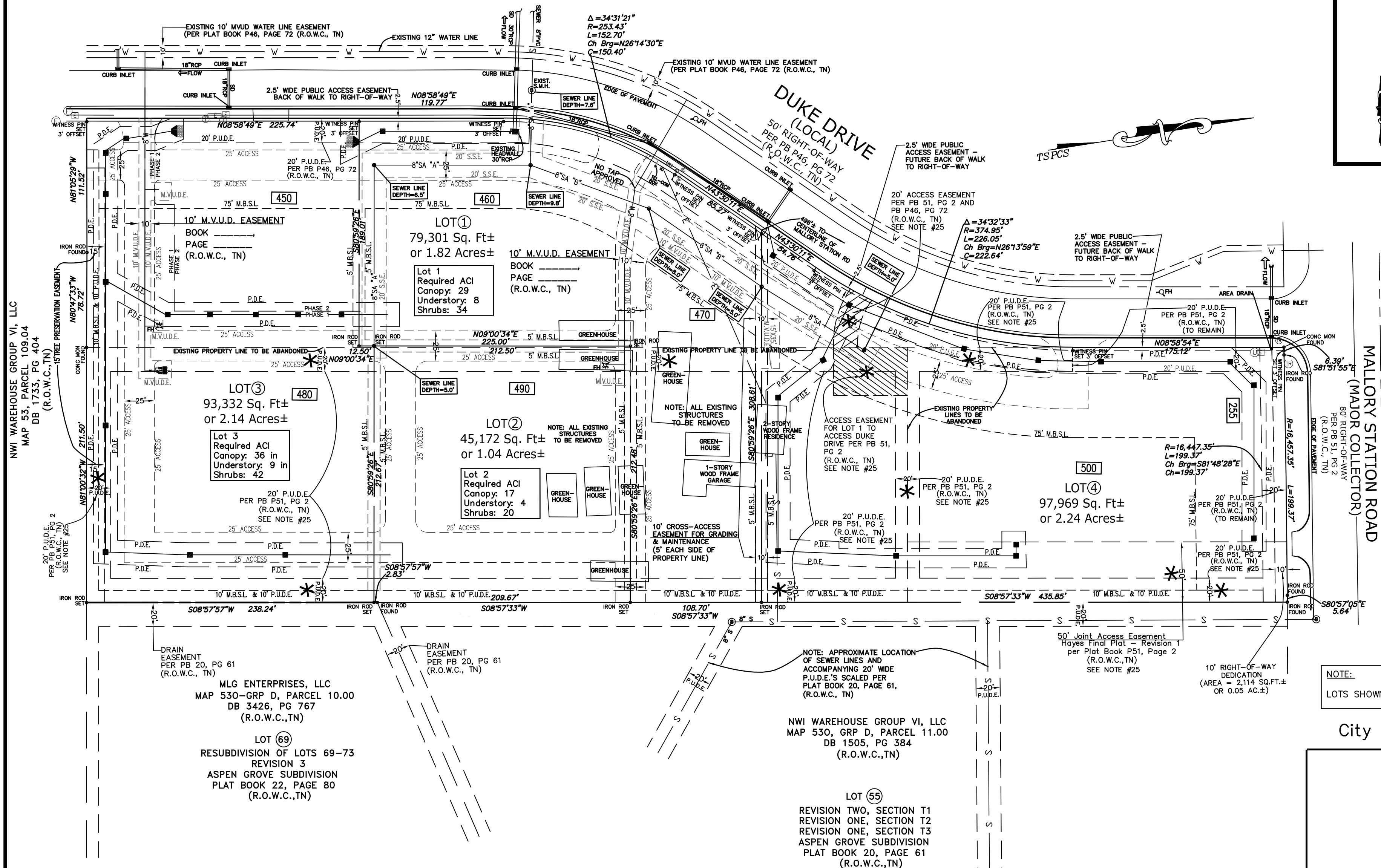
TENNESSEE NO. 772

Lot ① Area = 79,301 sq.ft. or 1.82 Ac.±
Lot ② Area = 45,172 sq.ft. or 1.04 Ac.±
Lot ③ Area = 93,332 sq.ft. or 2.14 Ac.±
Lot ④ Area = 97,969 sq.ft. or 2.24 Ac.±

Mallory Station Rd R-O-W Dedication = 2,114 sq.ft. or 0.048 Ac.±
Total Area This Plat = 317,888 sq.ft. or 7.29 Ac.±



VICINITY MAP
NOT TO SCALE



NOTE:
LOTS SHOWN HEREON ARE PART OF A UNIFIED DEVELOPMENT PLAN.

City of Franklin Project No. 6740

FINAL PLAT

508 DUKE DRIVE SUBDIVISION

8TH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: <u>7.29 Ac.±</u>	TOTAL LOTS: <u>4</u>
ACRES NEW STREETS: <u>0</u>	FEET NEW STREETS: <u>0</u>
MILES NEW STREETS: <u>0</u>	DATE: <u>NOVEMBER 7, 2016</u>
SCALE: 1" = <u>60'</u>	REVISED: <u>DECEMBER 1, 2016</u>
CLOSURE ERROR: <u>1:10,000</u>	REVISED: <u>JANUARY 4, 2017</u>
	REVISED: <u>JANUARY 17, 2017</u>
	REVISED: <u>FEBRUARY 8, 2017</u>
	REVISED: <u>OCTOBER 18, 2017</u>
	REVISED: <u>NOVEMBER 14, 2017</u>
	REVISED: <u>NOVEMBER 21, 2017</u>
	REVISED: <u>APRIL 5, 2018</u>
	REVISED: <u>JUNE 27, 2018</u>

H & H LAND SURVEYING, INC.

612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2016-0167

