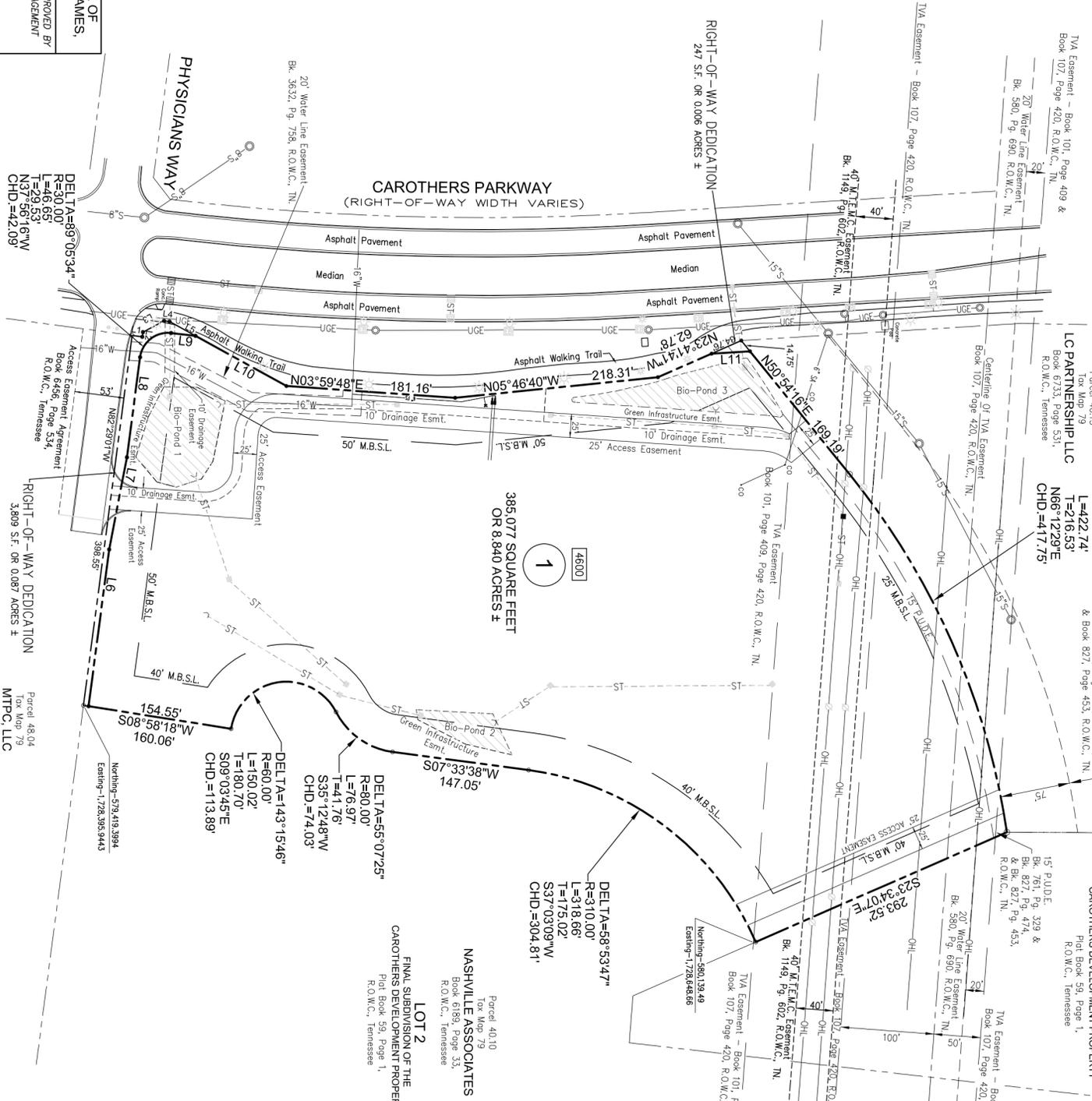
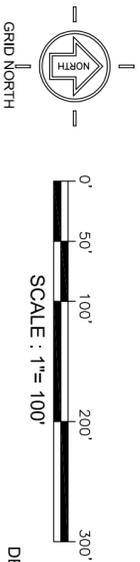


GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL LOT OF RECORD AND SHOW THE DRAINAGE EASEMENTS, BIO-POND EASEMENTS AND 25' ACCESS EASEMENTS WHICH CROSS OVER AND THROUGH THE SUBJECT PROPERTY.
- 2) EXISTING ZONING: GO (GENERAL OFFICE DISTRICT) CHARACTER AREA: MCO-4 DEVELOPMENT STANDARD: CONVENTIONAL
- 3) ALL MINIMUM SETBACK REQUIREMENTS SHALL COMPLY WITH THE CITY OF FRANKLIN, TN ZONING ORDINANCE.
- 4) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 41.04 ON WILLIAMSON COUNTY TAX MAP NO. 79.
- 5) STREET ADDRESS ARE SHOWN THUS: [4800]
- 6) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 7) OWNER/SUBDIVIDER: C & Y PARTNERS, LLC
ADDRESS: 103 FOREST CROSSING BLVD.
FRANKLIN, TENNESSEE 37064
CONTACT: JIM GROSS
TELEPHONE: (615) 656-4407
EMAIL: GREG.JIM@COMCAST.NET
- 8) SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREG.JIM@COMCAST.NET
- 9) IRON ROD (FOUND)
- 10) CONCRETE MONUMENT (FOUND)
- 11) LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 12) 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 DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
- 13) THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON F.E.M.A. MAP NUMBER 47187C 0212 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2006.
- 14) 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, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- 15) LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- 16) NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
- 17) OWNER: CENTURY INVESTMENT PARTNERS, INC.
ADDRESS: 103 FOREST CROSSING BLVD.
FRANKLIN, TENNESSEE 37064
CONTACT: JIM GROSS
TELEPHONE: (615) 656-4407
EMAIL: GREG.JIM@COMCAST.NET
- 18) BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
- 19) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 20) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SEWER TREATMENT PLANTS AND TO ALL UNDERGROUND UTILITIES, 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. AND/OR REPLACING SUCH LINES OR STRUCTURES WITHIN THE EASEMENT 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 A THE THE HOMEOWNERS' EXPENSE.



LEGEND

- Existing Iron Rod (I.R.) (O)
- Sanitary Sewer (S)
- Water Line (W)
- Manhole (M)
- Water Valve (V)
- Fire Hydrant (FH)
- Metal Light Pole (MLP)
- Sign / Marker post (S)
- Storm Sewer (SS)
- Catch Basin (CB)
- Electric Box (EB)

OWNER
C & Y PARTNERS, LLC
103 FOREST CROSSING BLVD.
FRANKLIN, TN 37064
CONTACT: JIM GROSS
PHONE: (615) 656-4407

SURVEYOR
JAMES TERRY & ASSOCIATES
CONTACT: GREG TERRY
2601 ELM HILL PIKE, SUITE R
NASHVILLE, TN 37214
PHONE: (615) 490-6920
EMAIL: greg.jim@comcast.net

FRANKLIN COF # 6619
FINAL PLAT
PEAK 10 SUBDIVISION
4800 Carothers Parkway
Parcel 41.04 On Tax Map 79
Franklin, Williamson County, TN,
9th Civil District

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
TOTAL ACRES: 8.840
TOTAL LOTS: 1
ACRES NEW STREETS: 0
FEET NEW STREETS: 0
CIVIL DISTRICT: 9th
CLOSURE ERROR: 1:10000
RESUBMIT: JANUARY 8, 2018
SCALE: 1" = 100'
DATE: FEBRUARY 9, 2015

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

1 HEREBY CERTIFY: (1) THE WATER SYSTEMS DESIGNATED IN "PEAK 10 SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE WILLAMSON COUNTY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.

CITY OF FRANKLIN

DATE

DATE

DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY

DATE

DATE

DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS CORRECT AND THAT THE MONUMENTS SHOWN HAVE BEEN PLACED AS INDICATED. THE SURVEY WAS MADE UNDER MY SUPERVISION ON THE 8TH DAY OF JANUARY, 2015.

DATE

DATE

DATE

DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

1 HEREBY CERTIFY: (1) THE SEWER SYSTEMS DESIGNATED IN "PEAK 10 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.

DATE

DATE

DATE

DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

1 HEREBY CERTIFY: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "PEAK 10 SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE STREETS, DRAINAGE, AND SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DATE

DATE

DATE

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, IN AN OPEN MEETING HELD ON THE _____ DAY OF _____, 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

DATE

DATE

DATE

DATE

BY: C & Y PARTNERS, LLC PARTNER

DATE

DATE

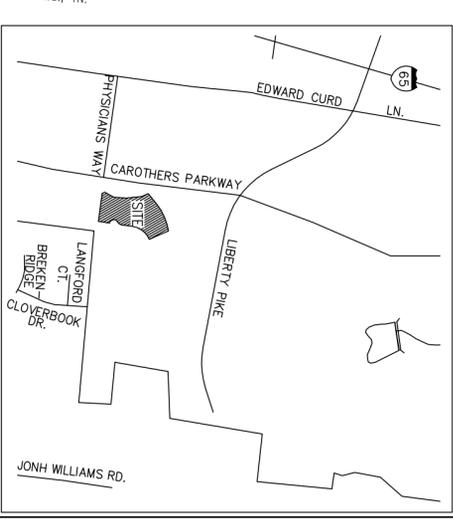
DATE

DATE

DATE

DEED REFERENCE
BEING THE SAME PROPERTY CONVERTED TO C & Y PARTNERS, LLC BY WARRANTY DEED AS OF RECORD IN BOOK 6446, PAGE 422 REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LOCATION MAP
(Not to Scale)



ROAD	CLASSIFICATION	WIDTH (FT)
CAROTHERS PKWY	MAJOR ARTERIAL	VARIES
PHYSICIANS WAY	LOCAL	53

LINE	BEARING	LENGTH
L1	N07°38'59"E	11.00
L2	N82°21'01"W	5.00
L3	N28°05'01"W	25.58
L4	N06°36'31"E	6.01
L5	N28°49'48"E	31.73
L6	N82°29'03"W	168.91
L7	N79°03'02"W	100.18
L8	N82°29'03"W	107.80
L9	N06°36'31"E	26.36
L10	N28°49'48"E	111.09
L11	N03°30'00"W	41.21