

NOTES

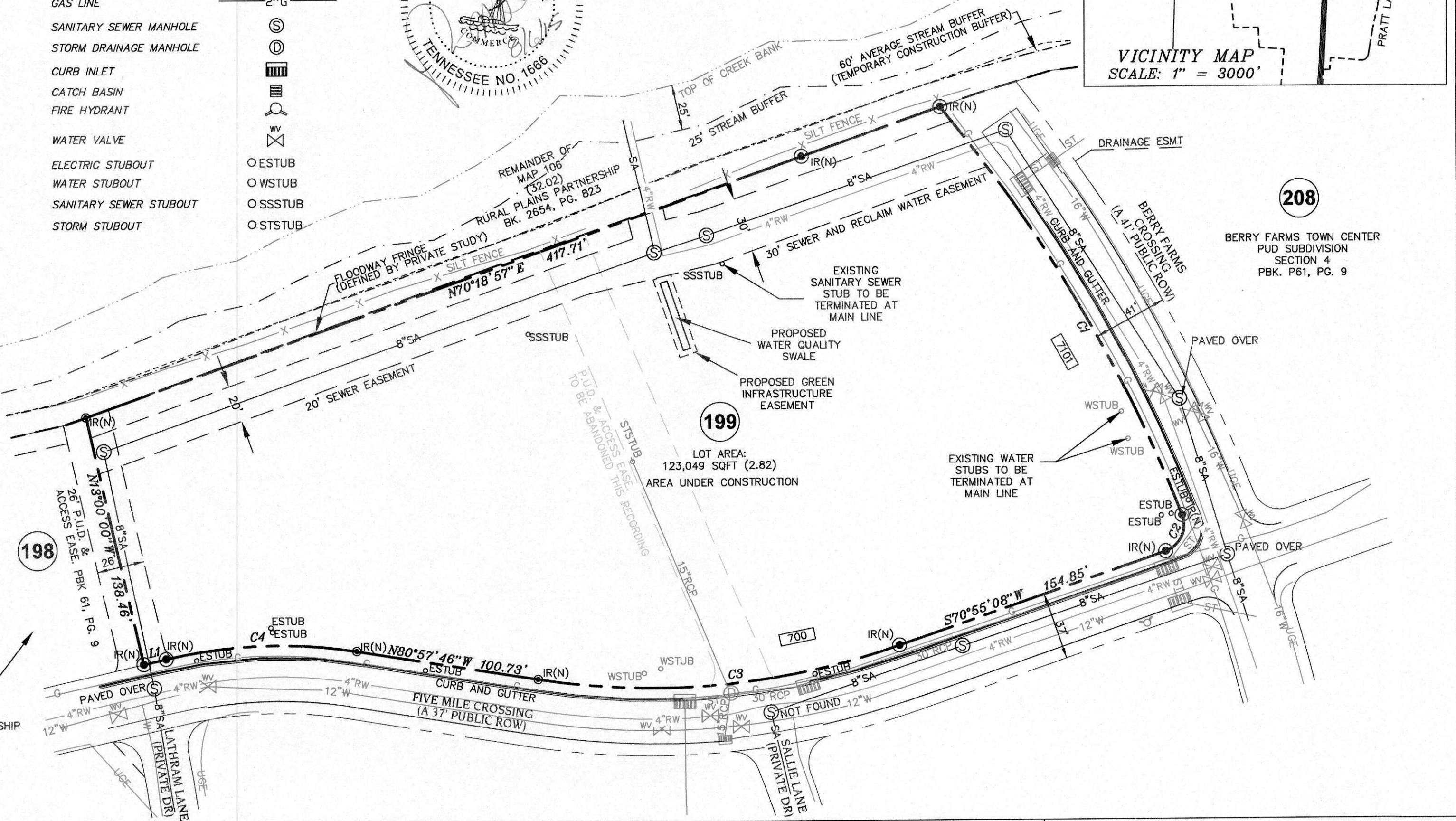
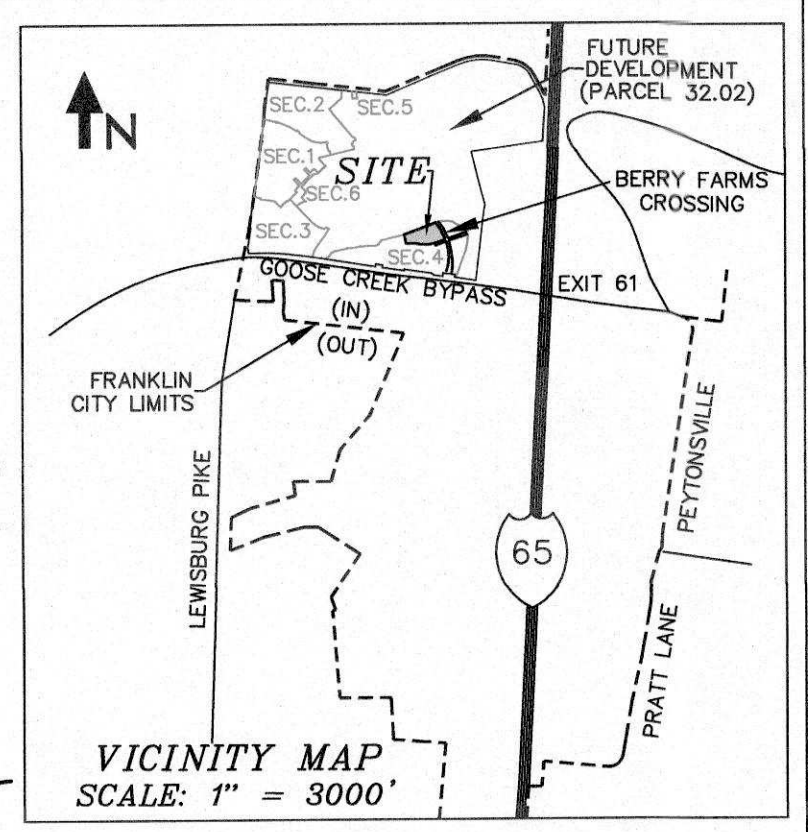
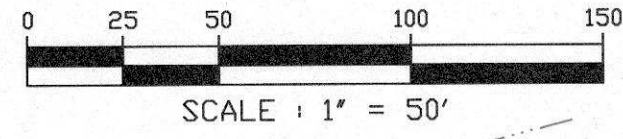
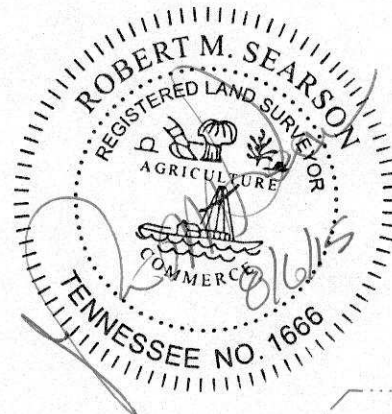
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT BY CONSOLIDATING 2 LOTS.
- EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 117A, GROUP B, AND IS KNOWN AS PARCELS 7 & 13.
- OWNER / SUBDIVIDER: RURAL PLAINS PARTNERSHIP
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
- SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leinc.com)
- 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.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.
- NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
- THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- RIGHTS OF CROSS ACCESS FOR EACH LOT SHALL BE DETERMINED BY THE C.C.R.'S OF BERRY FARMS AS RECORDED IN BOOK 5614, PAGE 741, ROWC, AND AS AMENDED IN BOOK 5654, PAGE 212, BOOK 5963, PAGE 958, BOOK 6040, PAGE 823, BOOK 6271, PAGE 383, BOOK 6276, PAGE 33 AND BOOK 6354, PAGE 1. SAID C.C.R.'S PROVIDE PEDESTRIAN AND VEHICULAR CROSS ACCESS THROUGH ALL LOTS IN THIS DEVELOPMENT.
- RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
- MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
- SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
- MAINTENANCE OF DECORATIVE PAVEMENT EXTENDING INTO THE PUBLIC ROW SHALL BE THE RESPONSIBILITY OF THE OWNER.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SPERCEDES LOTS 199 & 205 OF BERRY FARMS TOWN CENTER SECTION 4 AS RECORDED IN PLAT BOOK P61, PAGE 9, REGISTER'S OFFICE OF WILLIAMSON COUNTY, (ROWC).
- SURVEY FIELD DATA COLLECTED ON 4-9-2015.

LEGEND

- PARCEL NO. ()
- LOT NUMBER (00)
- ADDRESS (000)
- IRON ROD (SET) (IR(N))
- PROPERTY LINE (---)
- FENCE (---X---)
- RECLAIMED WATER (---RW---
- UNDERGROUND ELECTRIC LINE (---UGE---
- OVERHEAD POWER LINE (---OH---
- SANITARY SEWER LINE (---8"SA---
- STORM SEWER LINE (---15"RCP---
- WATER LINE (---8"W---
- GAS LINE (---2"G---
- SANITARY SEWER MANHOLE (S)
- STORM DRAINAGE MANHOLE (SD)
- CURB INLET (I)
- CATCH BASIN (CB)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- ELECTRIC STUBOUT (ESTUB)
- WATER STUBOUT (WSTUB)
- SANITARY SEWER STUBOUT (SSSTUB)
- STORM STUBOUT (STSTUB)

| CURVE TABLE | | | | | | |
|-------------|---------|---------|-----------|---------|---------|-------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHD BEARING |
| C1 | 260.87' | 829.50' | 18°01'08" | 131.52' | 259.80' | S30°26'52"E |
| C2 | 24.18' | 15.00' | 92°21'26" | 15.63' | 21.65' | S24°44'25"W |
| C3 | 200.96' | 409.50' | 28°07'06" | 102.55' | 198.95' | S84°58'41"W |
| C4 | 105.19' | 273.50' | 22°02'14" | 53.26' | 104.55' | S88°01'07"W |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 12.62' | S77°00'00"W |



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 4, Revision 1" 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 Department _____ Date _____
City of Franklin

CERTIFICATE OF ELECTRIC POWER
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, tree planting guidelines and other regulations contained on the MTEMC website at 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 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 _____, 2015, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 4, Revision 1" 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, 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 or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666 _____ Date 8/6/15

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 2654, Page 823, 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 _____, 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, except as follows: Book _____, Page _____, R.O.W.C.

Rural Plains Partnership _____ Date _____
Owner

Littlejohn
An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leinc.com

BERRY FARMS TOWN CENTER PUD SUBDIVISION FINAL PLAT SECTION 4, REVISION 1

C.O.F. NO. 5885

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| | |
|-----------------------------|------------------------|
| TOTAL ACRES: 2.82 | TOTAL LOTS: 1 |
| ACRES NEW PUBLIC STREETS: 0 | DISTRICT: 8TH |
| LFT NEW PUBLIC STREETS: 0 | CLOSURE ERROR: 1:10000 |

DATE: 7-10-15
REV: 8-6-15

LEA PROJECT #20141520 SHEET 1 OF 1

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