

Owner:

Peter Shea
813 Evans Street
Franklin, Tennessee 37064

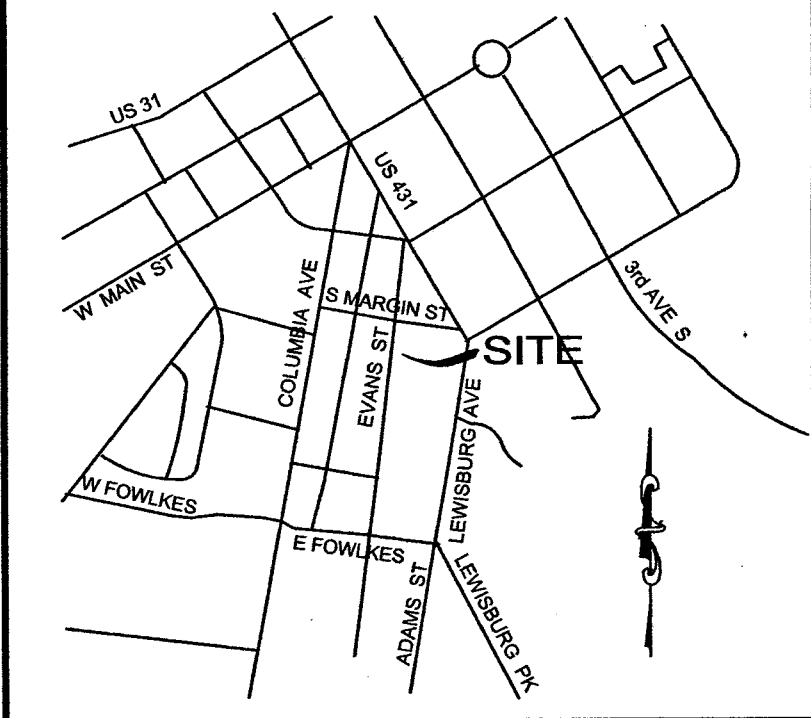
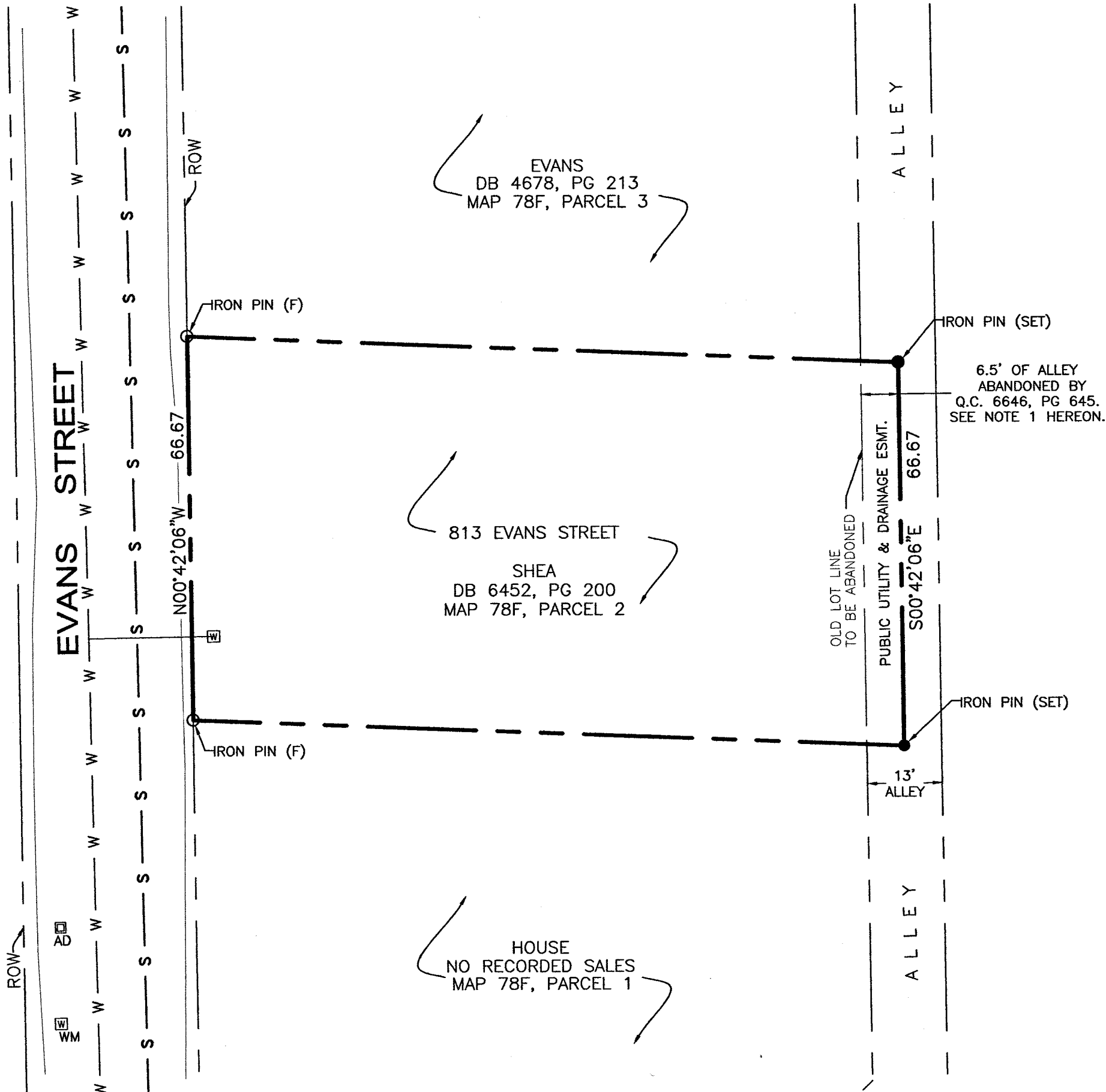
Plat Notes:

- The purpose of this plat is to incorporate 6.5' of the abandoned alley behind subject parcel into said parcel. The portion of said alley being added to this lot has been granted to the owner of said parcel by the City of Franklin by Quitclaim Deed COF Contract No. 2015-0389 as of record in Book 6646, Page 645, R.O.W.C.T.

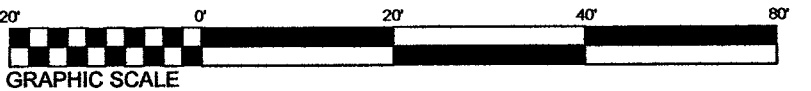
Said abandoned alley right-of-way is reserved as a public utility and drainage easement as described in Book 6646, Page 645, R.O.W.C.T.
- Site is located in Williamson County, TN, and identified as Parcel 2 on Williamson County Property Map No. 78F, Group C, Control Map 78F. Property address is 813 Evans Street, Franklin, Tennessee and is owned by Peter Shea as of record in Deed Book 6452, Page 200. Property is also identified as part of Lot 10 and Lot 11 on the plat of Clouston Park Addition, as of record in Book 1, Page 125 and Deed Book 43, Page 386, R.O.W.C.T.
- The recording of this plat, voids, vacates, and supersedes the recording of Lots 10 and 11 on the plat of Clouston Park Addition, as of record in Deed Book 43, Page 386, R.O.W.C.T.
- Part of Lot 10 and Part of Lot 11 of the Clouston Park Addition was consolidated by deed of record in Deed Book 88, Page 30 and is considered the lot of record.
- Zoning: Property is zoned R-3 Residential.
- Bearings are based on TN Grid System (NAD 83).
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0211F, Revision Date September 29, 2006, Community No. 470206, Panel No. 211, Suffix F.
- There is an existing house on subject property.
- 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.

Parcel 2 Area

Existing Area	7789.68 sf (Surveyed)
Alley Addition	+ 432.76 sf
New Area	8222.44 sf



VICINITY MAP
NOT TO SCALE

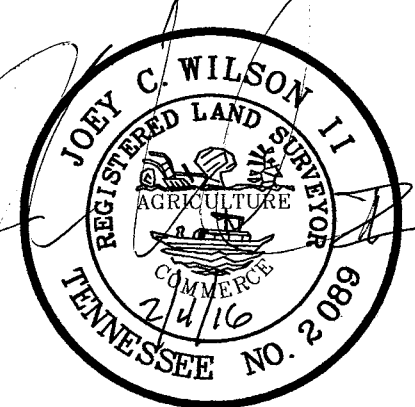


Legend	Legend (cont.)
Existing Iron Rod	Water Valve
Iron Rod Set	Fire Hydrant
Existing Concrete Monument	Street Light
Concrete Monument Set	Sidewalk Pattern
Storm Catchbasin	Public Utility & Drainage Esmt. P.U.D.E.
Sewer Manhole	Public Drainage Esmt. P.D.E.
Street Address	Public Utility & Access Esmt. P.U.A.E.

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 30th day of November, 2015.

Joey C. Wilson, II, PE, RLS Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



NAD 83
N
TN GRID NORTH

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 _____ Date _____		CERTIFICATE OF APPROVAL OF WATER SYSTEMS I hereby certify that: (1) the water system designated in Clouston Park Addition Subdivision, part of Lot 10 and Lot 11 has 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 HB&TS Utility District to assure completion of such system. HB&TS Utility District _____ Date _____		MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION 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. _____ Date _____ Middle Tennessee Electric Membership Corporation			
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 6452, Page 200, 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.		CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS I hereby certify that: (1) the streets, drainage, and sidewalks designated in Clouston Park Addition Subdivision, part of Lot 10 and Lot 11 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 APPROVAL OF SEWER SYSTEMS I hereby certify that: (1) the sewer system designated in Clouston Park Addition Subdivision, part of Lot 10 and Lot 11 has 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 system. Director Water Management Department _____ Date _____ City of Franklin, Tennessee		CERTIFICATE OF APPROVAL OF 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, Tennessee. Secretary _____ Date _____ Franklin Municipal Planning Commission	
Owner, Peter Shea _____ Date _____		FINAL SUBDIVISION PLAT FRANKLIN - WILLIAMSON COUNTY - TENNESSEE TOTAL ACRES 0.189 TOTAL # OF LOTS 1 ACRES NEW RD/ST 0.00 L.F. OF NEW RD/ST 0.00 ACRES OPEN SPACE 0.00 CIVIL DISTRICT 9* DRAWN BY JAG CLOSURE ERROR < 1:10,000 SCALE = 1"=20' DATE = 01/07/16 COF PROJECT # 6020 SHEET 1 OF 1					