

Owner/Subdivider: Westhaven Partners, LLC
Owners/Partners with 5% interest or more:
Westhaven Partners, LLC
c/o Tim Downey - tim.downey@southernland.com
1550 W. McEwen Drive, Suite 200
Franklin, TN 37067
(615) 778-3150
T. Rickles Hart
814 Church Street, #300
Nashville, TN 37203
(615) 259-4222
PPMC Limited Partnership
c/o Pete Serodino
P.O. Box 4539
Chattanooga, TN 37405
(423) 266-1855
Monica Smiley
1417 Heritage Landing Drive
Chattanooga, TN 37405
(423) 266-1070
Frank Mastrapasqua
814 Church Street, #300
Nashville, TN 37203
(615) 244-8400
Springlake, G.P.
c/o Ron Pace
95 White Bridge Road, #504
Nashville, TN 37205
(615) 362-8600
Frank J.B. Varrallo
Rone-ReGENCY Jewelers
Brainerd Village
Chattanooga, TN 37411
(423) 894-1188

Plat Notes:

- The purpose of this plat is to create 63 lots (Lots 1653-1709 and Lots 5073-5077) including Open Space lots.
- Site is located in Williamson County, TN, and is a portion of Parcel 23 Property Map 64.
- Zoning: Mixed-Use Local District (ML 1.8/Traditional/WHCO-1)
- All lots in Section 43 fall in the T3 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
- According to the Westhaven Pattern Book, the following building types would be permitted in the T3 transect zones - sideyard house, cottage house, or villa.

Section 43 includes the following building types and sizes: sideyard houses, cottages, and houses.

Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum building heights.....2 stories

- Minimum setback requirements:

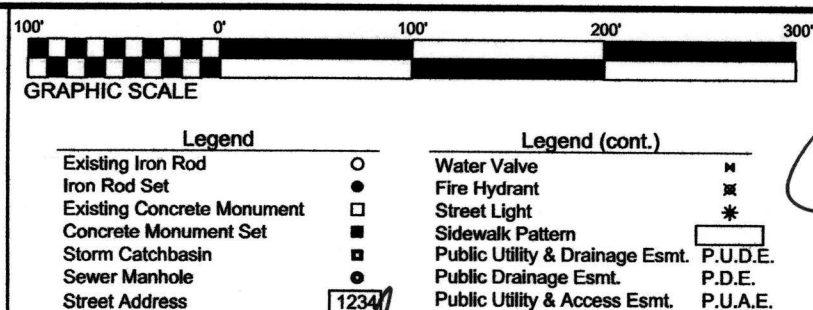
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
(minimum 0' between townhome units)

Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

Rear yard/Non-Alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings).

- 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. 47187C0190F, Revision Date September 23, 2006, Community No. 470206, Panel No. 185.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the owner.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- 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.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 1687-1708 Championship Blvd., Lots 1667-1670 Jasper Ave., Lots 1653-1656 and Lots 1683-1686 Addison Ave., Lots 1671-1682 and Lots 1657-1666 Shelley Lane, and 1709 Stonewater Blvd.



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 4th day of November, 2014.

Jody C. Wilson, II, P.E., 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

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	73.84'	825.13'	5°07'38"	S80°27'49"E	73.81'
C2	43.50'	89.06'	27°59'03"	N29°41'38"E	43.07'
C3	15.71'	10.00'	90°00'00"	S1°18'33"E	14.14'
C4	15.71'	10.00'	90°00'00"	N1°18'33"W	14.14'
C5	31.23'	20.00'	89°28'01"	S88°57'27"W	28.15'
C6	29.49'	20.00'	84°28'44"	N1°59'04"E	26.89'
C7	404.10'	475.00'	48°44'38"	N15°52'59"W	392.03'
C8	29.08'	20.00'	83°17'54"	N33°09'36"W	26.58'
C9	34.27'	20.00'	98°10'09"	N57°34'25"E	30.23'
C10	98.13'	625.50'	8°59'20"	N12°59'00"E	98.03'
C11	40.79'	24.50'	95°23'10"	N30°12'54"W	36.24'
C12	10.74'	419.25'	1°28'03"	N74°04'32"W	10.74'
C86	19.72'	22.00'	51°20'58"	S18°00'58"W	19.06'

LINE TABLE		
Line #	Length	Direction
L1	257.22'	S82°58'52"E
L2	957.53'	S10°04'33"W
L3	57.56'	S43°41'27"W
L4	154.00'	S46°19'05"E
L5	201.00'	S43°41'27"W
L6	15.24'	N46°18'33"W
L7	66.81'	S43°41'27"W
L8	167.00'	S46°19'07"E
L9	78.86'	N43°40'48"E
L10	199.98'	N46°18'33"W
L11	38.56'	S42°30'23"E
L12	319.78'	N8°29'20"E
L13	38.50'	N16°39'29"E
L14	142.12'	N8°29'19"E
L191	278.50'	S82°15'29"E
L192	1.98'	N44°13'28"E
L193	1.81'	S44°13'28"W
L194	6.81'	S17°28'41"W

**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 Westhaven PUD Subdivision, Section 43 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&S Utility District to assure completion of such system.

HB&S 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 planning 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

SITE DATA	
TOTAL AREA =	15.28 Ac. (665,735.02 sf)
TOTAL ROW =	4.23 Ac. (184,180.15 sf)
TOTAL OPEN SPACE =	2.79 Ac. (121,358.27 sf)

NOTE: MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR H.O.A.



**CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS**

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 43 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
City of Franklin, Tennessee _____ Date _____

**CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS**

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 43 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
City of Franklin, Tennessee _____ Date _____

CERTIFICATE OF APPROVAL OF RECORDING

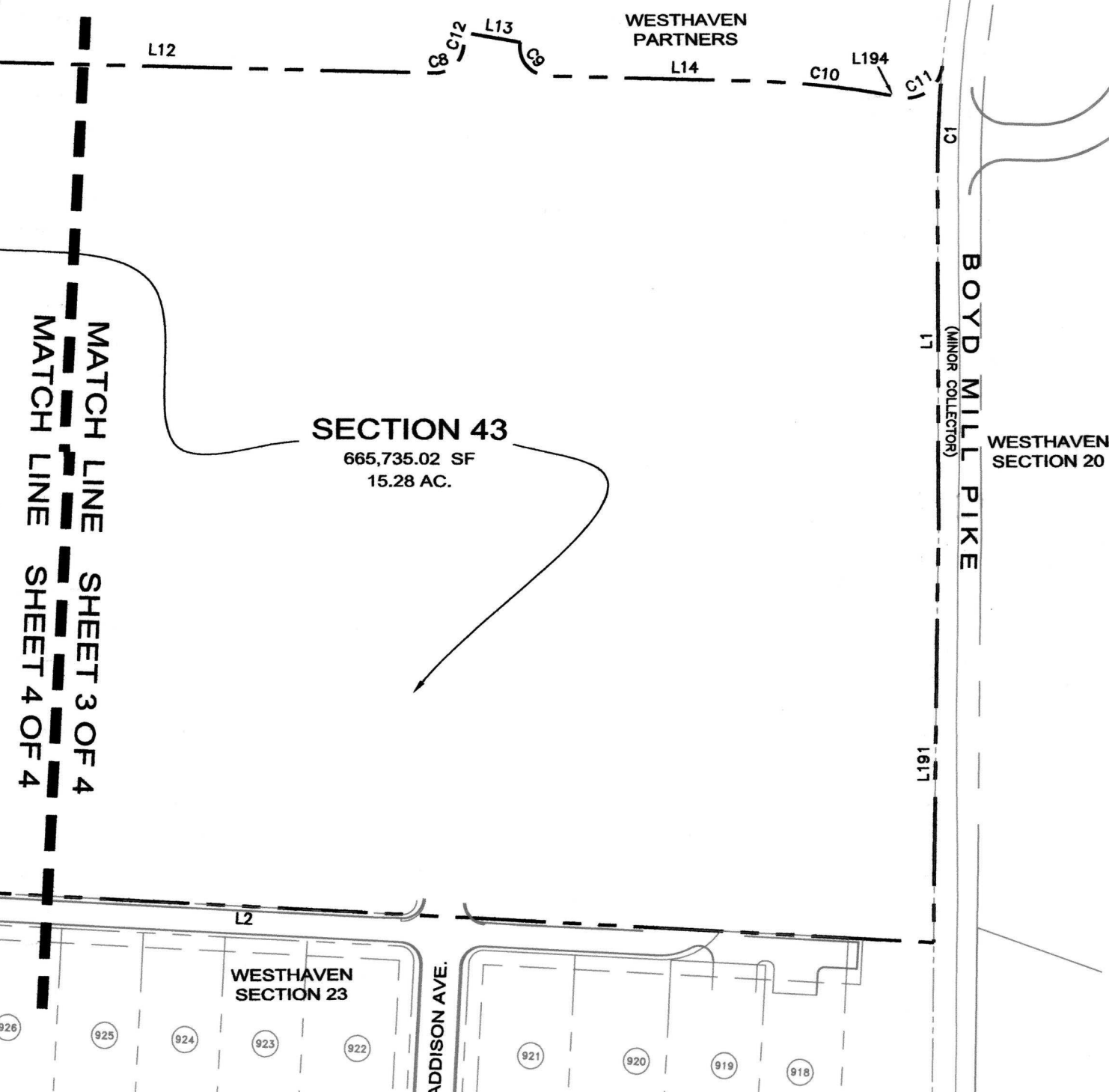
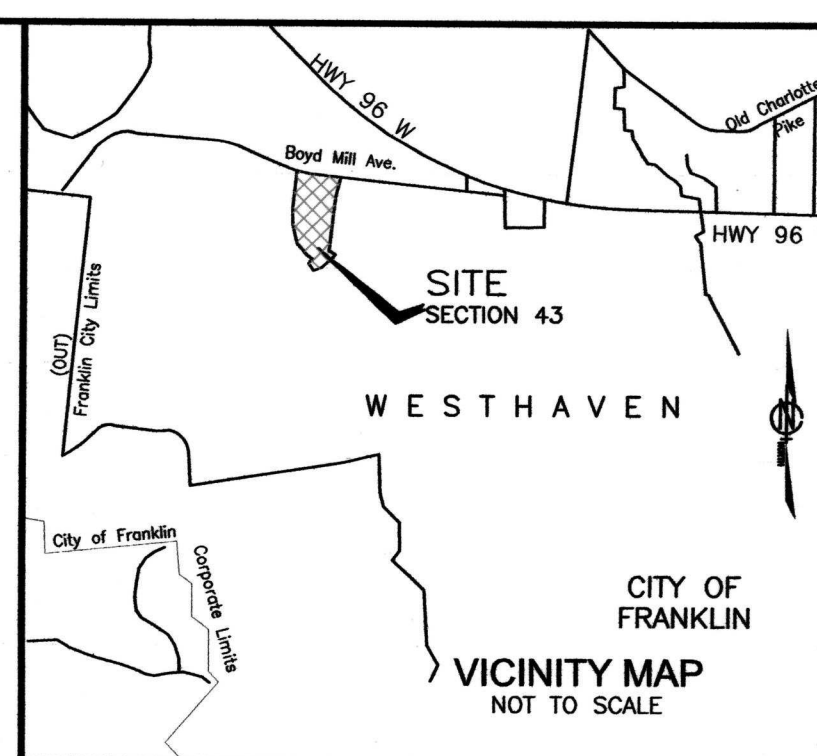
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary
Franklin Municipal Planning Commission _____ 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 Book _____, Page _____, 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.

Owner _____ Date _____



**SOUTHERN LAND
COMPANY**
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 43

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 15.28 TOTAL # OF LOTS 63
ACRES NEW RD/ST 4.23 (ROW) L.F. OF NEW RD/ST 6,403
ACRES OPEN SPACE 2.86 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR <1:10,000
SCALE = 1"=100' DATE = 07/13/15

COF PROJECT # 5895

SHEET 1 OF 4

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37057 (615) 778-3150	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 259-4222 P/MC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855 Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 244-8400	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600 Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1185

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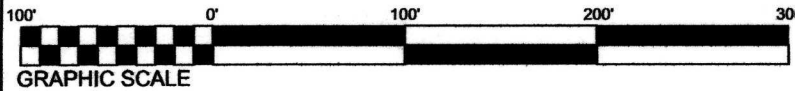
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Legend
Existing Iron Rod
Iron Rod Set
Existing Concrete Monument
Concrete Monument Set
Storm Catchbasin
Sewer Manhole
Street Address

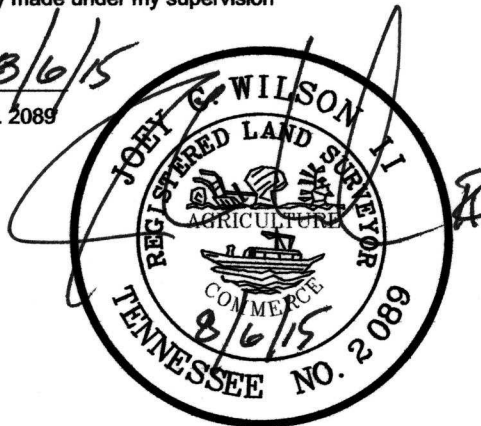
Legend (cont.)
Water Valve
Fire Hydrant
Street Light
Sidewalk Pattern
Public Utility & Drainage Esmt.
Public Drainage Esmt.
Public Utility & Access Esmt.

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 4 day of November, 2011.

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



CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	40.79'	24.50'	85°23'10"	N30°12'54"W	36.24'
C12	10.74'	419.25'	1°28'03"	N74°04'32"W	10.74'
C13	42.41'	27.00'	90°00'00"	S34°56'59"E	38.18'
C14	15.71'	10.00'	90°00'00"	S89°03'01"E	14.14'
C15	15.71'	10.00'	90°00'00"	S34°56'59"E	14.14'
C16	48.89'	31.00'	90°00'00"	N59°03'01"E	43.84'
C17	6.97'	53.00'	7°31'58"	S13°48'00"W	6.98'
C18	15.71'	10.00'	90°00'00"	N59°03'01"E	14.14'
C19	17.79'	20.00'	50°58'12"	N54°27'53"W	17.21'
C20	11.00'	20.00'	31°31'02"	N13°13'15"W	10.86'
C21	81.80'	500.00'	9°23'05"	N20°17'17"W	81.81'
C22	38.77'	350.00'	6°20'48"	N3°40'25"W	38.78'
C23	41.70'	24.50'	97°31'08"	N48°15'34"E	36.85'
C24	15.44'	10.00'	88°28'19"	N35°43'49"W	13.95'
C25	94.87'	597.70'	9°06'14"	N13°02'30"E	94.87'
C26	7.07'	2.50'	162°03'41"	S81°31'51"E	4.94'
C27	41.87'	378.00'	8°20'49"	S3°40'25"E	41.85'
C28	64.84'	472.00'	7°52'14"	S2°54'43"E	64.79'
C29	17.28'	10.00'	99°01'37"	S50°32'13"W	15.21'
C30	15.88'	10.00'	91°33'41"	N54°16'11"E	14.33'
C31	15.71'	10.00'	89°59'39"	S34°57'11"E	14.14'
C32	12.16'	10.00'	89°38'45"	S50°00'36"W	11.42'
C33	27.88'	383.75'	4°07'48"	S82°46'03"W	27.88'
C34	17.02'	10.00'	97°30'21"	N50°32'40"W	15.04'

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C35	80.21'	447.00'	10°16'50"	N3°20'55"E	80.10'
C36	15.71'	10.00'	90°00'00"	S34°56'59"E	14.14'
C37	28.51'	211.00'	7°11'52"	S82°27'05"W	28.48'
C38	42.24'	211.00'	11°28'13"	S2°52'57"E	42.17'
C39	51.41'	211.00'	13°57'34"	S19°35'51"E	51.28'
C40	37.90'	211.00'	10°17'30"	S27°43'23"E	37.85'
C41	13.84'	10.00'	79°16'13"	S6°45'58"W	12.76'
C42	13.08'	344.25'	2°10'39"	S45°18'45"W	13.08'
C43	35.31'	20.00'	10°10'12"	N85°11'28"W	30.90'
C44	89.77'	325.00'	15°49'33"	N26°41'36"W	89.48'
C45	87.51'	325.00'	15°25'40"	N1°03'59"W	87.25'
C46	70.48'	325.00'	12°25'33"	N2°51'37"E	70.35'
C47	5.54'	325.00'	0°58'37"	N9°33'43"E	5.54'
C48	31.42'	20.00'	90°00'00"	N59°03'01"E	28.28'
C49	31.42'	20.00'	90°00'00"	S34°56'59"E	28.28'
C50	2.87'	189.25'	0°58'23"	S9°33'49"W	2.87'
C51	31.02'	189.25'	10°59'58"	S3°49'36"W	30.97'
C52	24.21'	20.00'	69°20'55"	S33°15'07"W	22.76'
C53	88.08'	344.25'	1°43'33"	S80°35'48"W	87.84'
C54	16.68'	10.00'	95°35'20"	N78°56'19"W	14.81'
C55	116.64'	189.00'	35°58'02"	N13°09'37"W	116.71'
C56	17.24'	189.00'	5°13'37"	N78°28'12"E	17.24'
C57	15.71'	10.00'	90°00'00"	N59°03'01"E	14.14'
C58	15.71'	10.00'	90°00'00"	N34°56'59"W	14.14'

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C59	15.31'	10.00'	87°44'22"	S5°35'12"W	13.86'
C60	100.94'	344.25'	16°48'03"	S89°23'22"W	100.58'
C61	37.74'	20.00'	108°06'21"	N44°57'29"W	32.38'
C62	2.18'	130.75'	0°57'20"	N8°34'21"E	2.18'
C63	31.42'	20.00'	90°00'00"	N59°03'01"E	28.28'
C64	79.46'	148.75'	30°36'20"	N77°53'02"E	78.52'
C65	21.46'	12.00'	102°29'03"	S39°34'16"E	18.72'
C66	43.50'	89.06'	27°59'03"	S29°41'38"W	43.07'
C67	34.56'	22.00'	90°00'00"	N88°41'27"E	31.11'
C68	22.81'	12.00'	108°53'24"	N8°08'09"E	19.53'
C69	17.14'	10.00'	98°13'04"	N2°47'59"E	15.12'
C70	82.38'	305.75'	15°26'17"	N59°37'40"E	82.13'
C71	53.25'	305.75'	9°58'41"	N72°20'09"E	53.18'
C72	53.24'	305.75'	9°58'38"	N82°18'49"E	53.17'
C73	53.58'	305.75'	10°02'25"	S87°40'40"E	53.51'
C74	16.18'	10.00'	92°42'28"	S36°18'13"E	14.47'
C75	14.93'	10.00'	86°33'59"	S82°50'01"W	13.88'
C76	24.78'	170.75'	8°18'53"	N88°32'26"W	24.76'
C77	29.73'	170.75'	9°58'38"	S82°18'49"W	29.70'
C78	28.74'	170.75'	9°58'41"	S72°20'09"W	29.70'
C79	30.19'	170.75'	10°07'50"	S82°18'54"W	30.15'
C80	13.35'	10.00'	76°28'28"	N84°32'47"W	12.38'
C81	31.60'	20.00'	90°31'59"	N1°02'33"W	28.42'
C82	15.61'	10.00'	89°28'01"	S85°57'27"W	14.08'

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C83	34.58'	22.00'	90°00'00"	N88°41'27"E	31.11'
C84	15.71'	10.00'	90°00'00"	N88°41'27"E	14.14'
C85	14.84'	22.00'	38°39'02"	S28°59'02"E	14.56'
C86	18.72'	22.00'	51°20'58"	S18°00'58"W	19.06'
C87	78.28'	53.00'	82°28'02"	N59°48'00"E	69.87'
C88	28.56'	49.00'	33°23'37"	S63°15'11"E	28.16'

LINE TABLE

Line #	Length	Direction
L81	33.00'	S10°03'01"W
L82	33.00'	S10°03'01"W
L83	33.00'	S10°03'01"W
L84	33.00'	S10°03'01"W
L85	33.00'	S10°03'01"W
L86	33.00'	S10°03'01"W
L87	33.00'	S10°03'01"W
L88	33.00'	S10°03'01"W
L89	30.13'	S10°03'01"W
L90	15.78'	N10°03'01"E
L91	33.00'	S10°03'01"E
L92	33.00'	N10°03'01"E
L93	33.00'	N10°03'01"E
L94	33.00'	N10°03'01"E
L95	33.00'	N10°03'01"E
L96	33.00'	N10°03'01"E
L97	33.00'	N10°03'01"E
L98	33.00'	N10°03'01"E
L99	41.00'	N10°03'01"E
L100	39.50'	S10°03'01"E
L101	105.00'	S79°56'59"E
L102	39.50'	S10°03'01"W

LINE TABLE

Line #	Length	Direction
L81	33.00'	S10°03'01"W
L82	33.00'	S10°03'01"W
L83	33.00'	S10°03'01"W
L84	33.00'	S10°03'01"W
L85	33.00'	S10°03'01"W
L86	33.00'	S10°03'01"W
L87	33.00'	S10°03'01"W
L88	33.00'	S10°03'01"W
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L98	33.00'	N10°03'01"E
L99	41.00'	N10°03'01"E
L100	39.50'	S10°03'01"E
L101	105.00'	S79°56'59"E
L102	39.50'	S10°03'01"W

LINE TABLE

Line #	Length	Direction
L59	324.94'	N8°29'20"E
L60	56.00'	S10°03'01"W
L61	56.00'	S10°03'01"W
L62	46.00'	S10°03'01"W
L63	46.00'	S10°03'01"W
L64	46.00'	S10°03'01"W
L65	46.00'	S10°03'01"W
L66	46.00'	S10°03'01"W
L67	18.27'	S10°03'01"W
L68	106.94'	S44°13'28"W
L69	48.25'	S10°03'01"E
L70	46.00'	N10°03'01"E
L71	46.00'	N10°03'01"E
L72	46.00'	N10°03'01"E
L73	46.00'	N10°03'01"E
L74	46.00'	N10°03'01"E
L75	56.00'	N10°03'01"E
L76	46.00'	N10°03'01"E
L77	105.00'	S79°56'59"E
L78	105.00'	S79°56'59"E
L79	29.50'	S10°03'01"W
L80	41.00'	S10°03'01"W

LINE TABLE

Line #	Length	Direction
L81	33.00'	S10°03'01"W
L82	33.00'	S10°03'01"W
L83	33.00'	S10°03'01"W
L84	33.00'	S10°03'01"W
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LINE TABLE

Line #	Length	Direction
L103	41.00'	S10°03'01"W
L104	33.00'	S10°03'01"W
L105	33.00'	S10°03'01"W
L106	33.00'	S10°03'01"W
L107	33.00'	S10°03'01"W
L108	33.00'	S10°03'01"W
L109	41.00'	S10°03'01"W
L110	41.00'	S10°03'01"W
L111	39.28'	S10°03'01"W
L112	47.13'	N10°03'01"E
L113	41.00'	N10°03'01"E
L114	41.00'	N10°03'01"E
L115	33.00'	N10°03'01"E
L116	33.00'	N10°03'01"E
L117	33.00'	N10°03'01"E
L118	33.00'	N10°03'01"E
L119	33.00'	N10°03'01"E
L120	41.00'	N10°03'01"E

Owner/Subdivider: Westhaven Partners, LLC
Owners/Partners with 5% interest or more:
Westhaven Partners, LLC
c/o Tim Downey - tim.downey@southernland.com
1550 W. McEwen Drive, Suite 200
Franklin, TN 37067
(615) 778-3150
H. Rhodes Hart
612 10th Ave. North
Nashville, TN 37203
(615) 259-4222
PPM/C Limited Partnership
c/o Pete Serodino
P.O. Box 4539
Chattanooga, TN 37405
(423) 266-1855
Monica Smiley
1417 Heritage Landing Drive
Chattanooga, TN 37405
(423) 266-1070
Frank Mastrapasqua
814 Church Street, #300
Nashville, TN 37203
(615) 244-8400
Springlake, G.P.
c/o Ron Pace
95 White Bridge Road, #504
Nashville, TN 37205
(615) 352-8600
Frank J.B. Varrallo
Rone-Regency Jewelers
Brainerd Village
Chattanooga, TN 37411
(423) 894-1188

- Plat Notes:
- The purpose of this plat is to create 63 lots (Lots 1653-1709 and Lots 5073-5077) including Open Space lots.
 - Site is located in Williamson County, TN, and is a portion of Parcel 23 Property Map 64.
 - Zoning: Mixed-Use Local District (ML 1.8/Traditional/WHC-1)
 - All lots in Section 43 fall in the T3 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
 - According to the Westhaven Pattern Book, the following building types would be permitted in the T3 transect zones - sideyard house, cottage house, or villa.

Section 43 includes the following building types and sizes: sideyard houses, cottages, and houses.

Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum building heights.....2 stories

- Minimum setback requirements:
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
(minimum 0' between townhome units)

Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

Rear yard/Non-Alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings).

- 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. 47167C0190F, Revision Date September 23, 2006, Community No. 470206, Panel No. 195.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the owner.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- 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.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 1657-1708 Championship Blvd., Lots 1667-1670 Jasper Ave., Lots 1653-1656 and Lots 1683-1686 Addison Ave., Lots 1671-1682 and Lots 1657-1666 Shelley Lane, and 1709 Stonewater Blvd.

GRAPHIC SCALE

Legend

Existing Iron Rod
Iron Rod Set
Existing Concrete Monument
Concrete Monument Set
Storm Catchbasin
Sewer Manhole
Street Address

Legend (cont.)

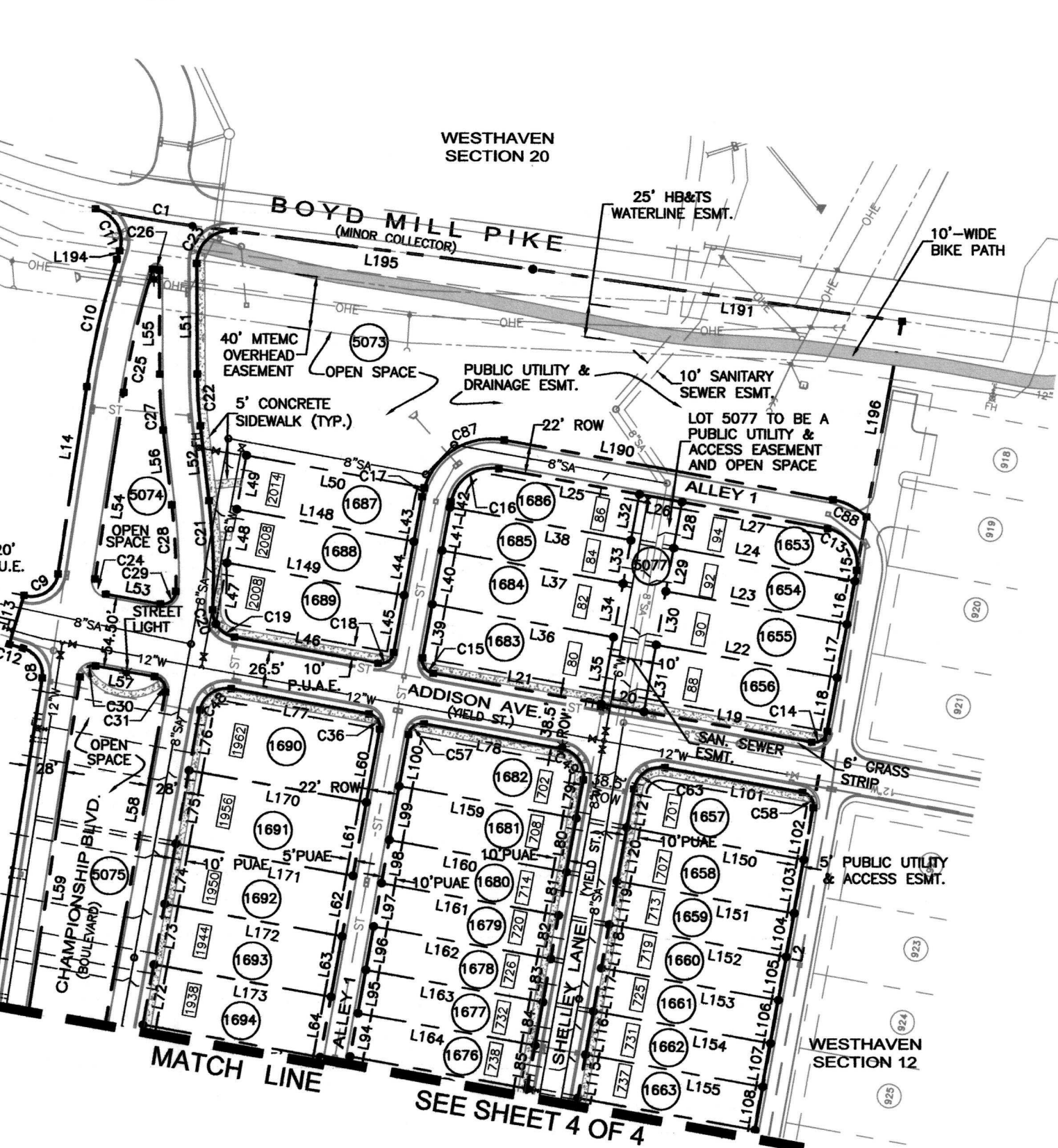
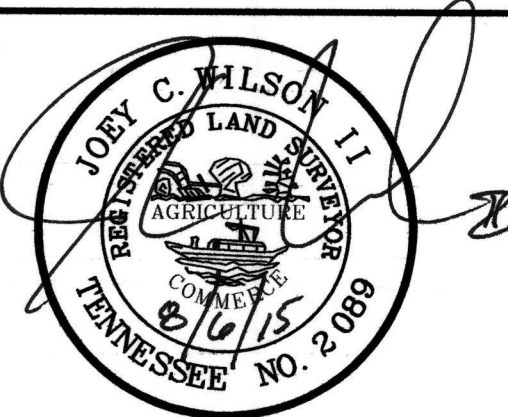
Water Valve
Fire Hydrant
Street Light
Sidewalk Pattern
Public Utility & Drainage Esmt.
Public Drainage Esmt.
Public Utility & Access Esmt.

1234

Certificate of Survey

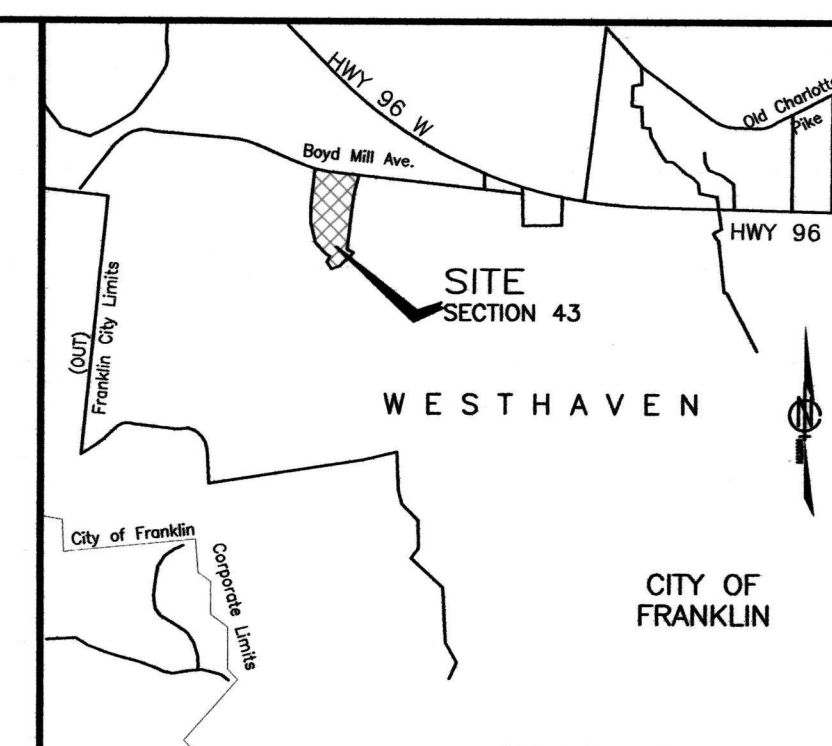
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 4 day of November, 2012.

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



ALL LINE AND CURVE TABLES ARE ON SHEETS 1&2 OF 4.

SEE SHEET 1 OF 4 FOR DETACHED RESIDENTIAL TREE CHART.



PARCEL AREA TABLE			PARCEL AREA TABLE			PARCEL AREA TABLE		
Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)
1653	4673.56	0.11	1674	4455.00	0.10	1695	6210.14	0.14
1654	4554.00	0.10	1675	4455.00	0.10	1696	6210.14	0.14
1655	5658.00	0.13	1676	4455.00	0.10	1697	6671.35	0.15
1656	7016.54	0.16	1677	4455.00	0.10	1698	7865.98	0.18
1657	6575.20	0.15	1678	4455.00	0.10	1699	10064.99	0.23
1658	5535.00	0.13	1679	4455.00	0.10	1700	11753.24	0.27
1659	4455.00	0.10	1680	4455.00	0.10	1701	8867.02	0.20
1660	4455.00	0.10	1681	5535.00	0.13	1702	6447.70	0.15
1661	4455.00	0.10	1682	6575.20	0.15	1703	6447.70	0.15
1662	4455.00	0.10	1683	7016.54	0.16	1704	6447.70	0.15
1663	4455.00	0.10	1684	5658.00	0.13	1705	6447.70	0.15
1664	5535.00	0.13	1685	4554.00	0.10	1706	6447.70	0.15
1665	5535.00	0.13	1686	4623.77	0.11	1707	6447.70	0.15
1666	7736.08	0.18	1687	5536.06	0.13	1708	8630.79	0.20
1667	6578.07	0.15	1688	5535.00	0.13	1709	12752.46	0.29
1668	5800.83	0.13	1689	7226.53	0.17	O.S. 5073	78286.66	1.80
1669	5601.38	0.13	1690	8802.84	0.20	O.S. 5074	8757.15	0.20
1670	8866.57	0.20	1691	7560.14	0.17	O.S. 5075	24649.87	0.57
1671	10406.16	0.24	1692	6210.14	0.14	O.S. 5076	4462.59	0.10
1672	4450.55	0.10	1693	6210.14	0.14	O.S. 5077	5200.00	0.12
1673	4455.00	0.10	1694	6210.14	0.14			

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 Westhaven PUD Subdivision, Section 43 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

SITE DATA	
TOTAL AREA =	15.28 Ac. (665,735.02 sf)
TOTAL ROW =	4.23 Ac. (184,180.15 sf)
TOTAL OPEN SPACE =	2.79 Ac. (121,358.27 sf)

NOTE: MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR H.O.A.

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 _____, Page _____, 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.

Owner _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 43 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 Westhaven PUD Subdivision, Section 43 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

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 43

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 15.28 TOTAL # OF LOTS 63
ACRES NEW RD/ST 4.23 (ROW) L.F. OF NEW RD/ST 6,403
ACRES OPEN SPACE 2.86 CIVIL DISTRICT 5"
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = 1"=100' DATE = 07/13/15

COF PROJECT # 5895 SHEET 3 OF 4

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 259-4222
TPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
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Maximum.....10,000 S.F.
Maximum building heights....2 stories

Minimum setback requirements:

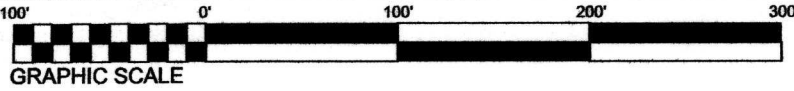
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Legend

Existing Iron Rod
Iron Rod Set
Existing Concrete Monument
Concrete Monument Set
Storm Catchbasin
Sewer Manhole
Street Address

Legend (cont.)

Water Valve
Fire Hydrant
Street Light
Sidewalk Pattern
Public Utility & Drainage Esmt.
Public Drainage Esmt.
Public Utility & Access Esmt.
P.U.D.E.
P.D.E.
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 4 day of November, 2014.

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



PARCEL AREA TABLE				PARCEL AREA TABLE				PARCEL AREA TABLE			
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1656	7016.54	0.16		1677	4455.00	0.10		1698	7865.98	0.18	
1657	6575.20	0.15		1678	4455.00	0.10		1699	10064.99	0.23	
1658	5535.00	0.13		1679	4455.00	0.10		1700	11753.24	0.27	
1659	4455.00	0.10		1680	4455.00	0.10		1701	8867.02	0.20	
1660	4455.00	0.10		1681	5535.00	0.13		1702	8447.70	0.15	
1661	4455.00	0.10		1682	6575.20	0.15		1703	8447.70	0.15	
1662	4455.00	0.10		1683	7016.54	0.16		1704	8447.70	0.15	
1663	4455.00	0.10		1684	5658.00	0.13		1705	8447.70	0.15	
1664	5535.00	0.13		1685	4554.00	0.10		1706	8447.70	0.15	
1665	5535.00	0.13		1686	4623.77	0.11		1707	8447.70	0.15	
1666	7736.08	0.18		1687	5536.06	0.13		1708	8630.79	0.20	
1667	6578.07	0.15		1688	5535.00	0.13		1709	12752.46	0.29	
1668	5800.83	0.13		1689	7226.53	0.17	O.S. 5073	78286.66	1.80		
1669	5601.38	0.13		1690	8802.84	0.20	O.S. 5074	8757.15	0.20		
1670	8866.57	0.20		1691	7560.14	0.17	O.S. 5075	24649.87	0.57		
1671	10406.16	0.24		1692	6210.14	0.14	O.S. 5076	4462.59	0.10		
1672	4450.55	0.10		1693	6210.14	0.14	O.S. 5077	5200.00	0.12		
1673	4455.00	0.10		1694	6210.14	0.14					

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 Westhaven PUD Subdivision, Section 43 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

NOTE: MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR H.O.A.

SITE DATA

TOTAL AREA = 15.28 Ac. (665,735.02 sf)
TOTAL ROW = 4.23 Ac. (184,180.15 sf)
TOTAL OPEN SPACE = 2.79 Ac. (121,358.27 sf)

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 _____, Page _____, 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.

Owner Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 43 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 City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

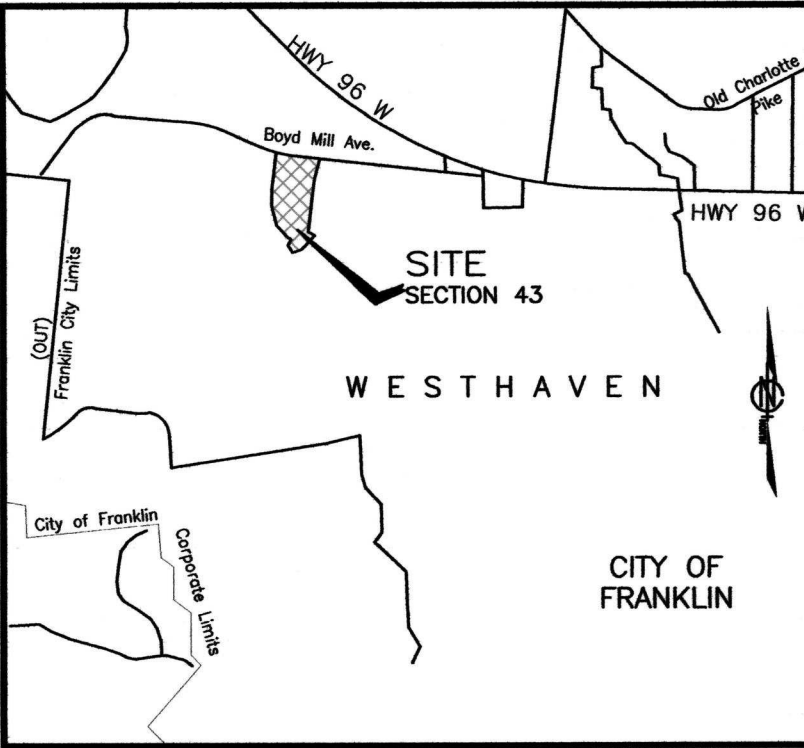
- (1) the sewer system designated in Westhaven PUD Subdivision, Section 43 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department City of Franklin, Tennessee Date

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 Franklin Municipal Planning Commission Date



VICINITY MAP
NOT TO SCALE

ALL LINE AND CURVE TABLES
ARE ON SHEETS 1&2 OF 4.

SEE SHEET 1 OF 4 FOR
DETACHED RESIDENTIAL TREE
CHART.

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 43

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 15.28 TOTAL # OF LOTS 63
ACRES NEW RD/ST 4.23 (ROW) L.F. OF NEW RD/ST 6,403
ACRES OPEN SPACE 2.86 CIVIL DISTRICT 5"
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = 1"=100' DATE = 07/13/15

COF PROJECT # 5895

SHEET 4 OF 4