

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO MOVE AND ADJUST THE PREVIOUSLY RECORDED LOT LINES TO CREATE 3 BUILDABLE LOTS.
- 2) EXISTING ZONING: R-3
- DEVELOPMENT STANDARD: TRADITIONAL

- 3) ALL MINIMUM SETBACK REQUIREMENTS SHALL COMPLY WITH THE CITY OF FRANKLIN, TN ZONING ORDINANCE.
- 4) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCELS 16.01, 17 & 17.01 - GROUP "B" ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 78G.
- 5) STREET ADDRESS ARE SHOWN THUS: [605]
- 6) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 7) OWNERS/SUBDIVIDER: VALLEY VIEW BUILDERS, LLC

ADDRESS: 418 NORTH PETWAY STREET  
FRANKLIN, TENNESSEE 37064

CONTACT: C/O ERIC SMITH  
TELEPHONE: (615) 440-3826  
EMAIL: eric@valleyviewbuildersllc.com

8) SURVEYOR: ADVANTAGE LAND SURVEYING  
ADDRESS: 4636 LEBANON PIKE # 327  
HERMITAGE, TENNESSEE 37076

CONTACT: BILLY PERKINS AND /OR MIKE FULLER  
TELEPHONE: OFFICE: (615) 319-4701 - CELL: (615) 612-9264  
EMAIL: bperkins@adl.com & fuller1939@ yahoo.com

- 9) ○ IRON ROD (OLD)  
10) ● IRON ROD (NEW)  
11) ○ IRON PIPE (OLD)  
12) ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

- 13) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH

- 14) 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 470204 0192 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. ( MAP ORDER # 471870192F ) - ZONE "X".

- 15) 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.

- 16) LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- 17) NO MINERAL RIGHTS FOUND BY THIS SURVEYOR, ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

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- 18) BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPS ZONE 4100, NAD 83 DATUM.

- 19) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

- 20) A 10' WIDE STORMWATER EASEMENT, BEING 5' ON EACH SIDE OF THE LOT LINES, BETWEEN LOTS 44, 45 AND 46 SHALL BE MADE A PART OF THIS RECORDING. NO STRUCTURES OF ANY TYPE OR MECHANICAL DEVICES CAN BE CONSTRUCTED WITHIN THIS EASEMENT.

- 21) ALL LOTS AS SHOWN HEREON TO BE SERVED BY THE EXISTING GRAVITY SANITARY SEWER LINES AND PUBLIC WATER.

- 22) AREA SHOWN THUS: [Hatched Pattern] REPRESENTS THE DIFFERENCE BETWEEN THE GRAPHICAL LOCATION OF THE ORIGINAL COMMON LOT LINE PER THE PLAT OF RECORD IN BOOK 1, PAGE 49 R.O.W.C., TN, AND WHERE THE LOT ACTUALLY IS LOCATED IN THE FIELD. UPON THE RECORDING OF THIS PLAT, THE OWNER HEREBY RELINQUISHES ANY CLAIMS OF TITLE OR INTEREST TO THIS AREA THAT MAY EXIST AND ACKNOWLEDGES THAT THE BOUNDARY LINE AS SHOWN HERE ON IS THE COMMON LINE BETWEEN HIS LOTS ( 44, 45 AND 46 ) AND THE ADJOINING LOTS TO THE EAST, LOTS ( 27, 28 AND 29 ) AND THAT THERE ARE NO STRIPS, GAPS OR GORES BETWEEN SAME.
- 23) THE EXISTING BLOCK [Hatched Pattern] VEWAY BETWEEN LOTS 42 & 43 WILL BE ABANDONED AND A 4' FOOT WIDE INGRESS/EGRESS EASEMENT WILL BE GRANTED TO THE OWNER(S) OF LOT 42 AS SHOWN HEREON.
- 25) THE PORTION OF THE ASPHALT DRIVEWAY WITHIN THE INGRESS/EGRESS EASEMENT ON LOT #43 MUST BE MAINTAINED BY THE OWNERS OF LOT #42 OR WILL BE SUBJECT TO LOSSES OF THE EASEMENT.

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

I HEREBY CERTIFY:  
(1) THE WATER SYSTEMS DESIGNATED IN THIS SUBDIVISION ARE EXISTING AND 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 CITY OF FRANKLIN TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER DEPARTMENT  
CITY OF FRANKLIN

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 6487, PAGE 873, 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 UNLIT 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 THE PROPERTY, EXCEPT AS FOLLOWS: BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, R.O.W.C., TENNESSEE.

BY: VALLEY VIEW BUILDERS, LLC - CO ERIC SMITH

GRAPHIC SCALE : 1" = 50'

0' 25' 50' 100' 150'

CERTIFICATE OF OWNERSHIP CONTINUED:

LOT # 27 BY: DATE  
D.B.159b-79,390 BY: DATE  
LOT # 28 BY: DATE  
D.B.244c-59,131 BY: DATE  
LOT # 29 BY: DATE  
D.B.563d-79,410 BY: DATE  
LOT # 42 BY: DATE  
D.B.282-79,208 BY: DATE

MAP 78G GROUP "B" PARCEL (41.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (42.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (43.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (44.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (45.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (46.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (47.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (48.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (49.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (50.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE



LOT AREA SUMMARY:

LOT NUMBER 27 = 9071 S.F. OR 0.2082 OF AN ACRE ±  
LOT NUMBER 28 = 7813 S.F. OR 0.1794 OF AN ACRE ±  
LOT NUMBER 29 = 7452 S.F. OR 0.1711 OF AN ACRE ±  
LOT NUMBER 43 = 7346 S.F. OR 0.1686 OF AN ACRE ±  
LOT NUMBER 44 = 7261 S.F. OR 0.1667 OF AN ACRE ±  
LOT NUMBER 45 = 6965 S.F. OR 0.1599 OF AN ACRE ±  
LOT NUMBER 46 = 7640 S.F. OR 0.1754 OF AN ACRE ±  
TOTAL AREA = 53,548 S.F. ± OR 1.2293 OF AN ACRE ±

REVISIONS:

- ① Revised 9-1-15 - By: T.M.F.  
Per Review By The City of Franklin  
Owners request.
- ② Revised 9-24-15 - By: T.M.F.  
Per Review By City Officials and  
Add PAE & Note: Additional  
Signature Lines
- ③ Revised 10-6-15 - By: T.M.F.  
Per Review By City Officials and  
Owners request.
- ④ Revised 11-4-15 - By: T.M.F.  
Per Review By City Officials and  
Owners request.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:  
(1) THE SEWER SYSTEMS DESIGNATED IN THIS SUBDIVISION ARE EXISTING AND 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.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY:  
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS SUBDIVISION HAVE BEEN INSTALLED WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$\_\_\_\_\_ FOR DRAINAGE, AND \$\_\_\_\_\_ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

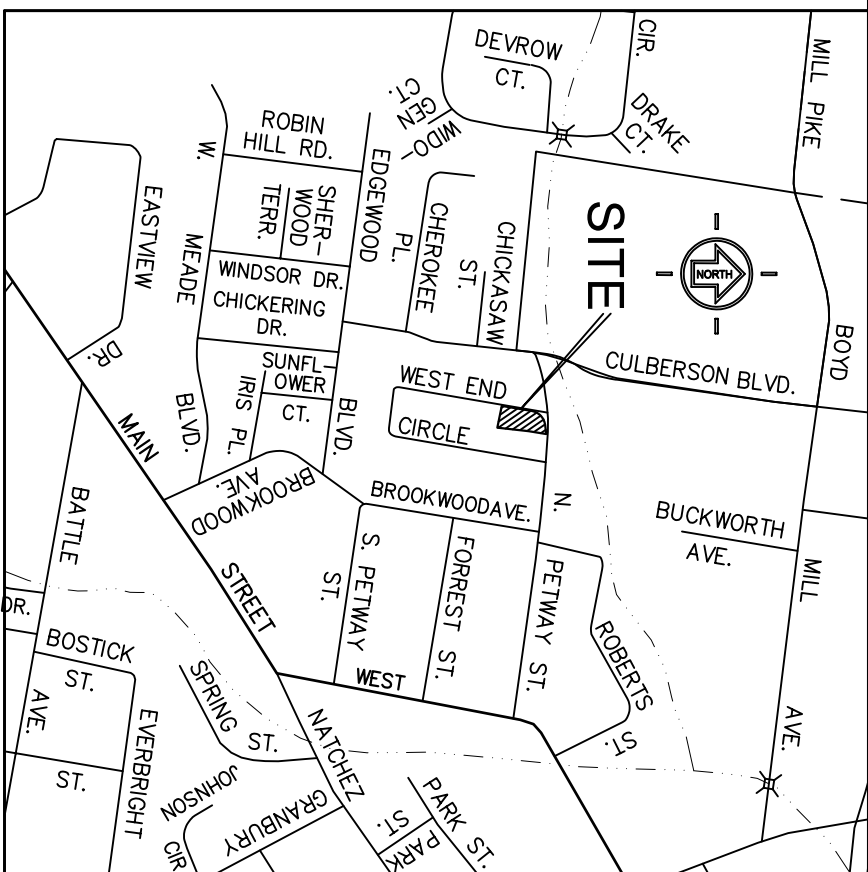
CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, 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, TENNESSEE.

DIRECTOR SEWER DEPARTMENT  
CITY OF FRANKLIN, TENNESSEE

SECRETARY  
FRANKLIN MUNICIPAL PLANNING COMMISSION

LOCATION MAP  
(Not to Scale)



SPECIAL NOTE:

THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERSEDES THE PREVIOUS RECORDING OF LOTS 44, 45 AND 46 AS SHOWN ON THE PLAN OF WEST END CIRCLE SUBDIVISION AS OF RECORD IN PLAT BOOK 1, PAGES 49 AND 50 R.O.W.C., TENNESSEE.

EXISTING TREE TABLE  
LOT 44 - 14" Hack, 16" Hack, 2-16" Trees  
LOT 45 - 12" Cedar, 16" Hack, 20" Tree, 26" Tree  
LOT 46 - 12" Ash, 14" Ash, 16" Ash, 24" Hack

SURVEYOR

THIS PLAT PREPARED BY:

ADVANTAGE LAND SURVEYING

4636 LEBANON PIKE # 327  
HERMITAGE, TENNESSEE 37076  
PHONE # 615-319-4701

Drawn By: T.M. Fuller - Dwg Name: 61-2015.dwg

OWNER

VALLEY VIEW BUILDERS, LLC  
418 NORTH PETWAY STREET  
FRANKLIN, TN 37064  
CONTACT : ERIC SMITH  
PHONE : (615) 440-3826

FRANKLIN COF # 5926

FINAL PLAT

RESUBDIVISION OF LOTS 44, 45 AND 46  
WEST END CIRCLE SUBDIVISION

As Of Record in Plat Book 1, Pages 49 & 50 R.O.W.C., Tennessee  
Being All Of Parcels 16.01, 17 & 17.01 on Tax Map 78G - Group "B"  
Ninth Civil District - Williamson County,  
City of Franklin, Tennessee

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.4894 TOTAL LOTS: 3

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000

SCALE: 1" = 50' DATE: JULY 11, 2015