

**LOCATION MAP**  
N.T.S.

**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47026, PANEL NO. 204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT) WITH A MECO-4, CONVENTIONAL DEVELOPMENT OVERLAY, AND A FFO & FWO OVERLAY.  
FRONT: 30'  
SIDE: 15'  
REAR: 25'
5. 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.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

LINE	BEARING	DISTANCE
L1	S07°40'59"W	41.92'
L2	N82°19'01"E	140.39'
L3	S07°40'59"W	64.94'
L4	N65°14'03"W	180.75'
L5	N81°54'15"W	62.49'
L6	N08°22'03"E	234.52'
L7	S65°12'07"E	98.67'

**LEGEND**

- |  |                        |            |  |
|--|------------------------|------------|--|
| CM(O) CONCRETE MONUMENT (OLD)  | TRANSFORMER PAD        | R.O.W.C.T. | REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE |
| IR(O) IRON ROD (OLD)   | SIGN                   | -UGT-      | UNDERGROUND TELEPHONE LINE                         |
| IR(N) IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") | PARCEL NUMBER          | -UGE-      | UNDERGROUND ELECTRIC LINE                          |
| FIRE HYDRANT   | UTILITY POLE           | -P-        | OVERHEAD ELECTRIC POWER LINE                       |
| WATER VALVE  | UTILITY POLE W/ ANCHOR | -T-        | OVERHEAD TELEPHONE LINE                            |
| CATCH BASIN  | UTILITY POLE W/ LIGHT  | -P/T-      | OVERHEAD POWER AND TELEPHONE LINES                 |
| STORM MANHOLE  | GAS VALVE              | -SA-       | SANITARY SEWER LINE                                |
| SANITARY SEWER MANHOLE   | TELEPHONE RISER        | -G-        | GAS LINE   |
| LIGHT STANDARD   | CABLE TV BOX           | -W-        | WATER LINE   |
| P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT                              | FENCE                  |            |  |
|  | ELECTRIC BOX           |            |  |
|  | SEWER MANHOLE PROPOSED |            |  |
|  | FIRE HYDRANT PROPOSED  |            |  |

**NOTES:**

- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

**OWNER**

DUKE REALTY, LP  
782 MELROSE AVENUE  
NASHVILLE, TENNESSEE 37211  
CONTACT: TRENT SKILLMAN  
PHONE: 615-884-2318  
TRENT.SKILLMAN@DUKEREALTY.COM

**RECORDER'S INFORMATION**

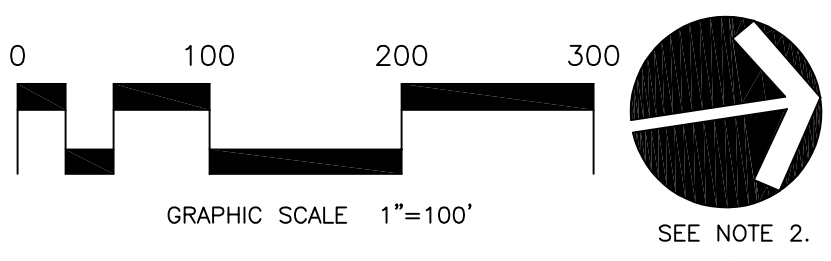
Blank area for recorder's information.

**DEED REFERENCE**  
BEING THE SAME PROPERTY CONVEYED TO DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP FROM CECELIA S. SANDS, TRUSTEE OF THE CECELIA S. SANDS TENNESSEE PERSONAL RESIDENCE TRUST - 1999 AND SUNTRUST BANK (SUCCESSOR BY MERGER TO SUNTRUST BANK, NASHVILLE, N.A.) TRUSTEE UNDER WILL OF RANDALL H. SANDS FAMILY TRUST, AS ESTABLISHED UNDER WILL OF RANDALL H. SANDS DATED AUGUST 25, 1983 BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 4079, PAGE 483, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, ALSO BEING THE SAME PROPERTY CONVEYED TO DUKE REALTY LIMITED PARTNERSHIP, AN INDIANA LIMITED PARTNERSHIP FROM CECELIA S. SANDS, TRUSTEE OF THE CECELIA S. SANDS TENNESSEE PERSONAL RESIDENCE TRUST - 1999 AND SUNTRUST BANK (SUCCESSOR BY MERGER TO SUNTRUST BANK, NASHVILLE, N.A.) TRUSTEE UNDER WILL OF RANDALL H. SANDS FAMILY TRUST, AS ESTABLISHED UNDER WILL OF RANDALL H. SANDS DATED AUGUST 25, 1983 BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 4079, PAGE 491, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

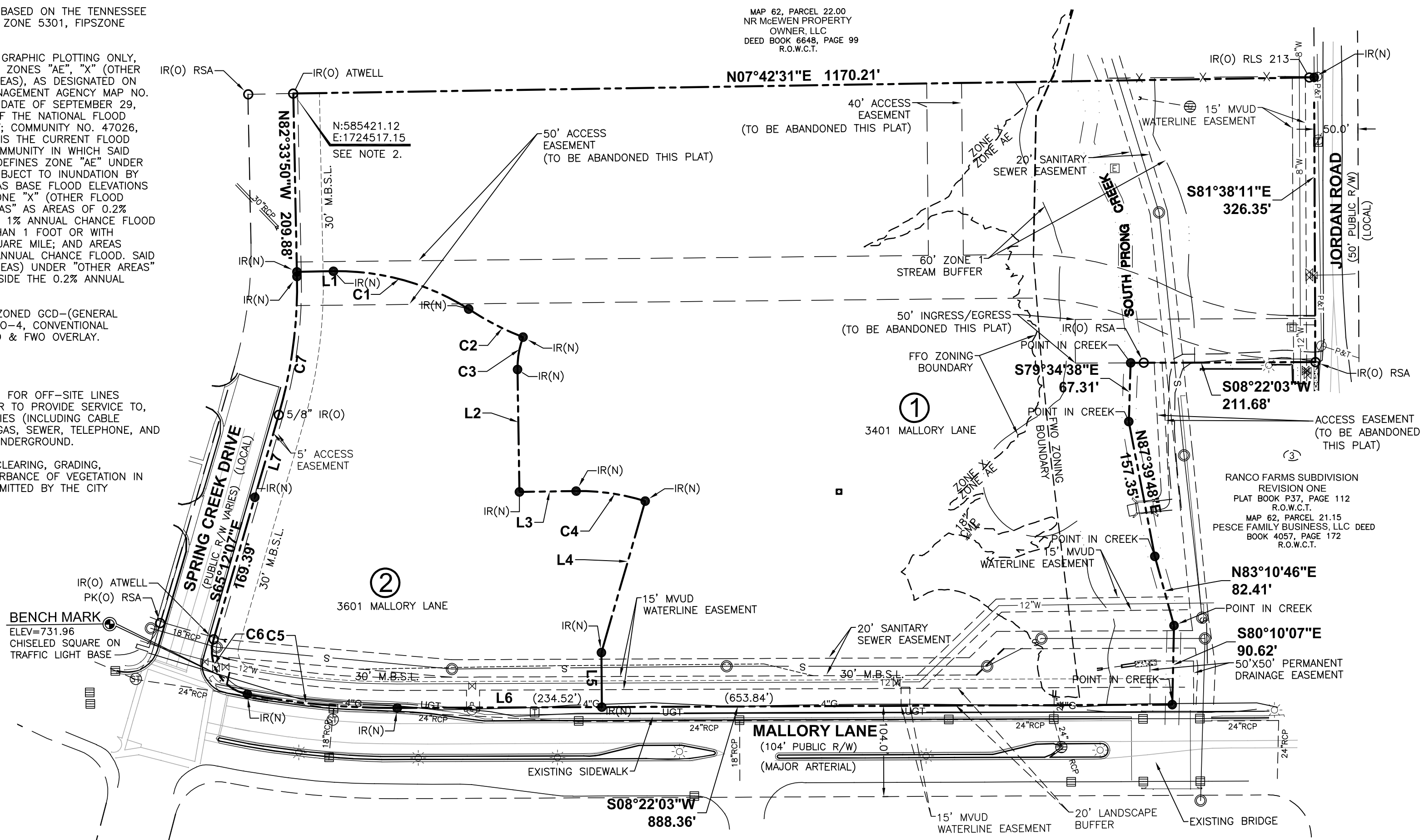
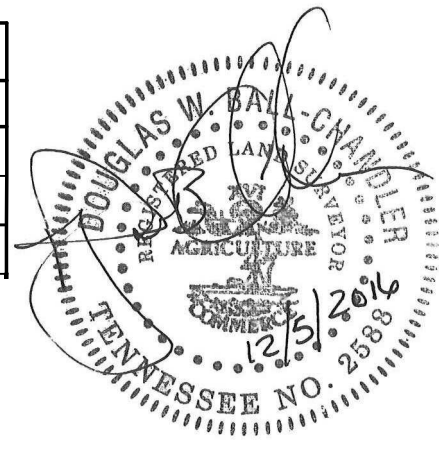
**PROPERTY MAP REFERENCE**  
BEING PARCEL NUMBER 21 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

**PLAT REFERENCE**  
BEING LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED "RANCO FARMS SUBDIVISION, REVISION 2 (REVISION OF LOT 2)" OF RECORD IN PLAT BOOK P37, PAGE 112, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	280.94'	162.72'	33°11'10"	83.71	160.46'	N24°19'53"E
C2	318.07'	70.31'	12°39'54"	35.30	70.16'	N35°54'32"E
C3	100.00'	37.85'	21°41'20"	19.16	37.63'	S71°28'20"E
C4	250.00'	80.44'	18°26'11"	40.57	80.10'	S16°54'05"W
C5	902.93'	172.74'	10°57'41"	86.63	172.48'	N13°50'53"E
C6	50.00'	83.31'	95°28'09"	55.02	74.00'	N67°03'48"E
C7	529.00'	160.30'	17°21'43"	80.77	159.69'	S73°52'58"E



LOT	SQUARE FT.	ACREAGE
1	607,500	13.95
2	171,410	3.94
TOTAL	778,910	17.89



MAP 62, PARCEL 22.00  
NR MCEWEN PROPERTY  
OWNER, LLC  
DEED BOOK 6648, PAGE 99  
R.O.W.C.T.

**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 4079, PAGE 491, 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 UNLESS 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., TENNESSEE.

**DUKE REALTY LIMITED PARTNERSHIP**  
AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**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 15TH DAY OF JULY 20, 2012. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.  
12/05/16  
SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
TN RLS NO. 2588

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**  
I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN MALLORY GREEN SUBDIVISION, PHASE ONE, LOTS 1, 2 & 3, 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.  
DIRECTOR WATER MANAGEMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRANKLIN, TENNESSEE

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN MALLORY GREEN SUBDIVISION, PHASE ONE, LOTS 1, 2 & 3, HAVE 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 THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.  
MALLORY VALLEY UTILITY DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**  
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN MALLORY GREEN SUBDIVISION, PHASE ONE, LOTS 1, 2 & 3, 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.  
SUPERINTENDENT STREETS \_\_\_\_\_ DATE \_\_\_\_\_  
FRANKLIN TN.

**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 \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.  
SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

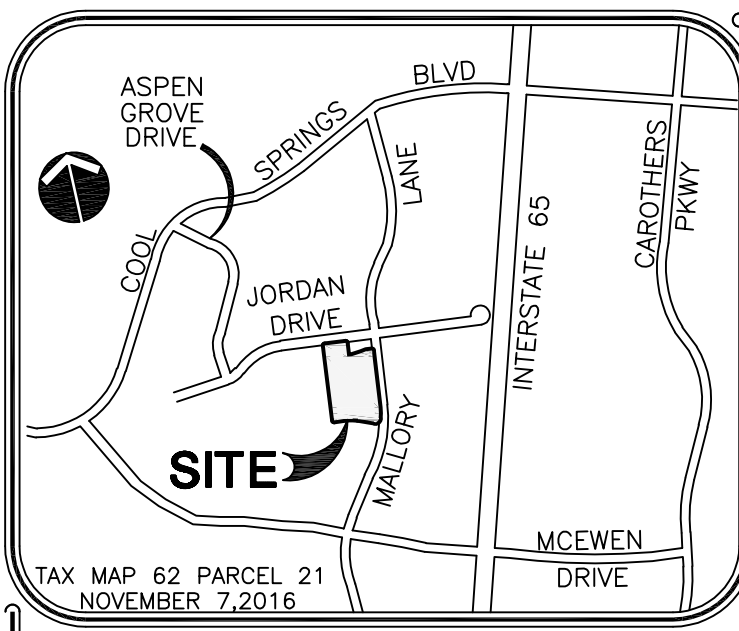
**FINAL PLAT**

**RESUBDIVISION OF LOT 2 OF RANCO FARMS SUBDIVISION REVISION 2 (REVISION OF LOT 2)**  
CITY OF FRANKLIN PROJECT No. 6299  
SPRING CREEK DRIVE & MALLORY LANE  
EIGHTH CIVIL DISTRICT  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
DATE: DECEMBER 5, 2016 JOB NO: 16065 WO: 0569

**RAGAN SMITH**  
315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206  
(615) 244-8591 WWW.RAGANSMITH.COM  
CONTACT: DOUGLAS BALL-CHANDLER  
EMAIL: dchandler@ragansmith.com

TOTAL AREA = 778,910 SQUARE FEET OR 17.89 ACRES ±

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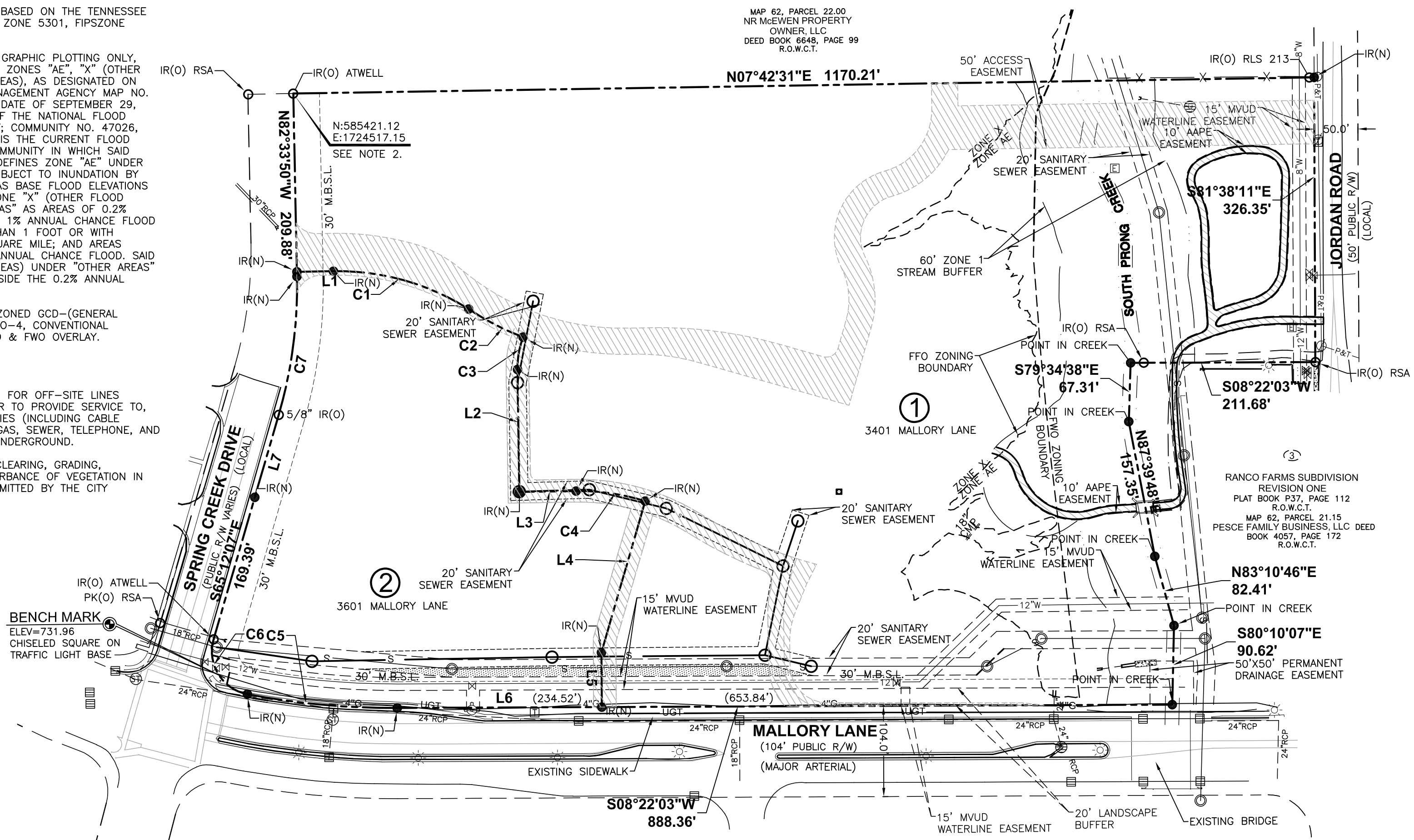


**LOCATION MAP**  
N.T.S.

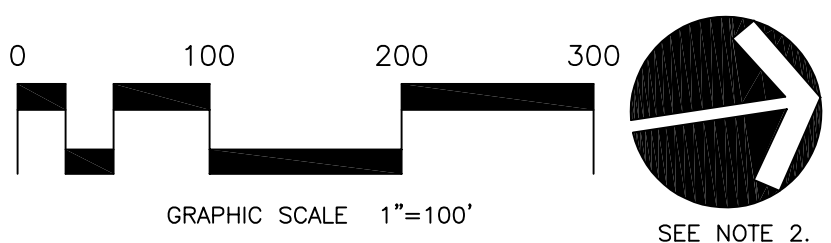
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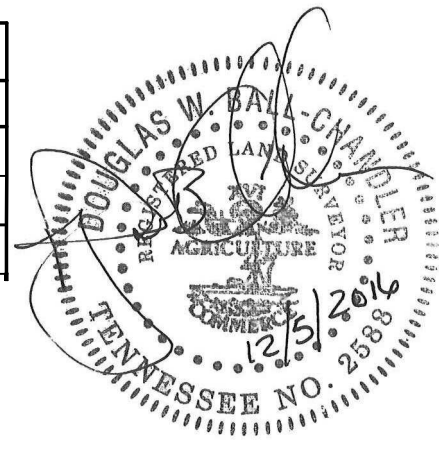
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**PROPERTY MAP REFERENCE**  
BEING PARCEL NUMBER 21 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

**PLAT REFERENCE**  
BEING LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED "RANCO FARMS SUBDIVISION, REVISION 2 (REVISION OF LOT 2)" OF RECORD IN PLAT BOOK P37, PAGE 112, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MAP 62, PARCEL 22.00  
NR MCEWEN PROPERTY  
OWNER, LLC  
DEED BOOK 6648, PAGE 99  
R.O.W.C.T.

**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 4079, PAGE 491, 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 UNLESS 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., TENNESSEE.

**DUKE REALTY LIMITED PARTNERSHIP**  
AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF SURVEY**  
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SURVEYOR \_\_\_\_\_ DATE 12/05/16  
TN RLS NO. 2588

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**  
I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN MALLORY GREEN SUBDIVISION, PHASE ONE, LOTS 1, 2 & 3, 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.  
DIRECTOR WATER MANAGEMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRANKLIN, TENNESSEE

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN MALLORY GREEN SUBDIVISION, PHASE ONE, LOTS 1, 2 & 3, HAVE 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 THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.  
SUPERINTENDENT STREETS \_\_\_\_\_ DATE \_\_\_\_\_  
FRANKLIN TN.

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**  
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SUPERINTENDENT STREETS \_\_\_\_\_ DATE \_\_\_\_\_  
FRANKLIN TN.

**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 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 \_\_\_\_\_, 20\_\_\_\_, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.  
SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL PLAT**

**RESUBDIVISION OF LOT 2 OF RANCO FARMS SUBDIVISION REVISION 2 (REVISION OF LOT 2)**

CITY OF FRANKLIN PROJECT No. 6299  
SPRING CREEK DRIVE & MALLORY LANE  
EIGHTH CIVIL DISTRICT  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
DATE: DECEMBER 5, 2016 JOB NO: 16065 WO: 0569

**RAGAN • SMITH**

315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206  
(615) 244-8591 WWW.RAGANSMITH.COM  
CONTACT: DOUGLAS BALL-CHANDLER  
EMAIL: dchandler@ragansmith.com

**LEGEND**

CM(O) CONCRETE MONUMENT (OLD)	TRANSFORMER PAD	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
IR(O) IRON ROD (OLD)	SIGN	-UGT-	UNDERGROUND TELEPHONE LINE
IR(N) IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	PARCEL NUMBER	-UGE-	UNDERGROUND ELECTRIC LINE
FIRE HYDRANT	UTILITY POLE	-P-	OVERHEAD ELECTRIC POWER LINE
WATER VALVE	UTILITY POLE W/ ANCHOR	-T-	OVERHEAD TELEPHONE LINE
CATCH BASIN	UTILITY POLE W/ LIGHT	-P/T-	OVERHEAD POWER AND TELEPHONE LINES
STORM MANHOLE	GAS VALVE	-SA-	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	TELEPHONE RISER	-G-	GAS LINE
PUBLIC UTILITY AND DRAINAGE EASEMENT	CABLE TV BOX	-W-	WATER LINE
SEWER EASEMENT TO BE ABANDONED	FENCE		
	ELECTRIC BOX		
	SEWER MANHOLE PROPOSED		
	FIRE HYDRANT PROPOSED		
	ACCESS EASEMENT		

**NOTES:**  
MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.  
SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA.  
ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.  
NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

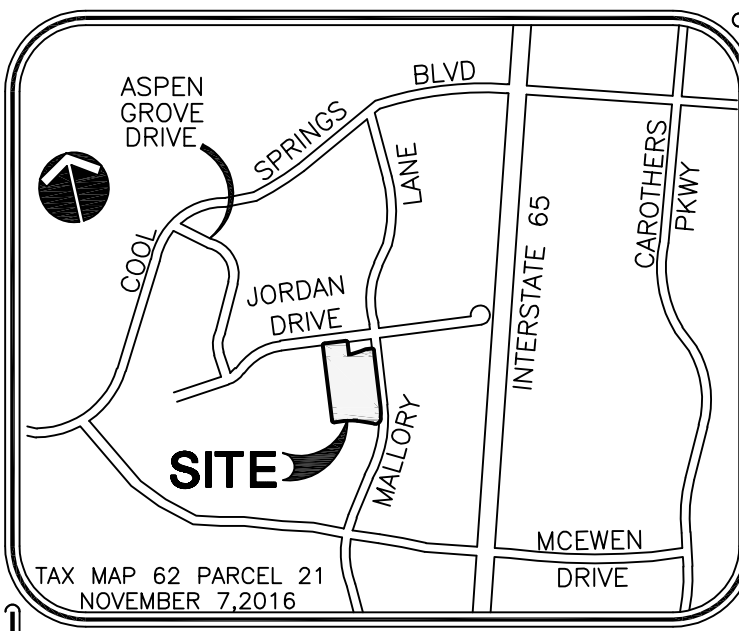
THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

**OWNER**  
DUKE REALTY, LP  
782 MELROSE AVENUE  
NASHVILLE, TENNESSEE 37211  
CONTACT: TRENT SKILLMAN  
PHONE: 615-884-2318  
TRENT.SKILLMAN@DUKEREALTY.COM

**RECORDER'S INFORMATION**

**TOTAL AREA = 778,910 SQUARE FEET OR 17.89 ACRES ±**

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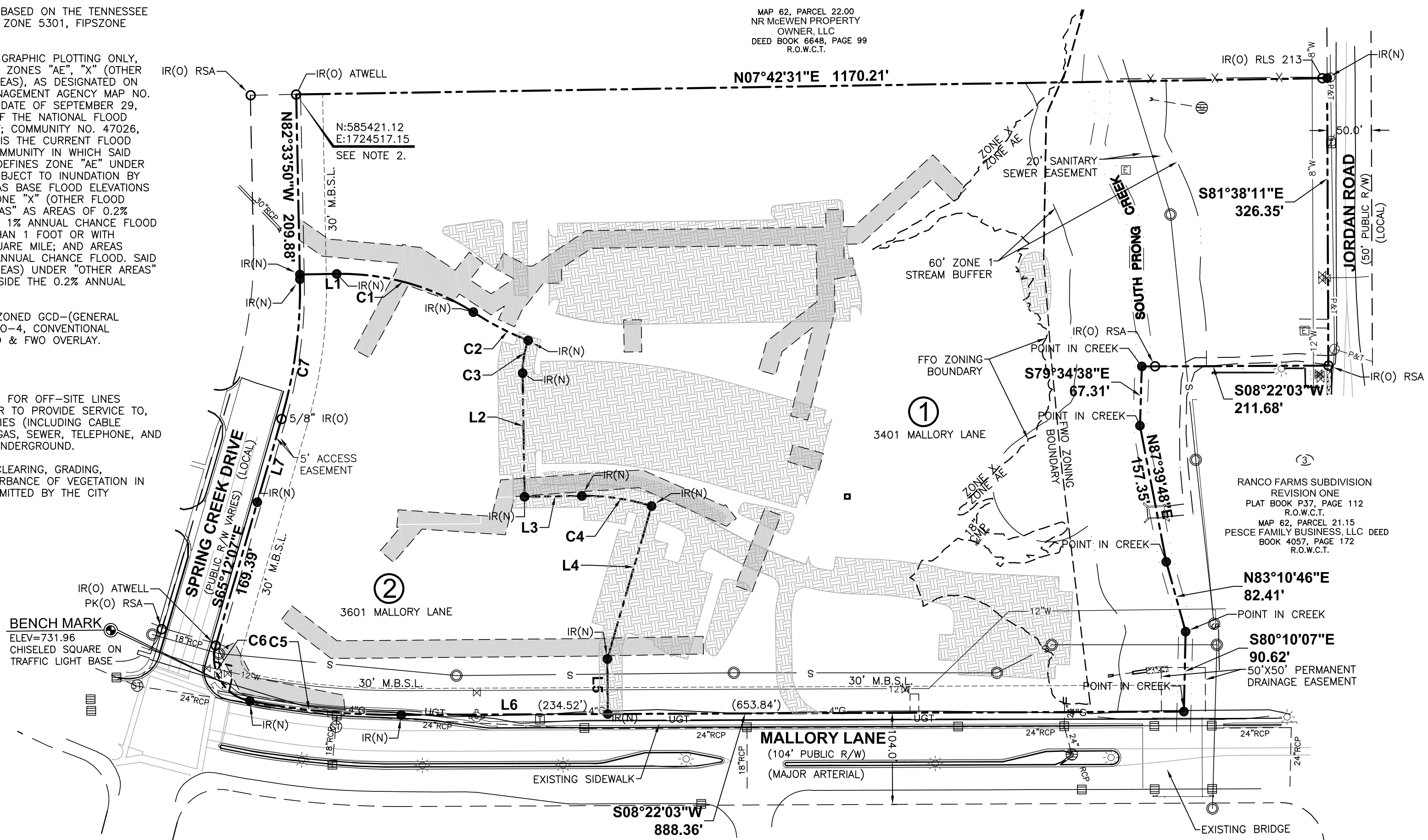


**LOCATION MAP**  
N.T.S.

**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47026, PANEL NO. 204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT) WITH A MECO-4, CONVENTIONAL DEVELOPMENT OVERLAY, AND A FFO & FWO OVERLAY. FRONT: 30' SIDE: 15' REAR: 25'
5. 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.
6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

LINE	BEARING	DISTANCE
L1	S07°40'59"W	41.92'
L2	N82°19'01"E	140.39'
L3	S07°40'59"W	64.94'
L4	N65°14'03"W	180.75'
L5	N81°54'15"W	62.49'
L6	N08°22'03"E	234.52'
L7	S65°12'07"E	98.67'



**LEGEND**

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- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
- "RAGAN SMITH & ASSOCIATES"
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- LIGHT STANDARD
- P.U.D.E. GREEN INFRASTRUCTURE EASEMENT
- TRANSFORMER PAD
- SIGN
- PARCEL NUMBER
- UTILITY POLE
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- GAS VALVE
- TELEPHONE RISER
- CABLE TV BOX
- FENCE
- ELECTRIC BOX
- SEWER MANHOLE PROPOSED
- FIRE HYDRANT PROPOSED
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
- UGT- UNDERGROUND TELEPHONE LINE
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- G- GAS LINE
- W- WATER LINE
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**OWNER**

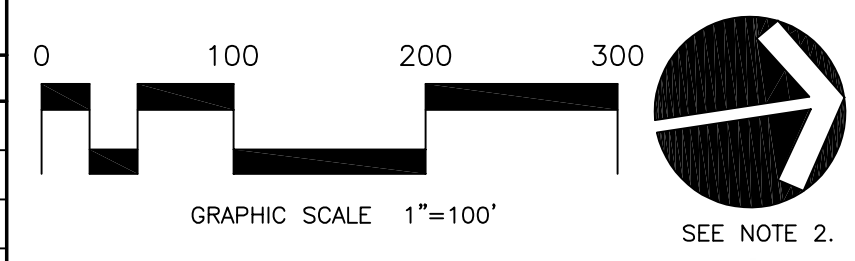
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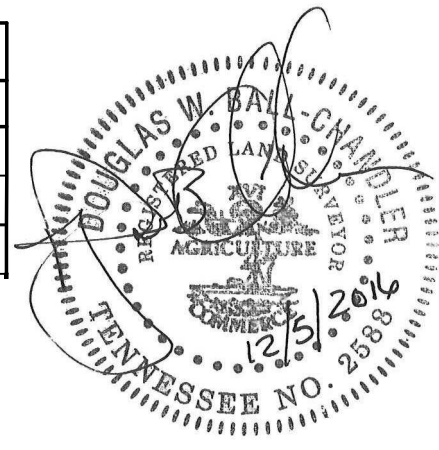
Blank area for recorder's information.

**TOTAL AREA = 778,910 SQUARE FEET OR 17.89 ACRES ±**

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	280.94'	162.72'	33°11'10"	83.71	160.46'	N24°19'53"E
C2	318.07'	70.31'	12°39'54"	35.30	70.16'	N35°54'32"E
C3	100.00'	37.85'	21°41'20"	19.16	37.63'	S71°28'20"E
C4	250.00'	80.44'	18°26'11"	40.57	80.10'	S16°54'05"W
C5	902.93'	172.74'	10°57'41"	86.63	172.48'	N13°50'53"E
C6	50.00'	83.31'	95°28'09"	55.02	74.00'	N67°03'48"E
C7	529.00'	160.30'	17°21'43"	80.77	159.69'	S73°52'58"E



AREA TABLE		
LOT	SQUARE FT.	ACREAGE
1	607,500	13.95
2	171,410	3.94
TOTAL	778,910	17.89



**CERTIFICATE OF OWNERSHIP**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 4079, PAGE 491, 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 UNLESS 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., TENNESSEE.

**DUKE REALTY LIMITED PARTNERSHIP**

AUTHORIZED REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

**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 15TH DAY OF JULY 20, 2012. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

12/05/16  
SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
TN RLS NO. 2588

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**  
I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN MALLORY GREEN SUBDIVISION, PHASE ONE, LOTS 1, 2 & 3, 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.

DIRECTOR WATER MANAGEMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRANKLIN, TENNESSEE

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN MALLORY GREEN SUBDIVISION, PHASE ONE, LOTS 1, 2 & 3, HAVE 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 THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

MALLORY VALLEY UTILITY DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**  
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN MALLORY GREEN SUBDIVISION, PHASE ONE, LOTS 1, 2 & 3, 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.

SUPERINTENDENT STREETS \_\_\_\_\_ DATE \_\_\_\_\_  
FRANKLIN TN.

**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 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 \_\_\_\_\_, 20\_\_\_\_, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL PLAT**

**RESUBDIVISION OF LOT 2 OF RANCO FARMS SUBDIVISION REVISION 2 (REVISION OF LOT 2)**

CITY OF FRANKLIN PROJECT No. 6299  
SPRING CREEK DRIVE & MALLORY LANE  
EIGHTH CIVIL DISTRICT  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
DATE: DECEMBER 5, 2016 JOB NO: 16065 WO: 0569

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