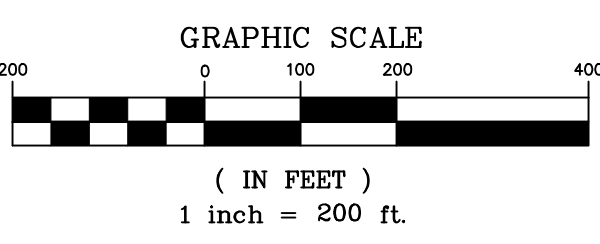


VICINITY MAP
NOT TO SCALE

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO CREATE 30 NEW RESIDENTIAL LOTS, 4 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 37.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
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 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47167C0360F DATED: 9-29-06.
 - 5" DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - 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.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
 - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - 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.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
 - 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.

LEGEND

- PROPOSED FIRE-HYDRANT
- PROPOSED LIGHT-POLE
- CURB INLET
- PROPOSED MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
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- PROPOSED SEWER LINE
- PROPOSED 18" STORM LINE
- SANITARY SEWER EASEMENT
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- SEE NOTES 12 & 17
- PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
- SEE NOTES 12 & 17
- MANHOLE DEPTH TAKEN FROM PLANS D=11.2'



ADSSZONE 5301, FIPSSZONE 4100
S.P.C.S. NAD 83

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1202	16,802.99	0.386	1212	14,295.05	0.328	1224	15,404.24	0.354	1276	15,016.74	0.345	1277	13,779.36	0.316
1203	15,052.82	0.346	1213	14,757.79	0.339	1252	13,646.18	0.313	1278	13,779.36	0.316	1279	13,779.36	0.316
1204	17,936.25	0.412	1214	14,205.13	0.326	1256	13,770.00	0.316	1280	10,488.84	0.241	1281	10,488.84	0.241
1205	14,399.51	0.331	1215	14,906.04	0.342	1257	13,770.00	0.316	1282	96,874.39	2.224	1283	96,874.39	2.224
1206	13,955.18	0.320	1216	15,077.67	0.346	1258	13,773.32	0.316	1284	32,334.56	0.742	1285	32,334.56	0.742
1207	13,879.25	0.319	1217	14,858.25	0.341	1259	13,791.26	0.317	1286	93,073.61	2.137	1287	93,073.61	2.137
1208	14,461.34	0.332	1218	16,911.19	0.388	1260	16,212.72	0.372	1288	232,771.40	5.344	1289	232,771.40	5.344
1209	15,382.78	0.353	1219	16,419.50	0.377	1274	13,260.00	0.304	1290	107,458.87	2.467	1291	107,458.87	2.467
1210	15,395.82	0.353	1220	13,404.52	0.308	1275	14,173.66	0.325	TOTAL	784,928.86	18.019			
1211	16,000.05	0.367												

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, redivided, 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., Tennessee.

By: _____ Date: _____
DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC - OWNER OF PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.

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, Tennessee Date _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 37, Subdivision 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 City of Franklin, Tennessee (Where applicable) Date _____

(3) a performance bond in the amount of \$_____ for the on-site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Utility District Date _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

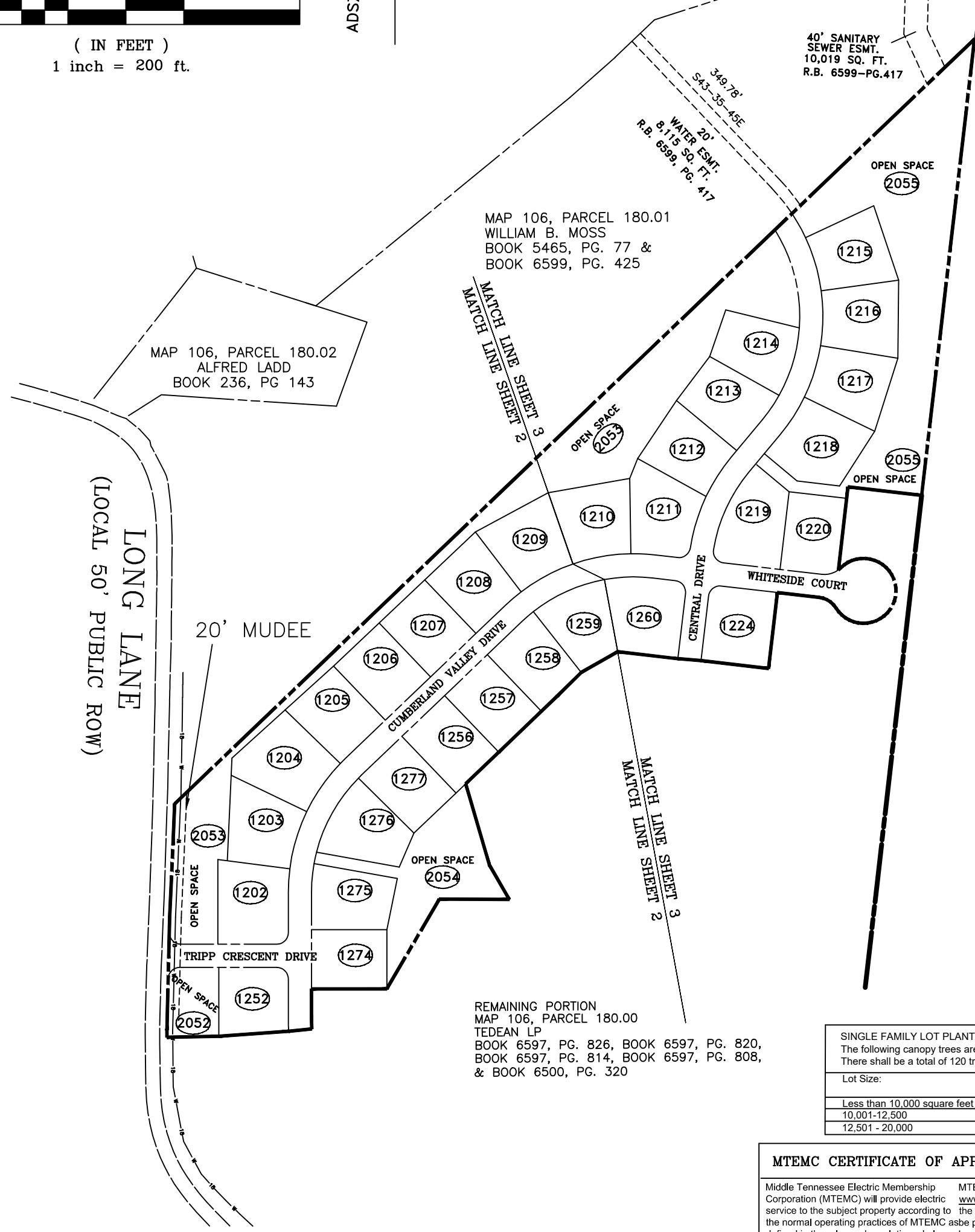
I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 37 have been installed in accordance with City specifications, or
amount of \$_____ for streets, \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee Date _____

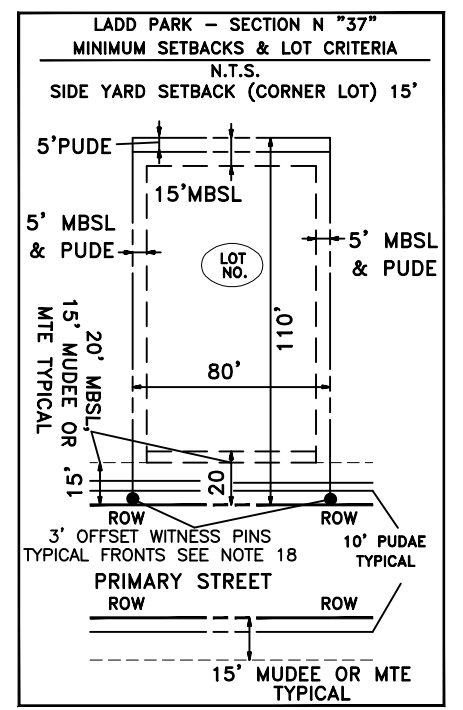
CERTIFICATE OF APPROVAL FOR RECORDING

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 plan has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission Date _____



TYPICAL LOT DETAIL
FROM DEVELOPMENT PLAN



SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 120 trees required in Section 37.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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, approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements defined in the rules and regulations, bylaws, 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 Date: _____ Membership Corporation

COF PROJECT # (6581)
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 37
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.019 TOTAL LOTS: 34
ACRES NEW STREETS: 2.467 FEET NEW STREETS: 2,500'±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=200' SHEET 1 OF 3 DATE: 11-6-17

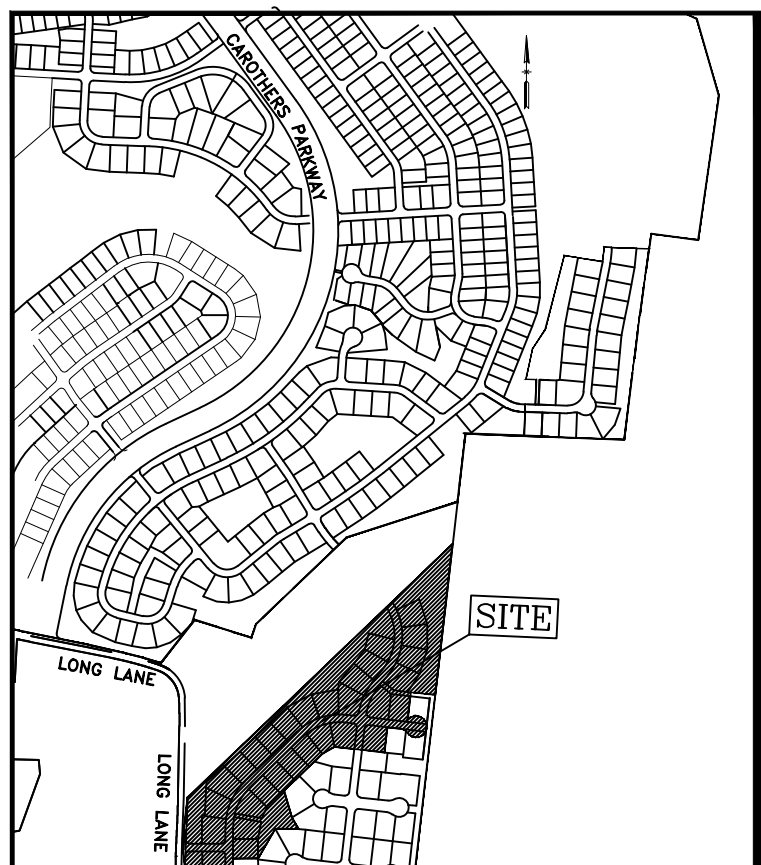
PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

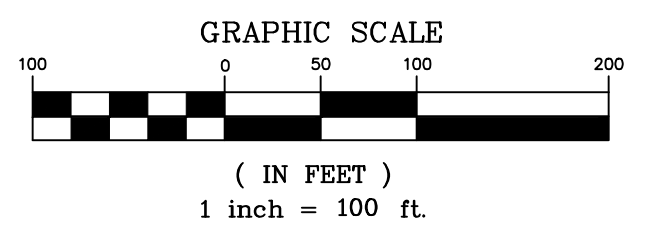


VICINITY MAP
NOT TO SCALE

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LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- CURB INLET
- PROPOSED MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT
- STREET ADDRESS
- PROPERTY/R.O.W. LINE
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- PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
- SEE NOTES 12 & 17
- MANHOLE DEPTH TAKEN FROM PLANS D=11.2'



ADSZONE 5301, FIPZONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re-subdivided, 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., Tennessee.

By: _____ Date: _____

DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC- OWNER OF MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

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, Tennessee Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 37, Subdivision have been installed in accordance with City specifications, or
- 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.

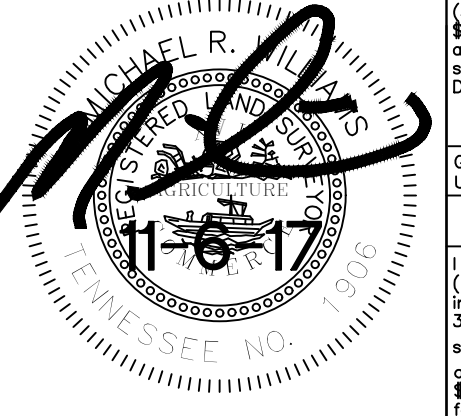
Director, Water Management Date

Department _____
City of Franklin, Tennessee
(Where applicable)

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Date

Utility District _____

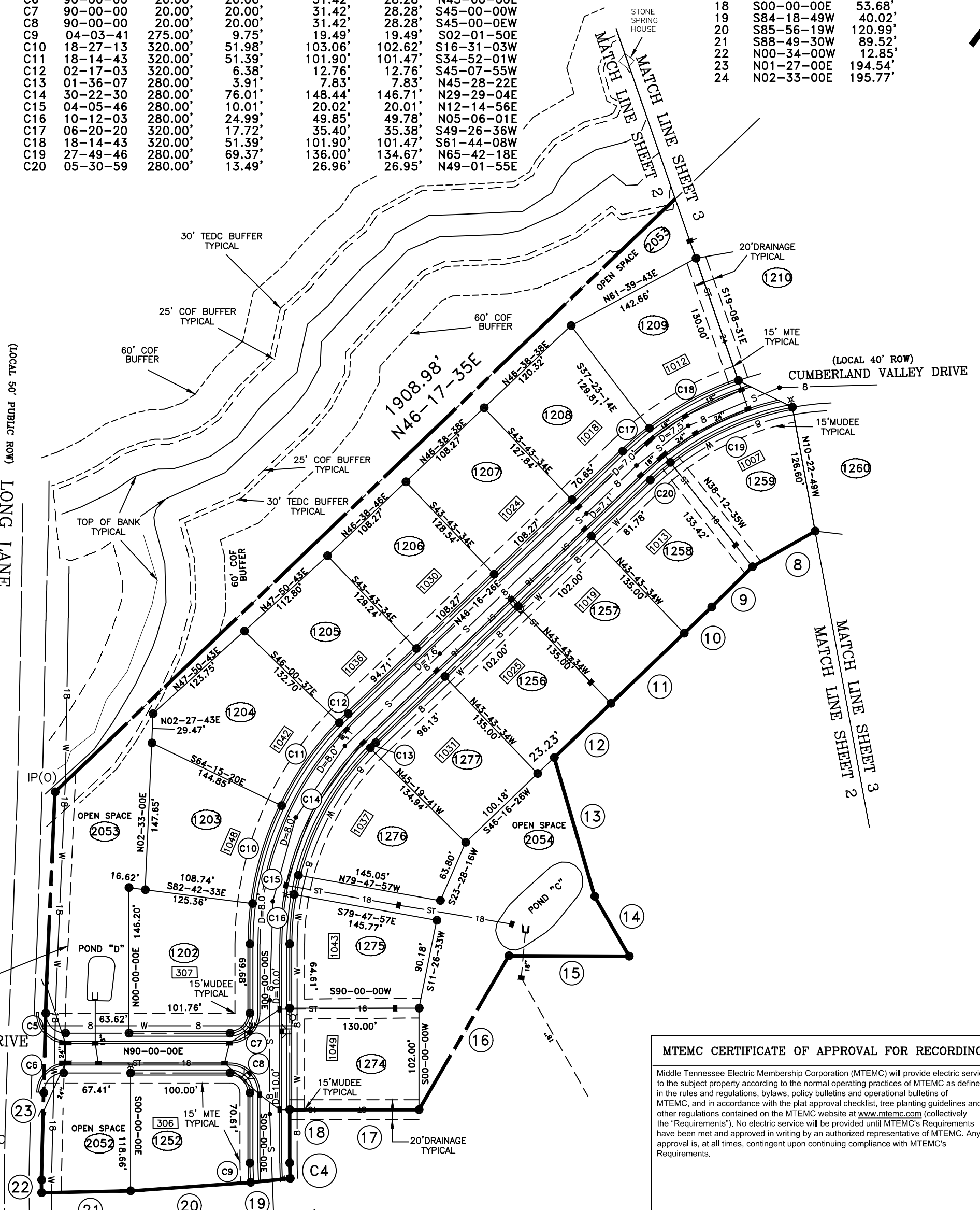


LINE TABLE

NO.	BEARING	DIST.
8	S60-27-43W	72.44'
9	S45-22-35W	57.69'
10	S46-16-26W	38.19'
11	S46-16-26W	102.00'
12	S46-16-26W	78.77'
13	S16-14-16E	145.37'
14	S29-58-34E	69.40'
15	N89-44-59W	120.95'
16	S30-17-33W	179.21'
17	S90-00-00W	130.00'
18	S00-00-00E	53.68'
19	S84-18-49W	40.02'
20	S85-56-18W	120.99'
21	S88-49-50W	89.52'
22	N00-34-00W	12.85'
23	N01-27-00E	194.54'
24	N02-33-00E	195.77'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C4	03-47-04	235.00'	7.76'	15.52'	15.52'	S01-53-32E
C5	90-00-00	20.00'	20.00'	31.42'	28.28'	N45-00-00W
C6	90-00-00	20.00'	20.00'	31.42'	28.28'	N45-00-00E
C7	90-00-00	20.00'	20.00'	31.42'	28.28'	S45-00-00W
C8	90-00-00	20.00'	20.00'	31.42'	28.28'	S45-00-00E
C9	04-03-41	275.00'	9.75'	19.49'	19.49'	S02-01-50E
C10	18-27-13	320.00'	51.98'	103.06'	102.62'	S16-31-03W
C11	18-14-43	320.00'	51.39'	101.90'	101.47'	S34-52-01W
C12	02-17-03	320.00'	6.38'	12.76'	12.76'	S45-07-55W
C13	01-36-07	280.00'	3.91'	7.83'	7.83'	N45-28-22E
C14	30-22-30	280.00'	76.01'	148.44'	146.71'	N29-29-04E
C15	04-05-46	280.00'	10.01'	20.02'	20.01'	N12-14-56E
C16	10-12-03	280.00'	24.99'	49.85'	49.78'	N05-06-01E
C17	06-20-20	320.00'	17.72'	35.40'	35.38'	S49-26-36W
C18	18-14-43	320.00'	51.39'	101.90'	101.47'	S61-44-08W
C19	27-49-46	280.00'	69.37'	136.00'	134.67'	N65-42-18E
C20	05-30-59	280.00'	13.49'	26.96'	26.95'	N49-01-55E



PREPARED BY:

HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT
1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
BOOK 6597, PG. 780

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

COF PROJECT # (6581)

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT

SECTION 37

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.019 TOTAL LOTS: 34

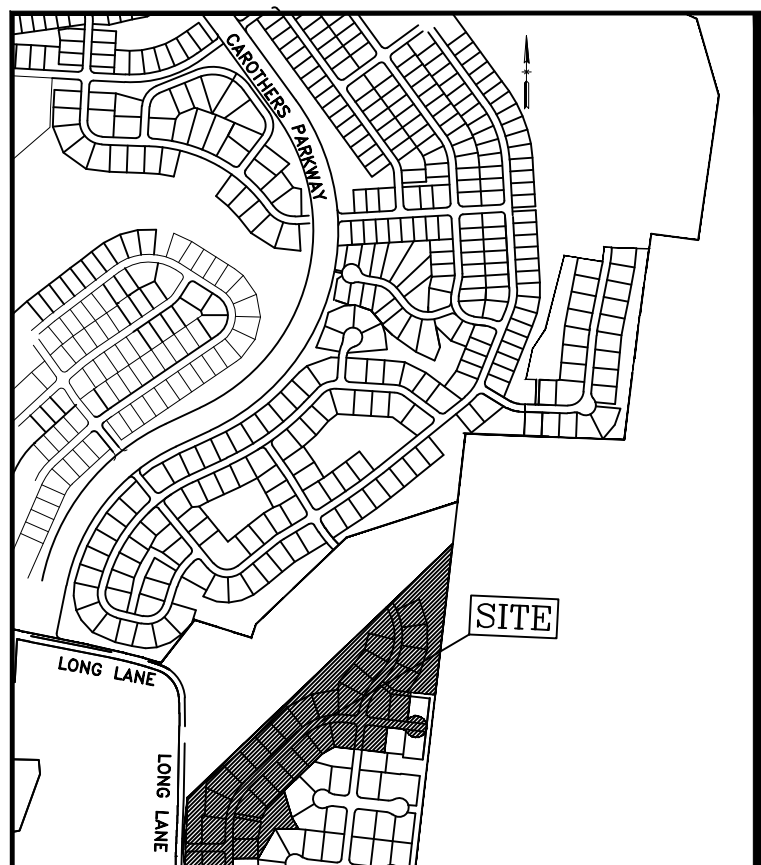
ACRES NEW STREETS: 2.467 FEET NEW STREETS: 2,500'±

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=100' SHEET 2 OF 3 DATE: 11-6-17

HFR PROJECT NO. 2016177

G:\2016177\Survey\plat\LADD SEC 37 SH-1 PLAT.dwg, 11/30/2017 11:15:51 AM, D:\regan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100

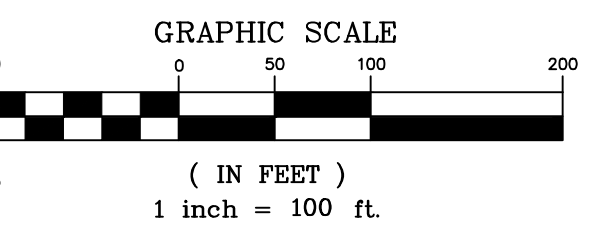


VICINITY MAP
NOT TO SCALE

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 30 NEW RESIDENTIAL LOTS, 4 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 37.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0360F DATED: 9-29-06.
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - 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.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
 - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS, NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - 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.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
 - 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.

LEGEND

PROPOSED FIRE HYDRANT	○	HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 37
PROPOSED LIGHT POLE	□	P.B. P65, PG 51
CURB INLET	■	
PROPOSED MANHOLE	●	
5/8" IRON PIN SET THIS PLAT	○	
UTILITY STUB OUT	○	
STREET ADDRESS	1008	
PROPERTY/R.O.W. LINE	---	
PUBLIC UTILITY & DRAINAGE EASEMENT	---	PUDE
PROPOSED 8" WATER LINE	---	8" W
PROPOSED 8" SEWER LINE	---	8" S
PROPOSED 18" STORM LINE	---	18" ST
SANITARY SEWER EASEMENT	---	20" SSE
MILCROFTON EASEMENT	---	15" MUDEE
SEE NOTES 12 & 17		
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	---	10" PUDAE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	---	15" MTE
SEE NOTES 12 & 17		
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'	



ADSSZONE 5301, FIPSSZONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re-subdivided, 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., Tennessee.

By: _____ Date: _____

DAVID E. PITTA, DIRECTOR OF LAND ACQUISITION AND DEVELOPMENT THE JONES COMPANY OF TENNESSEE, LLC - OWNER OF MAP 106, PORTION OF PARCEL 180.00 BOOK 6999, PG. 523

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, Tennessee 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 _____ day of _____ 20____

Michael R. Williams TN RLS # 1906
HFR Design, Inc.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 37, Subdivision have been installed in accordance with City specifications, or
- 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 Date _____
Department _____
City of Franklin, Tennessee
(Where applicable)

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Date _____
Utility District _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:

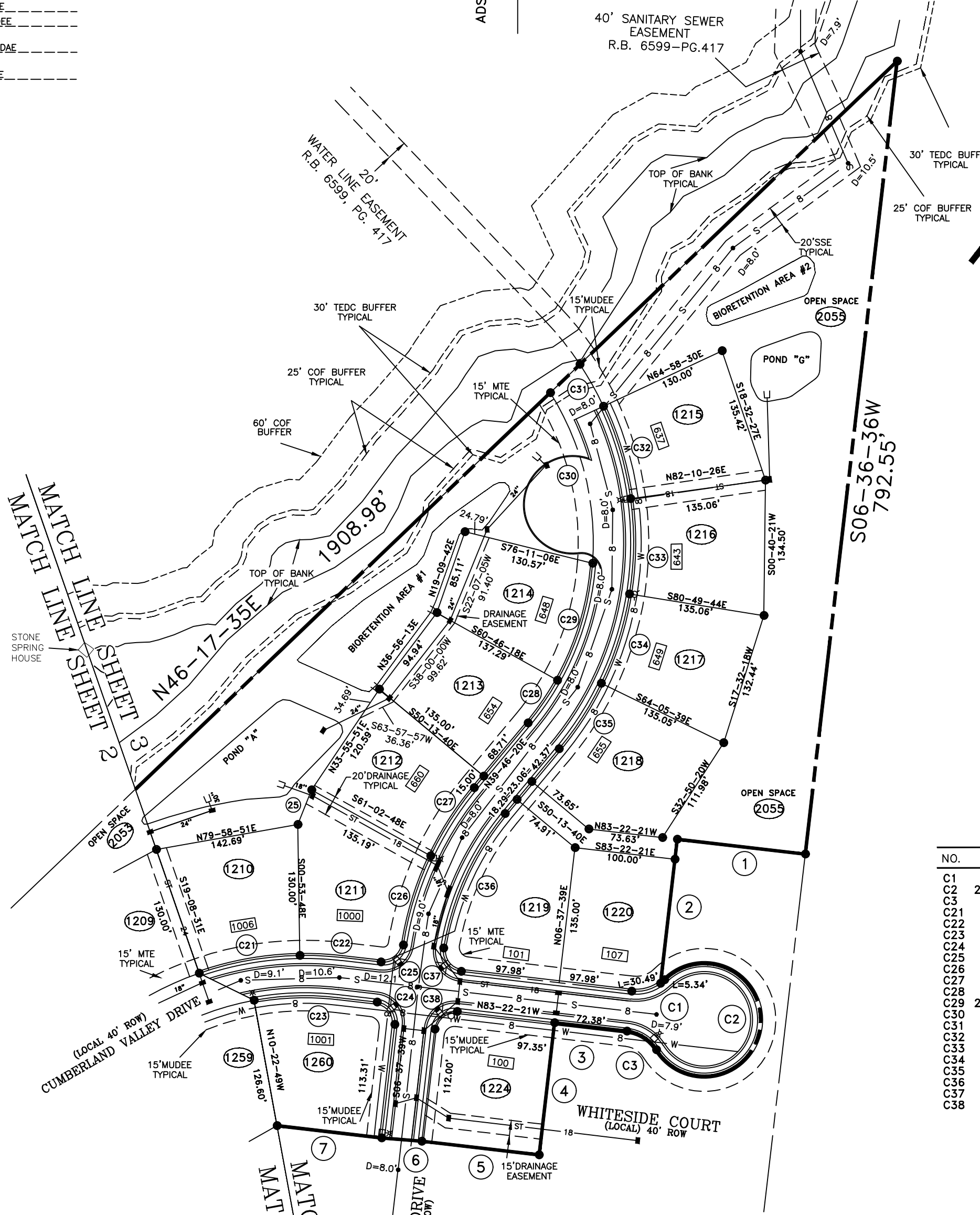
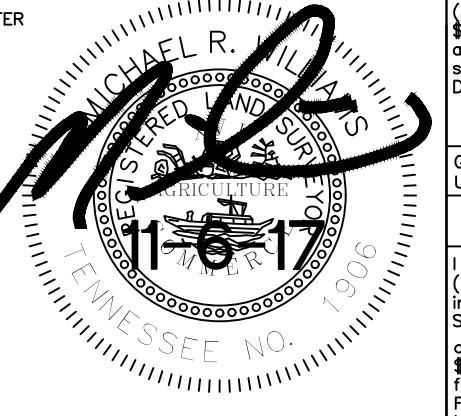
- the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 37 accordance with City specifications, or amount of \$_____ for streets, \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department Date _____
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL 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 _____



LINE TABLE

NO.	BEARING	DIST.
1	N83-23-24W	127.89'
2	S06-37-39W	143.93'
3	N83-22-21W	72.38'
4	S06-37-39W	132.00'
5	N83-22-21W	117.35'
6	N85-14-36W	40.02'
7	N83-22-21W	104.53'
25	N21-40-40E	36.87'

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	07-39-02	40.00'	2.67'	5.34'	5.34'	N49-08-06E
C2	282-38-08	56.00'	N/A	276.24'	70.00'	S06-37-39W
C3	51-19-04	40.00'	19.22'	35.83'	34.64'	N57-42-49W
C21	18-14-43	320.00'	51.39'	101.90'	101.47'	N79-58-51E
C22	07-31-27	320.00'	21.04'	42.02'	41.99'	N87-08-04W
C23	17-00-28	280.00'	41.87'	83.12'	82.81'	N88-07-25E
C24	90-00-00	20.00'	20.00'	31.42'	28.28'	S38-22-21E
C25	87-54-09	20.00'	19.28'	30.68'	27.76'	S52-40-35W
C26	16-38-42	320.00'	46.81'	92.96'	92.64'	S17-02-51W
C27	14-24-08	320.00'	40.43'	80.44'	80.23'	S32-34-16W
C28	10-32-38	280.00'	25.84'	51.45'	51.45'	S34-30-01W
C29	25-02-010	280.00'	62.17'	122.35'	121.38'	S16-42-38W
C30	36-17-25	280.00'	91.76'	177.35'	174.40'	S13-57-10W
C31	08-32-25	320.00'	23.89'	47.70'	47.65'	N29-17-43W
C32	17-11-57	320.00'	48.39'	96.06'	95.70'	N16-25-32W
C33	16-59-49	320.00'	47.82'	94.93'	94.58'	N00-40-21E
C34	16-44-05	320.00'	47.07'	93.46'	93.13'	N17-32-18E
C35	13-51-59	320.00'	38.91'	77.44'	77.26'	N52-50-20E
C36	30-24-05	280.00'	76.08'	148.57'	146.83'	N24-34-18E
C37	92-44-36	20.00'	20.98'	32.37'	28.95'	N37-00-03W
C38	90-00-00	20.00'	20.00'	31.42'	28.28'	N51-37-39E

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Middle Tennessee Electric Membership Corporation Date _____

COF PROJECT # (6581)
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT
SECTION 37
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 18.019 TOTAL LOTS: 34
ACRES NEW STREETS: 2.467 FEET NEW STREETS: 2,500'±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' SHEET 3 OF 3 DATE: 11-6-17

PREPARED BY:

HFR DESIGN

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