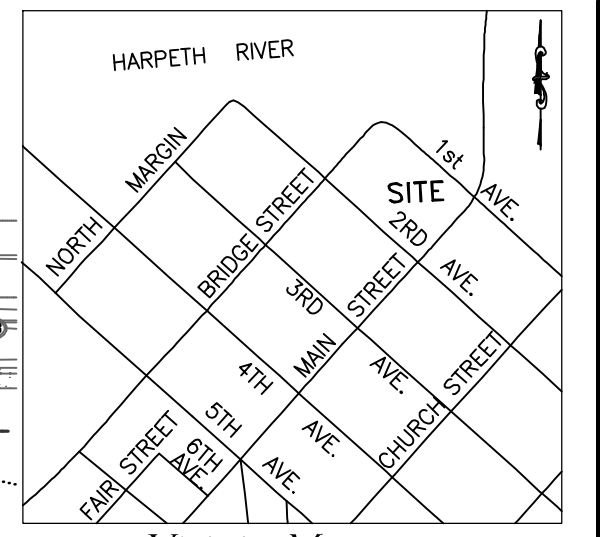
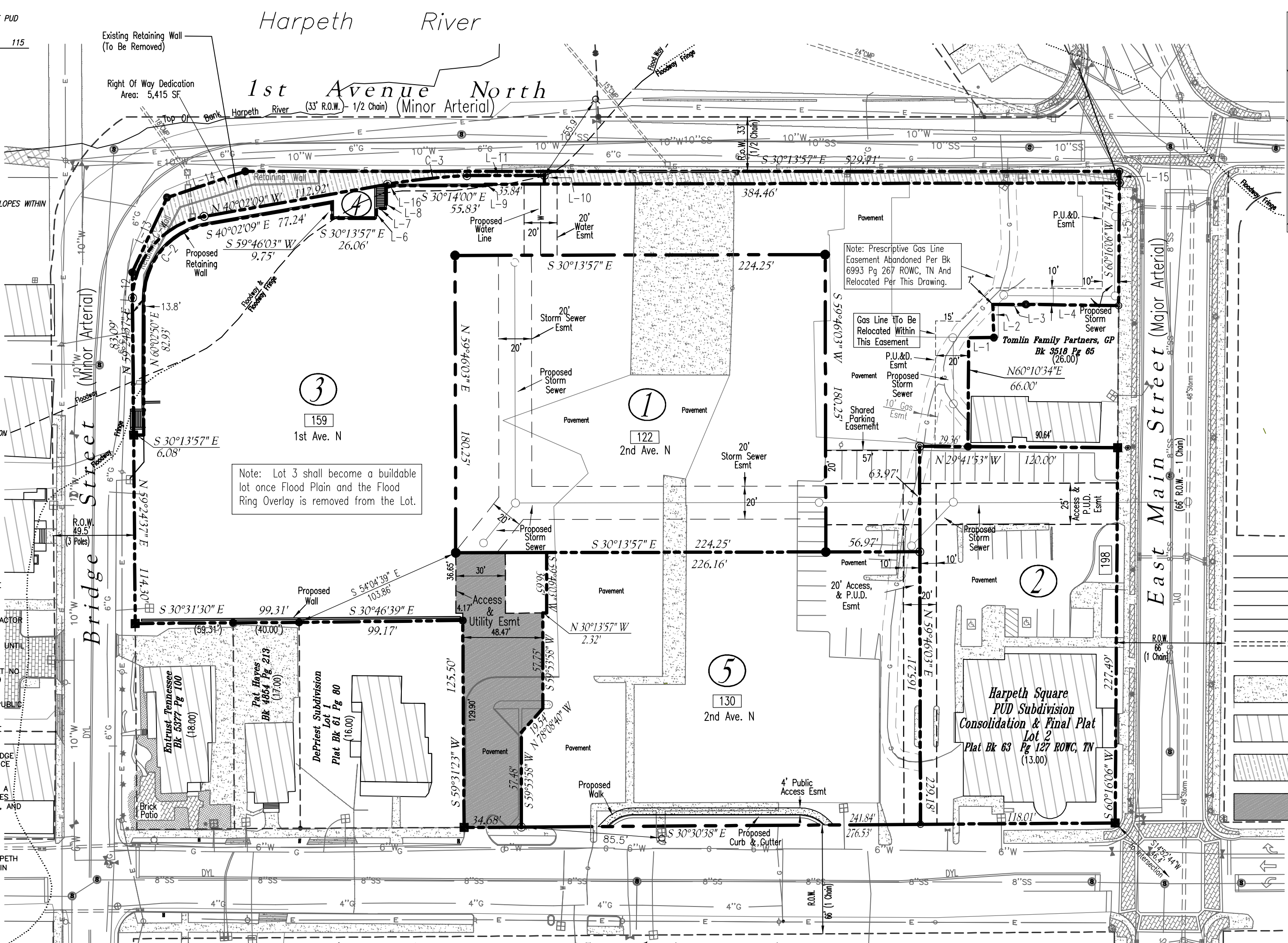


GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FOR THE HARPETH SQUARE PUD SUBDIVISION - REVISION 1 AND TO DEDICATE R.O.W. AND EASEMENTS.
 - 2) EXISTING ZONING: SPECIFIC DEVELOPMENT: VARIETY SD-X 33.4 35,000 115
 3. MINIMUM REQUIRED SETBACK LINES:
 YARD FRONTING ANY STREET: 0 FEET
 SIDE YARD: 0 FEET*
 REAR YARD: 0 FEET
- Character Overlay: Central Franklin
 Special Area Classification: CFC01
 Applicable Development Standard: Traditional
 Applicable Overlay: Historic Preservation (HPO)
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 15 ON WILLIAMSON COUNTY TAX MAP NO. 78C, GROUP D.
 5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
 6. OWNER/SUBDIVIDER: Harpeth Associates, LLC
 198 East Main Street
 FRANKLIN, TENNESSEE 37064
 CONTACT: Steve Bacon
 TELEPHONE: (615) 490-4680
 EMAIL: stevebacon@outlook.com
 7. SURVEYOR: DIVIDING LINE SURVEY SERVICES
 ADDRESS: 403 S. MULBERRY STREET
 DICKSON, TENNESSEE 37055
 CONTACT: J.R. FAULK
 TELEPHONE: (615) 838-6052
 EMAIL: jrfaulk@dividingline.biz
 8. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 811.
 9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
 10. A PORTION OF THIS PROPERTY LIES IN FLOOD ZONES "AE" & "X" AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0211 G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22, 2016. FLOOD LINE SHOWN IS PROVIDED BY THE CITY OF FRANKLIN GIS DEPARTMENT.
 11. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
 12. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
 13. COORDINATE SYSTEM U.S. STATE PLANE, ZONE 5301, FIPS ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".
 14. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
 15. THE OWNER/SUBDIVIDER, HARPETH SQUARE ASSOCIATES LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
 16. NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.
 17. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
 18. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
 19. 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.
 20. MIDDLE TENNESSEE ELECTRICAL MEMBERSHIP COOPERATIVE (MTEMC) HAS DISCRETION CONCERNING THE LOCATION OF ITS UTILITY POLES.
 21. THIS PLAT Voids VACATES AND SUPERSEDES LOTS 1 & 2 OF "THE HARPETH SQUARE PUD SUBDIVISION - CONSOLIDATION AND FINAL PLAT" AS EVIDENCED IN PLAT BK 63 PG 127 ROWC, TN.



Vicinity Map
Scale: 1"=1000'

- Legend**
- Concrete Monument
 - Old Iron Rod
 - New Iron Rod
 - Utility Pole
 - Storm Manhole
 - Sewer Manhole
 - SCI-Single Curb Inlet
 - DCI-Double Curb Inlet
 - Street Lamp
 - Street Number
 - Signal Post
 - Water Valve
 - Water Meter
 - Fire Hydrant
 - Handicap Parking
 - Gas Valve
 - Underground Gas Line
 - 8" Sanitary Sewer
 - 10" Sanitary Sewer
 - 4" Water Line
 - 6" Water Line
 - 10" Water Line
 - Storm Sewer
 - Overhead Utility Lines
 - Concrete
 - Existing Building
 - Right of Way Dedication
 - Easement
 - Hatch

Total Area: 4.66 Acres +/-
202,932 SF

Harpeth Associates, LLC
Partners & Shareholders

J.R. Heller III
Jaymar Development, LLC
B&J II, LLC
R4A Properties, LLC

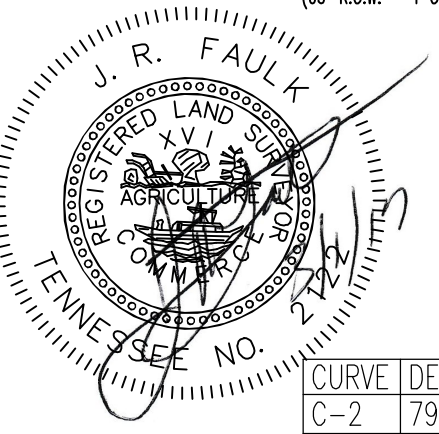
CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:
 (1) The water systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or
 (2) A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin Utilities _____ Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.
 _____ Date _____



LOT TABLE

Lot	Acres	SF
Lot 1	0.93	40,421
Lot 2	0.62	27,171
Lot 3	2.04	88,966
Lot 4	0.05	2,324
Lot 5	0.89	38,653
R.O.W. Dedication	0.12	5,397

LINE	BEARING	DISTANCE
L-1	S 30°24'06" E	15.31'
L-2	N 57°58'10" E	20.00'
L-3	N 30°25'15" W	20.00'
L-4	N 29°21'40" W	56.24'
L-5	S 60°16'06" W	81.35'

LINE	BEARING	DISTANCE
L-6	N 59°46'03" E	6.02'
L-7	S 30°13'57" E	6.00'
L-8	N 59°46'03" E	13.01'
L-9	N 59°46'03" E	0.85'
L-10	N 59°46'03" E	5.27'
L-11	N 30°15'26" W	46.91'
L-12	N 59°24'37" E	15.50'
L-13	N 84°47'31" E	50.00'
L-14	N 48°33'34" W	49.99'
L-15	S 60°16'06" W	6.96'
L-16	S 39°58'01" E	4.16'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C-2	79°55'00"	43.50'	60.67'	36.45'	55.87'	S 79°59'39" E
C-3	7°20'03"	377.50'	48.32'	24.19'	48.29'	N 36°22'08" W
C-4	77°33'04"	52.50'	71.06'	42.17'	65.76'	S 78°48'41" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Plat Bk _____ Pg _____ ROWC, TN, 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, 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.

*Owner(s) - Harpeth Associates, LLC _____ Date _____

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 12th day of December, 2015. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor
Tennessee R.L.S. No. 2122

Date 3/1/17

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify:
 (1) The water and sewer systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or
 (2) A performance bond in the amount of \$_____ for the for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer _____ Date _____
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 _____ Date _____
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:
 (1) The streets and drainage designated in the Harpeth Square Subdivision, have been installed in accordance with City specifications, or
 (2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets _____ Date _____
Franklin, Tennessee

Harpeth Square PUD Subdivision Revision 2

FINAL PLAT - LOTS 1-5	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres = 4.66 ac.	Total Lots = 5
Acres New Streets = N/A	Feet New Streets = N/A
Civil District : 9th	Closure Error :1/10,000+
Scale : 1"=50'	Date : 3/01/17
City Project No. : 6355	

Dividing Line Survey Services
Land Surveying
403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz