

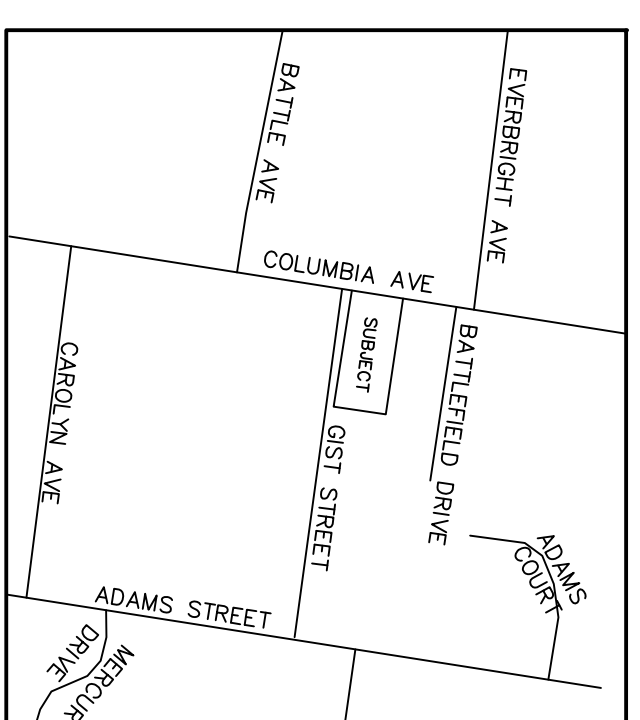
GRAPHIC SCALE 1" = 50'



- NOTES
- 1) THE PURPOSE FOR THIS PLAT IS TO CREATE FOUR LOTS.
  - 2) BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FPSZONE 4100, NAD 83 DATUM.
  - 3) SUBJECT PARCEL: MAP 78K, PARCEL 19.00 & 19.01
  - 4) SUBJECT PROPERTY ZONED: MGA-1 MUNICIPAL GROWTH 1
  - 5) MINIMUM REQUIRED SETBACKS ARE AS FOLLOWS:  
FRONT 29.5'  
SIDE 5'  
REAR 30'
  - 6) SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 47187C0211F, MAP REVISED SEPTEMBER 29, 2006.
  - 7) 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.
  - 8) UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
  - 9) THE CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
  - 10) THE CITY OF FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE FOR ANY DRIVEWAY CROSSINGS.
  - 11) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
  - 12) LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE "FRANKLIN ZONING ORDINANCE".
  - 13) ALL SIDEWALKS WITHIN THE PUBLIC ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION, WHICHEVER APPLIES.

DETACHED RESIDENTIAL LOT TREE CHART

LOT NUMBER	LOT SIZE	CANOPES INCHES	# TREES
LOT 1	11,195 SF	3"	3
LOT 2	12,204 SF	3"	3
LOT 3	6,833 SF	3"	2
LOT 4	6,833 SF	3"	2



NOTE:  
THIS PLAT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION EVENT, DIAL 811, TENNESSEE ONE CALL.

**OWNERS INFORMATION:**

**BOB BASS**  
204 LEMSBURG PIKE  
FRANKLIN, TENNESSEE 37064  
PARCEL 19.01 OF MAP 78K  
DEED BOOK 1580, PAGE 428, R.O.W.C  
PHON: 615-34755942  
EMAIL: bob.bass@comcast.net

**PHILIP & MELISSA WALTON**  
1230 MOHER BLVD # 202  
FRANKLIN, TENNESSEE 37069  
PARCEL 19.00 OF MAP 78K  
DEED BOOK 1580, PAGE 428, R.O.W.C  
PHON: 615-56612241  
EMAIL: pwalton37069@yahoo.com

**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 6890, PAGE 428, & BOOK 2010, PAGE 828, R.O.W.C, TENNESSEE, AND AS OF RECORD IN BOOK 6890, PAGE 428, & BOOK 2010, PAGE 828, R.O.W.C, TENNESSEE. 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 AS HEREBY ESTABLISHED UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING AND SEWER SYSTEMS DEPARTMENT. THE FRANKLIN MUNICIPAL PLANNING AND SEWER SYSTEMS DEPARTMENT HAS REVIEWED THIS SUBDIVISION PLAT AND HAS PRODUCED LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK PAGE 428, 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
OWNER:	DATE
OWNER:	DATE
OWNER:	DATE

**CERTIFICATE OF SURVEY**

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND ACCURATE AND THAT THE SURVEYOR HAS MADE UNDER MY SUPERVISION THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON MARCH 3, 2016.

SURVEYOR TENN. LICENSE NO. 1859 \_\_\_\_\_ DATE MARCH 3, 2016

**CERTIFICATE OF APPROVAL FOR RECORDING**

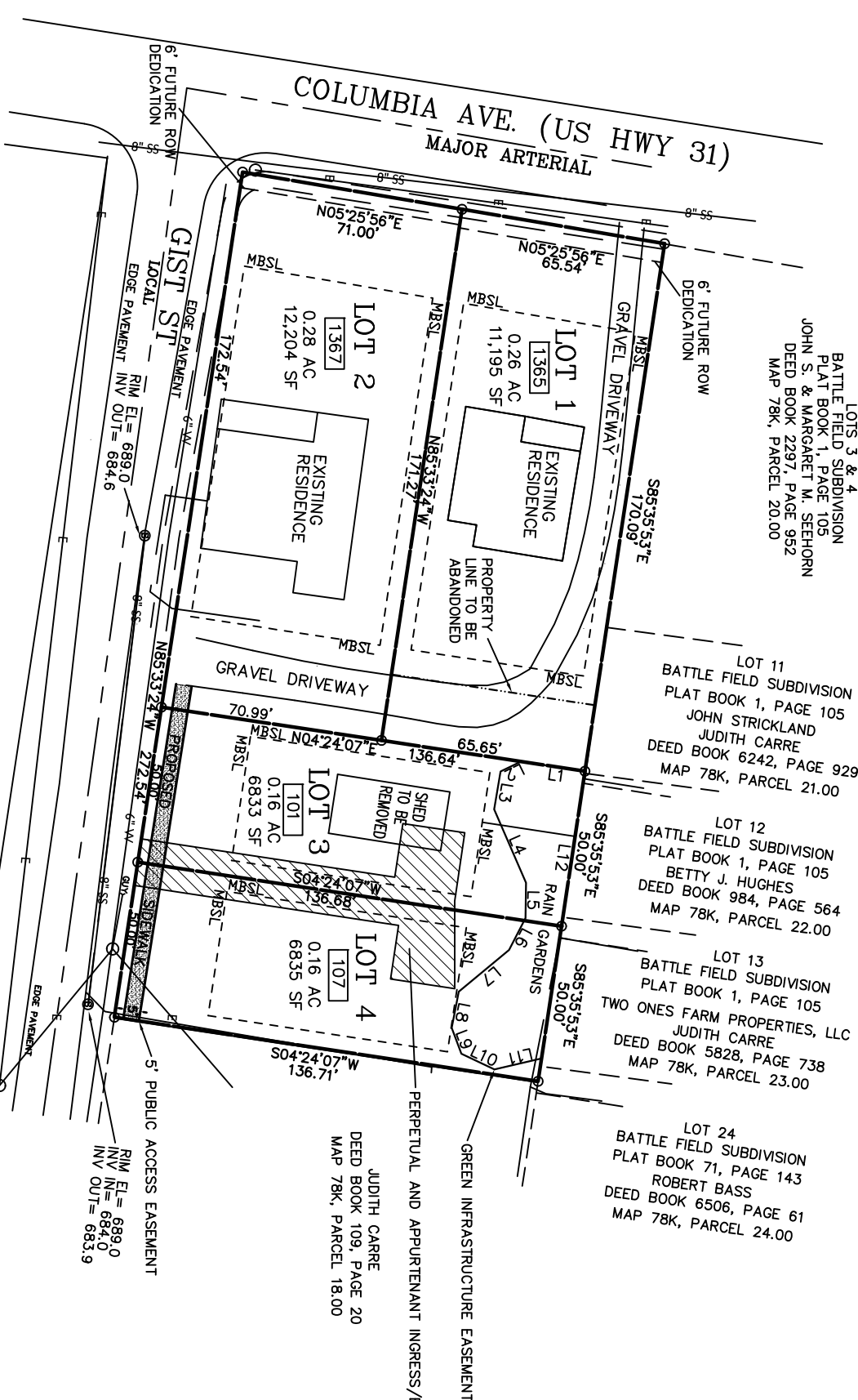
APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF WILLIAMSON COUNTY, 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

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

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I HEREBY CERTIFY THAT:  
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "GIST STREET PUD SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS FOR THE WATER SYSTEM AND \$\_\_\_\_\_ FOR DRAINAGE AND \$\_\_\_\_\_ FOR SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TO ASSURE COMPLETION OF SUCH SYSTEMS, AND REQUIRED IMPROVEMENTS IN CARE OF DEFAULT.

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



GREEN INFRASTRUCTURE EASEMENT LINE TABLE

LINE	DISTANCE	BEARINGS
L1	20.68'	S04°16'42"W
L2	17.96'	S29°55'59"E
L3	25.55'	N83°10'22"E
L4	11.42'	N88°50'44"E
L5	11.47'	S65°54'46"E
L6	20.80'	S43°47'42"E
L7	11.78'	S83°06'23"E
L8	8.81'	N65°11'18"E
L9	11.66'	N27°08'22"E
L10	15.41'	N17°19'18"W
L11	15.41'	N17°19'18"W
L12	92.85'	N85°55'26"W

**LEGEND**

- IRON PIN (SET)
- IRON PIN (FOUND)
- E — ELECTRIC LINE
- G — GAS LINE
- S — SANITARY SEWER LINE
- W — WATER LINE
- Ⓢ SANITARY SEWER MANHOLE
- ORIGINAL PROPERTY LINES
- PROPOSED AND EXISTING PROPERTY LINES

CURRENT ZONING:  
R-3, RESIDENTIAL  
CAO-2 COLUMBIA AVENUE OVERLAY  
TRADITIONAL  
SINGLE FAMILY RESIDENCE  
CF00

**GIST STREET PUD SUBDIVISION FINAL PLAT**

COP PROJECT #6011

TOTAL ACRES = .85	TOTAL LOTS = 4
FEET NEW STREETS = 0.00	ACRES NEW STREETS = 0.00
PARCELS 19.00 & 19.01 OF TAX MAP 78K	GROUP B
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	SHEET 1 OF 1
9TH COUNCIL DISTRICT	
DATE: 04/06/2016	SCALE: 1" = 50'
	CLOSURE: 1/10,000



ARROWHEAD SURVEY  
4151 OLD HILLSBORO ROAD  
FRANKLIN, TN 37064  
mark@arrowheadsurvey.com  
615-589-7347

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREETS, 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 STREETS, DRAINAGE, AND SIDEWALKS**

I HEREBY CERTIFY THAT:  
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN "GIST STREET PUD SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS 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