

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO REVISE THE SANITARY EASEMENT ALONG PHYSICIANS WAY, ADD A GAS EASEMENT FROM PHYSICIANS WAY TO EXISTING BUILDING, REVISE ACCESS EASEMENT AT SOUTH PROPERTY LINE AND ADDED A PEDESTRIAN EASEMENT ALONG CURD LANE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2009, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47206, PANEL NO. 212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4. LOT 2 IS CURRENTLY ZONED GC - (GENERAL COMMERCIAL DISTRICT). CHARACTER OVERLAY: MECO-5, CONVENTIONAL DEVELOPMENT. MINIMUM YARD REQUIREMENTS PER CITY OF FRANKLIN ZONING ORDINANCE, DATED OCTOBER 12, 2010, ARE AS FOLLOWS:
FRONT - 30', REAR - 25', SIDE - 15
5. 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.
6. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING A PORTION OF LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED "REVISION TWO, FINAL SUBDIVISION PLAT FOR MEDCORE MEDICAL BUILDING" OF RECORD IN PLAT BOOK P56, PAGE 82, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
7. CREEK AND WETLANDS BUFFER ARE TO BE UNDISTURBED AREAS. NO GRADING, CLEARING, CUTTING, BUILDING, OR ANY DISTURBANCES ARE ALLOWED IN THE CREEK AND WETLANDS BUFFERS.
8. ALL MILCROFTON UTILITY DISTRICT EASEMENTS 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 WILL BE PLANTED WITHIN THE EASEMENTS.

9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE 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 INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
11. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

PLAT REFERENCE

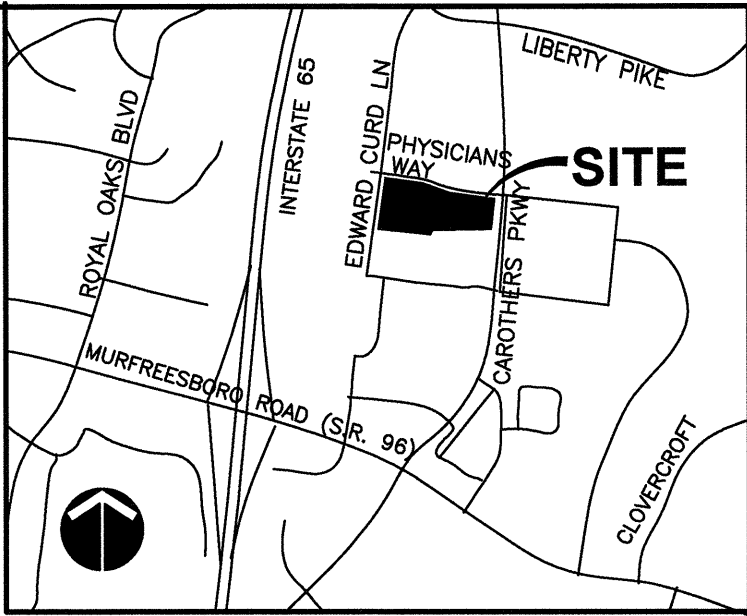
BEING LOT 2 AS SHOWN ON THE FINAL PLAT ENTITLED "MEDCORE MEDICAL BUILDING SUBDIVISION, REVISION TWO, FINAL PLAT" OF RECORD IN PLAT BOOK 56, PAGE 82, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

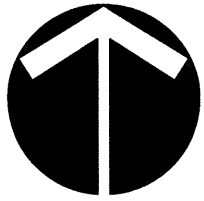
BEING PARCEL NUMBER 48.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 79.

DEED REFERENCE

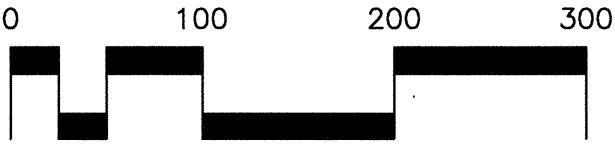
LOT 2-PARCEL 48.02
BEING THE SAME PROPERTY CONVEYED TO HEALTHSOUTH REHABILITATION HOSPITAL OF WILLIAMSON COUNTY, LLC FROM E. WARNER BASS, TRUSTEE BY WARRANTY DEED OF RECORD IN DEED BOOK 6122, PAGE 638, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



VICINITY MAP
NOT TO SCALE



SEE NOTE 2.



BRECKINRIDGE SOUTH
SECTION FIVE
PLAT BOOK 9, PAGE 119
R.O.W.C.T.

BRECKINRIDGE SOUTH
SECTION FIVE
PLAT BOOK 9, PAGE 119
R.O.W.C.T.

BRECKINRIDGE ROAD

BRECKINRIDGE SOUTH
SECTION FIVE
PLAT BOOK 9, PAGE 119
R.O.W.C.T.

BRECKINRIDGE SOUTH
SECTION FIVE
PLAT BOOK 9, PAGE 119
R.O.W.C.T.

MEDCORE MEDICAL
BUILDING SUBDIVISION
FINAL PLAT
REVISION THREE
C.O.F. # 5958

DRAWN BY: A. REED/A. SANDERS/S. NAVE RESUBMITTAL DATE: NOVEMBER 4, 2015
JOB NO: 11008 W.O: 9282 SUBMITTAL DATE: OCTOBER 8, 2015
SCALE: 1"=100'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

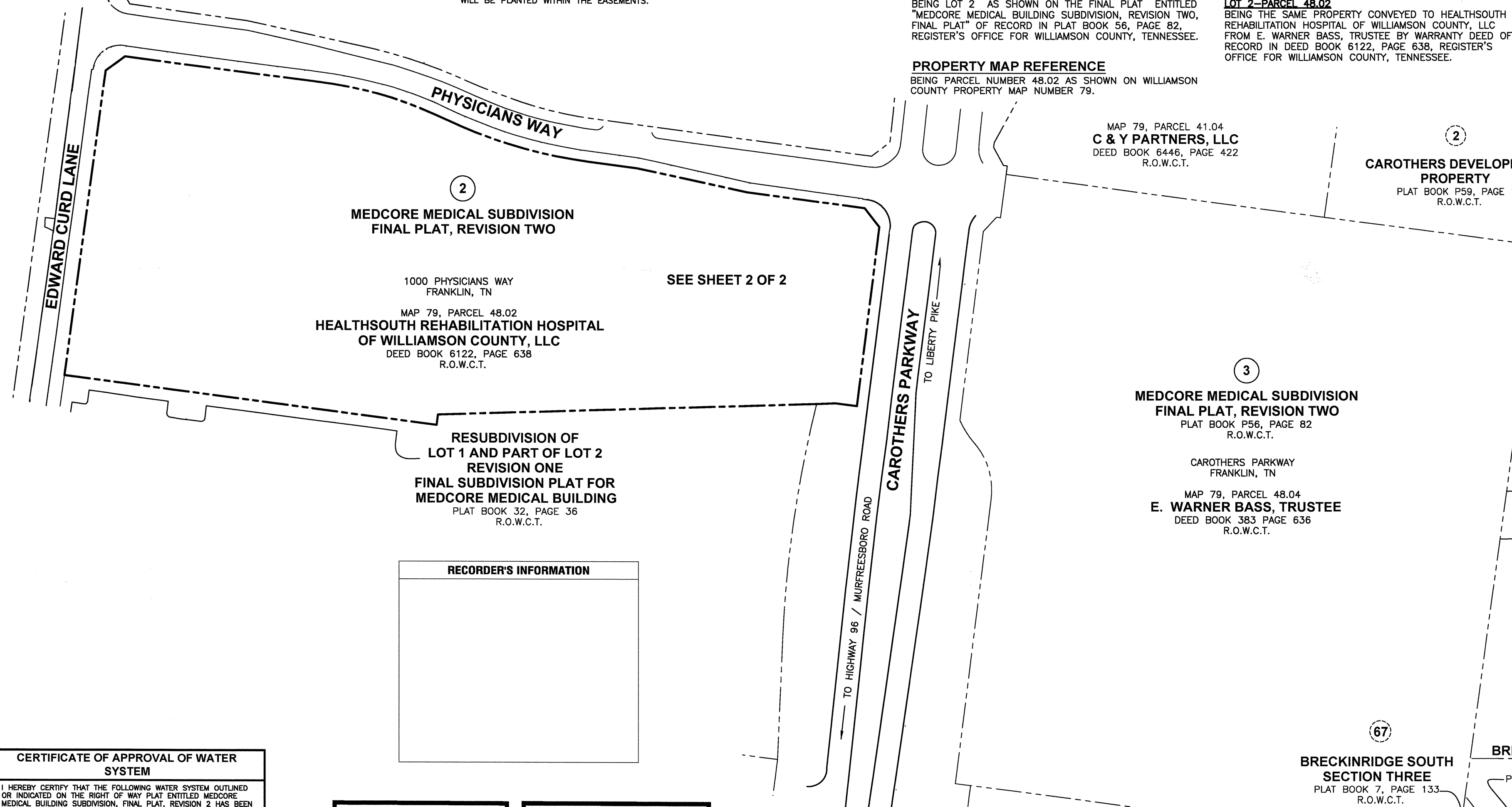
NET AREA: 7.79 Acres± TOTAL LOTS: 1
ACRES NEW ROAD: N/A CIVIL DISTRICT: 9th
MILES NEW ROAD: N/A CLOSURE ERROR: 1:15000+

OWNER: HEALTHSOUTH REHABILITATION HOSPITAL OF WILLIAMSON COUNTY, LLC
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1"=100' 0 50' 100' 200'

COVER SHEET

SHEET 1 OF 2



MEDCORE MEDICAL SUBDIVISION
FINAL PLAT, REVISION TWO

1000 PHYSICIANS WAY
FRANKLIN, TN

MAP 79, PARCEL 48.02
HEALTHSOUTH REHABILITATION HOSPITAL
OF WILLIAMSON COUNTY, LLC
DEED BOOK 6122, PAGE 638
R.O.W.C.T.

RESUBDIVISION OF
LOT 1 AND PART OF LOT 2
REVISION ONE
FINAL SUBDIVISION PLAT FOR
MEDCORE MEDICAL BUILDING
PLAT BOOK 32, PAGE 36
R.O.W.C.T.

RECORDER'S INFORMATION

CERTIFICATE OF APPROVAL OF WATER
SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED MEDCORE MEDICAL BUILDING SUBDIVISION, FINAL PLAT, REVISION 2 HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND /OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

MILCROFTON UTILITY DISTRICT DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 6122, PAGE 638, R.O.W.C.T., AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED 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 UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL 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.

HEALTHSOUTH REHABILITATION HOSPITAL OF WILLIAMSON COUNTY, LLC DATE

PRINT NAME AND TITLE

SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.
KEVIN BIRDWELL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
kbirdwell@ragansmith.com

OWNER/DEVELOPER

HEALTHSOUTH CORPORATION
C/O LAWRENCE WHATLEY
3660 GRANDVIEW PKWY., SUITE 200
BIRMINGHAM, ALABAMA 35243
(205) 969-4510

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 11th DAY OF MARCH, 2011.

DATE 11/4/15
SURVEYOR KEVIN BIRDWELL
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
LICENSE NO. 1197

CERTIFICATE OF APPROVAL
OF SEWER SYSTEM

I HEREBY CERTIFY THAT:(1) THE SEWER SYSTEM DESIGNATED IN MEDCORE MEDICAL BUILDING SUBDIVISION, FINAL PLAT, REVISION 2 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPERINTENDENT, SEWER SYSTEMS
FRANKLIN, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF STREETS
AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE IN MEDCORE MEDICAL BUILDING 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.

SUPERINTENDENT, STREETS
FRANKLIN, TENNESSEE DATE

CERTIFICATE OF THE APPROVAL OF
SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY DATE

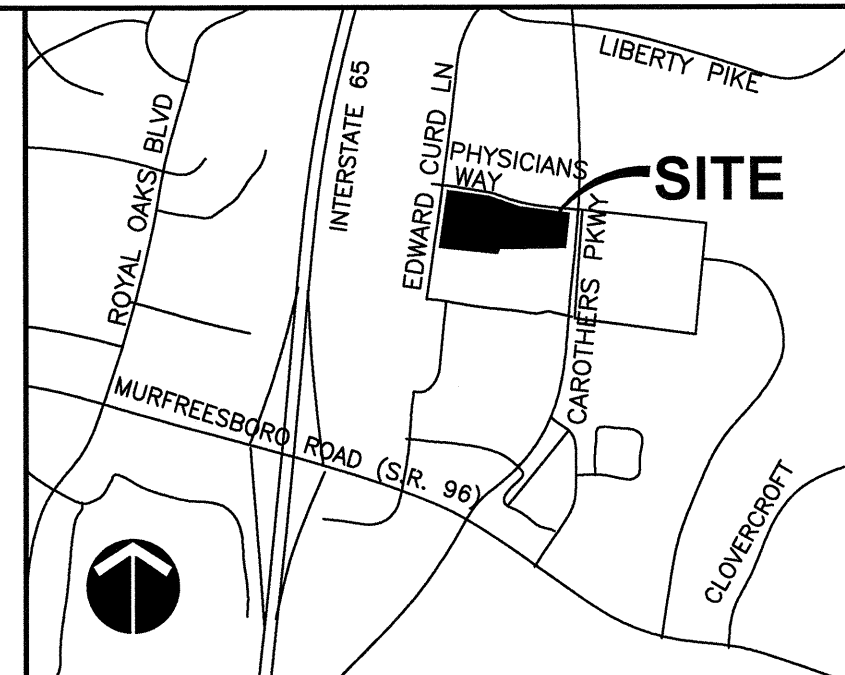
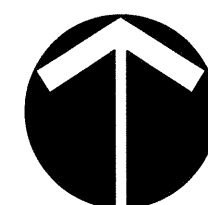
CERTIFICATE OF APPROVAL FOR
RECORDING

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 OCTOBER, 2010, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY.

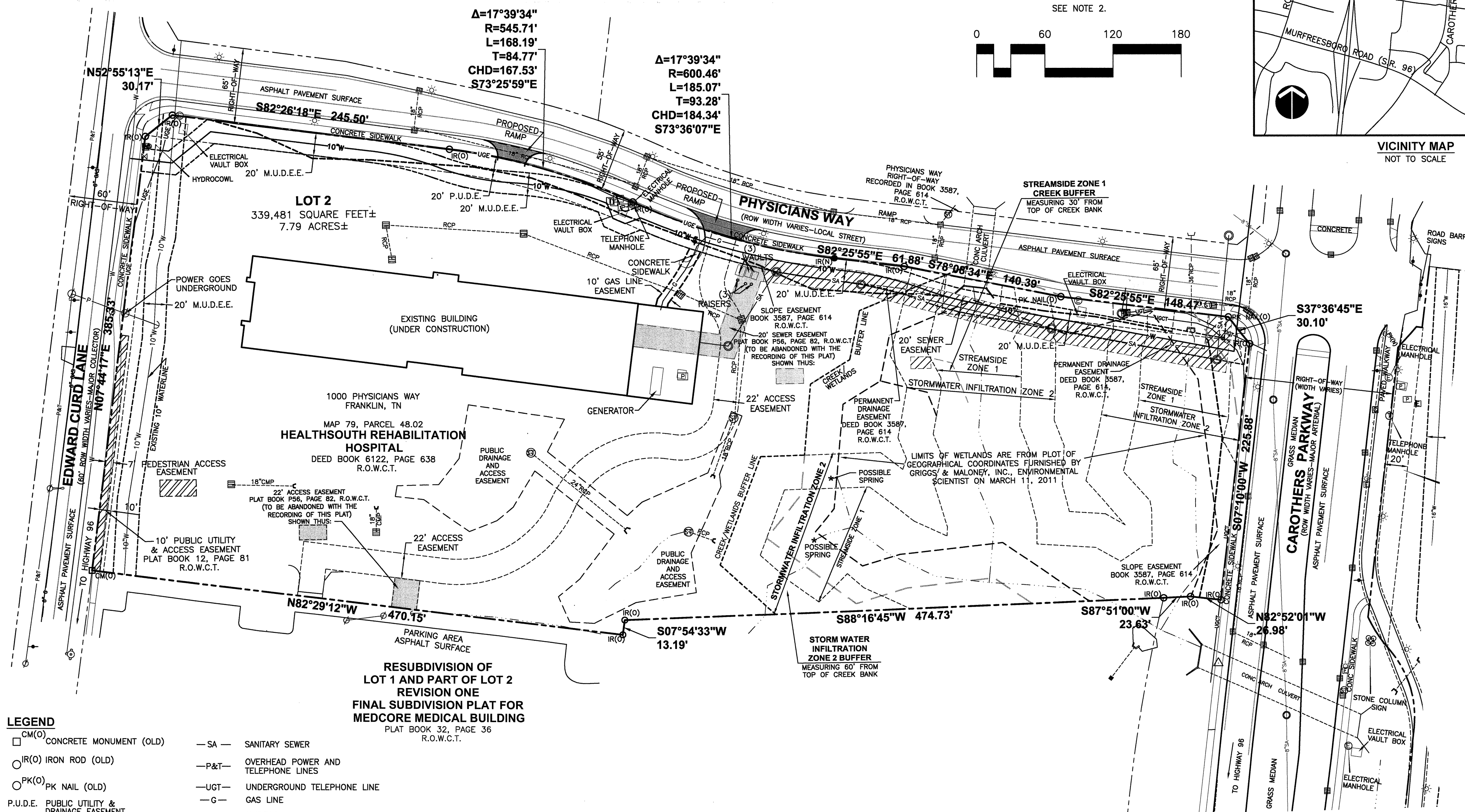
SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

GENERAL NOTES

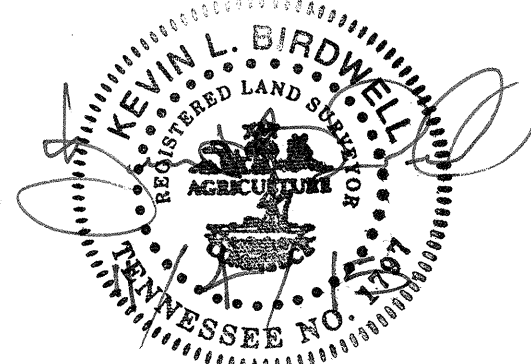
1. SEE COVER SHEET FOR GENERAL NOTES.



VICINITY MAP
NOT TO SCALE



RECORDER'S INFORMATION



MEDCORE MEDICAL BUILDING SUBDIVISION FINAL PLAT REVISION THREE C.O.F. # 5958

DRAWN BY: A. REED/A. SANDERS/S. NAVE
JOB NO: 11008 W.O: 9282
RESUBMITTAL DATE: NOVEMBER 4, 2015
SUBMITTAL DATE: OCTOBER 8, 2015
SCALE: 1"=60'