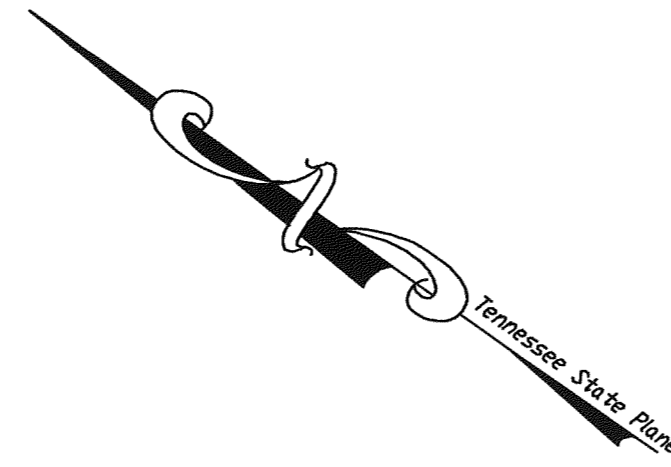


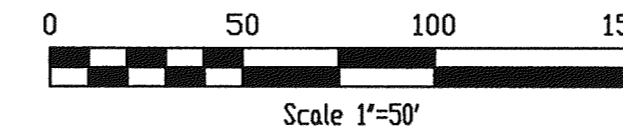
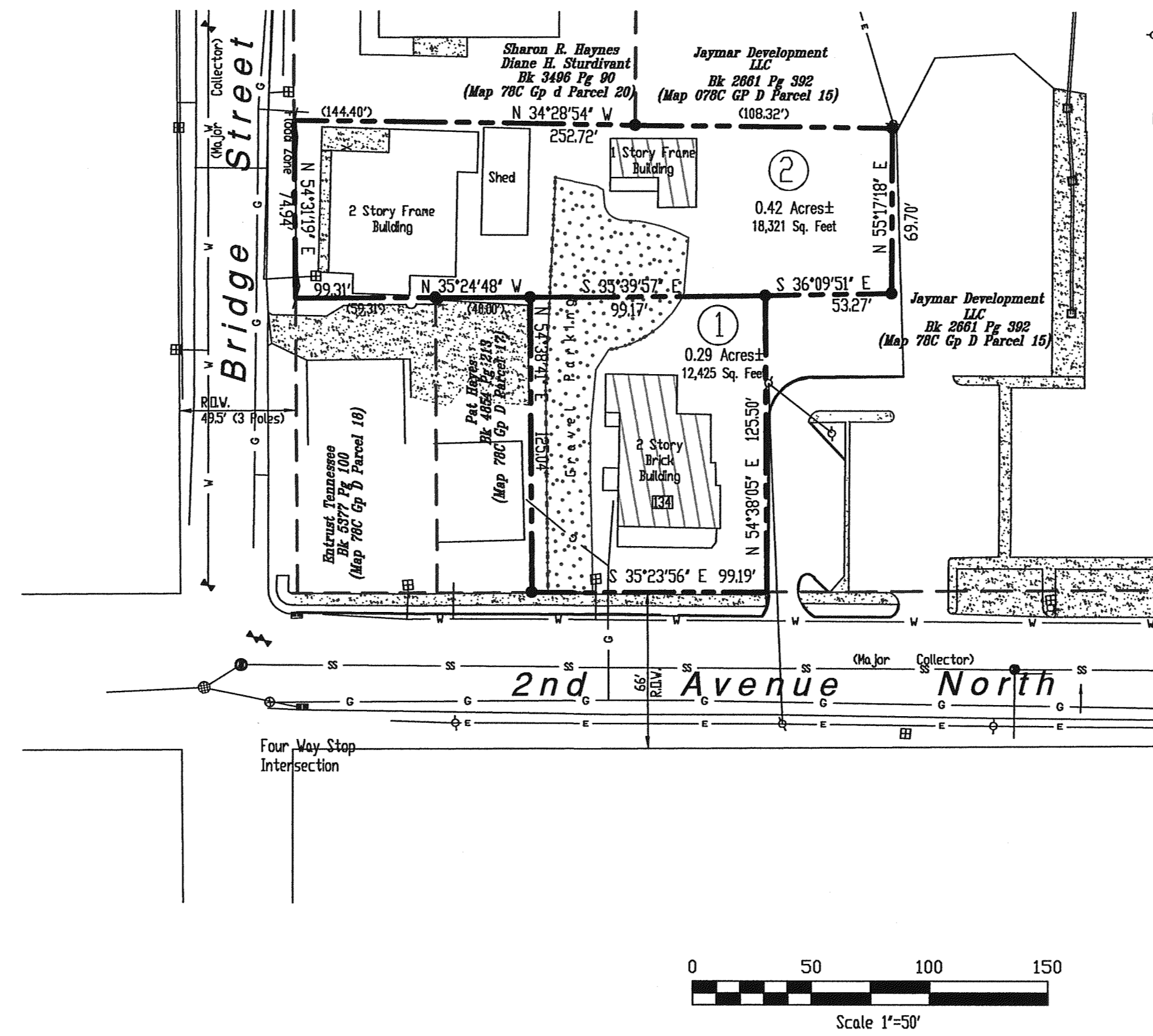


Vicinity Map  
not to scale



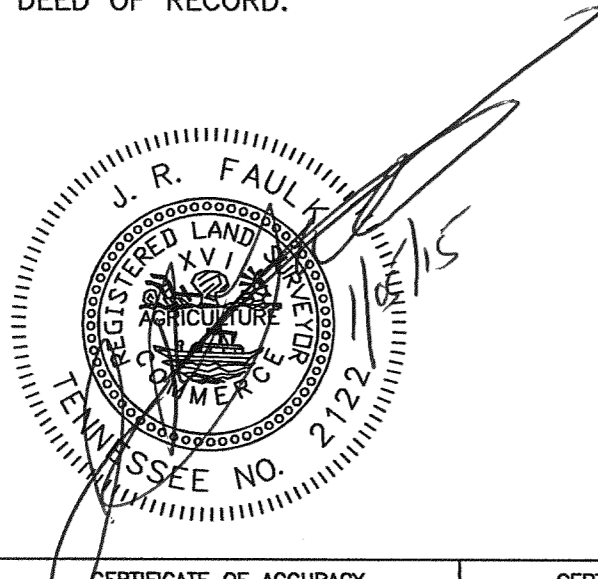
**NOTES:**

- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY THIS SURVEYOR DATED 7/31/13.
- SUBJECT PROPERTY OWNERSHIP: DANMARK COMPANY  
HILLSBORO ROAD, FRANKLIN TN 37069  
BK 271 PG 183 ROWS, TN  
MAP 78C GP D PARCEL 16
- SUBJECT PROPERTY IS CURRENTLY ZONE CC - CENTRAL COMMERCIAL DISTRICT  
FRONT YARD SETBACK 0-15 FEET  
SIDE YARD SETBACK 0-5 FEET  
REAR YARD SETBACK 0 FEET  
NUMBERS SHOWN AS A RANGE INDICATE A MINIMUM AND MAXIMUM SETBACK. THE ACTUAL FRONT SETBACK SHALL BE WITHIN 25% OF THE AVERAGE SETBACK ON THE EXISTING BLOCK.
- EXISTING ZONING OVERLAYS: CC - CENTRAL COMMERCIAL DISTRICT  
DOWNTOWN FRANKLIN HISTORIC DISTRICT  
CHARACTER AREA: CENTRAL FRANKLIN  
DEVELOPMENT STANDARD: GENERAL OFFICE  
\*FLOODWAY FRINGE MAY EXIST ON LOT 2 (TOPOGRAPHIC SURVEY REQUIRED TO VERIFY EXISTENCE)
- THERE SHALL BE A MINIMUM OF 10' BETWEEN BUILDINGS.
- FLOOD INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 47187C0211F REVISED SEPTEMBER 29, 2006.
- BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS OF MARKINGS PROVIDED BY THE TENNESSEE ONE CALL SYSTEM. THIS SURVEYOR DID NOT PHYSICALLY LOCATE ANY UNDERGROUND UTILITIES SHOWN ON THE FACE OF DRAWING. NO RELIANCE SHOULD BE MADE AS TO SIZE AND TYPE OF UTILITY REPORTED, OR THAT ALL SUCH UTILITIES AS MAY EXIST HAVE BEEN SHOWN.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- THIS PLAT REQUESTED BY JAYMAR DEVELOPMENT, LLC
- IRON RODS WILL BE PLACED AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- THE LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
- 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.
- LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO SEPARATE LOTS FROM THE EXISTING ONE LOT.
- MINERAL RIGHTS APPEAR TO REST WITH OWNER.
- NO UTILITY OR ACCESS EASEMENTS ARE ATTACHED TO THIS PROPERTY, ACCORDING TO SUBJECT DEED OF RECORD.



**Legend**

- Old Iron Rod
- New Iron Rod
- ◇ Utility Pole
- Storm Manhole
- Sewer Manhole
- SCI - Single Curb Inlet
- DCI - Double Curb Inlet
- \* Street Lamp
- ⤴ Water Valve
- ⊠ Water Meter
- ⊠ Fire Hydrant
- Gas Valve
- G ——— Underground Gas Line
- SS ——— Underground Sewer Line
- W ——— Underground Water Line
- E ——— Overhead Utility Lines
- ▨ Concrete
- ▨ Gravel
- ▨ Existing Building



OWNER CONTACT INFORMATION  
WILLIAM T. DEPRIEST  
PHONE: 615-794-2808

City of Franklin Project # 5758  
Revised 1/05/15

**FINAL PLAT**  
**DePriest Subdivision**  
CITY OF FRANKLIN  
9th CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE

PREPARED FOR: JAYMAR DEVELOPMENT, LLC  
135 SOUTHEAST PKY.  
FRANKLIN, TN. 37604  
PHONE: (615) 790-2447

**Dividing Line**  
**Survey Services**

760 Glenn Baker Road  
Dickson, TN 37055  
PHONE (615) 838-6052  
email: jrfaulk@dividingline.biz

PROJ. 13011    DATE 12/15/14    SHEET 1 OF 1

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE FOR ADDRESSES	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "DePriest Subdivision" have been installed in accordance with local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 of Williamson County Subdivision Regulations	I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Williamson County, Tennessee Regional Planning Commission, and that the monuments have been or will be placed as shown herein, to the specifications of the Subdivision Regulations, as approved by the County Engineer.	I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Williamson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Williamson County Register.	Undersigned hereby certifies that it is the owner of the property shown and described herein as evidenced in Book 5626, Page 786, R.O.W.C.T., and that undersigned hereby adopts this plan of subdivisions with undersigned's free consent, establishes the minimum building restriction line, and that offers irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.	I hereby certify: (1) that all streets designated on this final subdivision plat have been installed in an acceptable manner and according to Williamson County Roadway and Drainage Regulations, or (2) that a surety bond has been posted with Planning Commission to assure completion of all required improvements in case of default.	I do hereby certify that the addresses denoted on this final plat are those assigned by the Department of Information Technology (IT).	I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency (EMA).
Date: _____	Date: <u>1/5/15</u> _____ Registered Land Surveyor	Date: _____ BY: _____ VOID IF NOT RECORDED BY: _____	Date: _____ BY: OWNER/DEVELOPER	Date: _____ County Road Superintendent    County Engineer	Date: _____ IT Department    Title _____	Date: _____ EMA Department    Title _____