NOTES

1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE 1 LOT INTO 2 LOTS.

2. EXISTING BASE ZONING: GO (GENERAL OFFICE DISTRICT)
   CHARACTER AREA OVERLAY: MECO-5
   OVERLAY DISTRICT: HTO
   DEVELOPMENT AREA STANDARD: CONVENTIONAL

3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0212F, DATED SEPTEMBER 29, 2006.

4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 79 AND IS KNOWN AS PARCEL 48.04.

5. OWNER/ SUBDIVIDER: MTPC, LLC
   ADDRESS: 1400 DOWELL SPRINGS BLVD., SUITE 350
   KNOXVILLE, TENNESSEE 37909
   PHONE NO.: 865-321-4701
   P.O.C.: ANDY LORENZ (andy.lorenz@provisionhp.com)

6. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
   ADDRESS: 1935 21ST AVE. SOUTH
   NASHVILLE, TENNESSEE 37212
   PHONE NO.: OFFICE. 615-385-4144 FAX. 615-385-4020
   P.O.C.: ROBERT SEARSON (rsearson@leainc.com)

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. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.

9. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.

10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.

11. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

12. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT.

13. THE OWNER/SUBDIVIDER, MTPC, LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

14. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88.

15. MINIMUM REQUIRED SETBACK LINES:
   FRONT YARD: 50'
   SIDE YARD: 25'
   REAR YARD: 40'

16. SURVEY FIELD DATA COLLECTED ON 12-10-2015.

17. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 3 OF THE FINAL PLAT OF MEDCORE MEDICAL BUILDING SUBDIVISION, FINAL PLAT, REVISION TWO AS RECORDED IN PLAT BOOK P56, PAGE 82, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (ROWC).

18. 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.

19. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

20. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. 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.

21. 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.

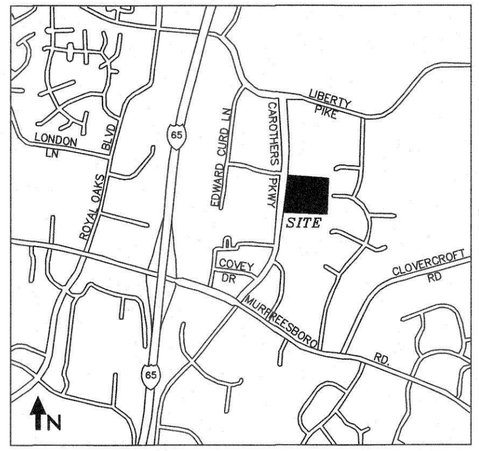
22. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR 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.

23. FUTURE CAROTHERS PARKWAY RIGHT-OF-WAY TO BE DEDICATED IN CONFORMANCE WITH THE APPLICABLE HYBRID EXHIBITS OF THE INTEGRATED GROWTH PLAN.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



VICINITY MAP
NOT TO SCALE

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
TENNESSEE NO. 1666
1/5/17

AREA TABLE		
LOT	SQ. FT.	ACRES
3	266,271	6.11
4	240,064	5.51
TOTAL	506,335	11.62

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2.70'	92.00'	1°40'56.65"	1.35'	N06°17'31"E	2.70'
C2	74.34'	92.00'	46°17'50.85"	39.33'	N17°41'52"W	72.33'
C3	32.84'	108.00'	17°25'12.77"	16.55'	N32°08'09"W	32.71'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S82°15'47"E	74.35'
L2	N42°25'25"E	24.50'
L3	S82°25'54"E	5.00'
L4	N07°34'06"E	54.27'

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify that the following water system outlined or indicated on the final plat entitled "Medcore Medical Building Subdivision, Revision Three, Resubdivision of Lot 3" 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 APPROVAL OF SEWER SYSTEMS
I hereby certify that: (1) the sewer systems designated in "Medcore Medical Building Subdivision, Revision Three, Resubdivision of Lot 3" 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.

_____ _____
City of Franklin Date

CERTIFICATE OF ELECTRIC POWER
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

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 _____, 2017, and this plat has been approved for recording in the Registers Office of Williamson County.

_____ _____
Secretary Date
Franklin Municipal Planning Commission

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 Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that: (1) the streets, drainage, and sidewalks designated in "Medcore Medical Building Subdivision, Revision Three, Resubdivision of Lot 3" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the 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 SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivi-sion plat correctly represents a survey made under my supervision on the 10th day of December, 2015.

_____ 1/5/17
Robert M. Searson, Tenn. License No. 1666 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 Book 6628, Page 1, R.O.W.C, Tennessee, 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 subdi-vided, 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 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.

_____ _____
MTPC, LLC Date
Owner

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

MEDCORE MEDICAL BUILDING SUBDIVISION

FINAL PLAT

REVISION THREE, RESUBDIVISION OF LOT 3

C.O.F. NO. 6319

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 11.62 TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 9TH
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 12-12-16
REV: 01-05-17

LEA PROJECT #554716089 SHEET 1 OF 2

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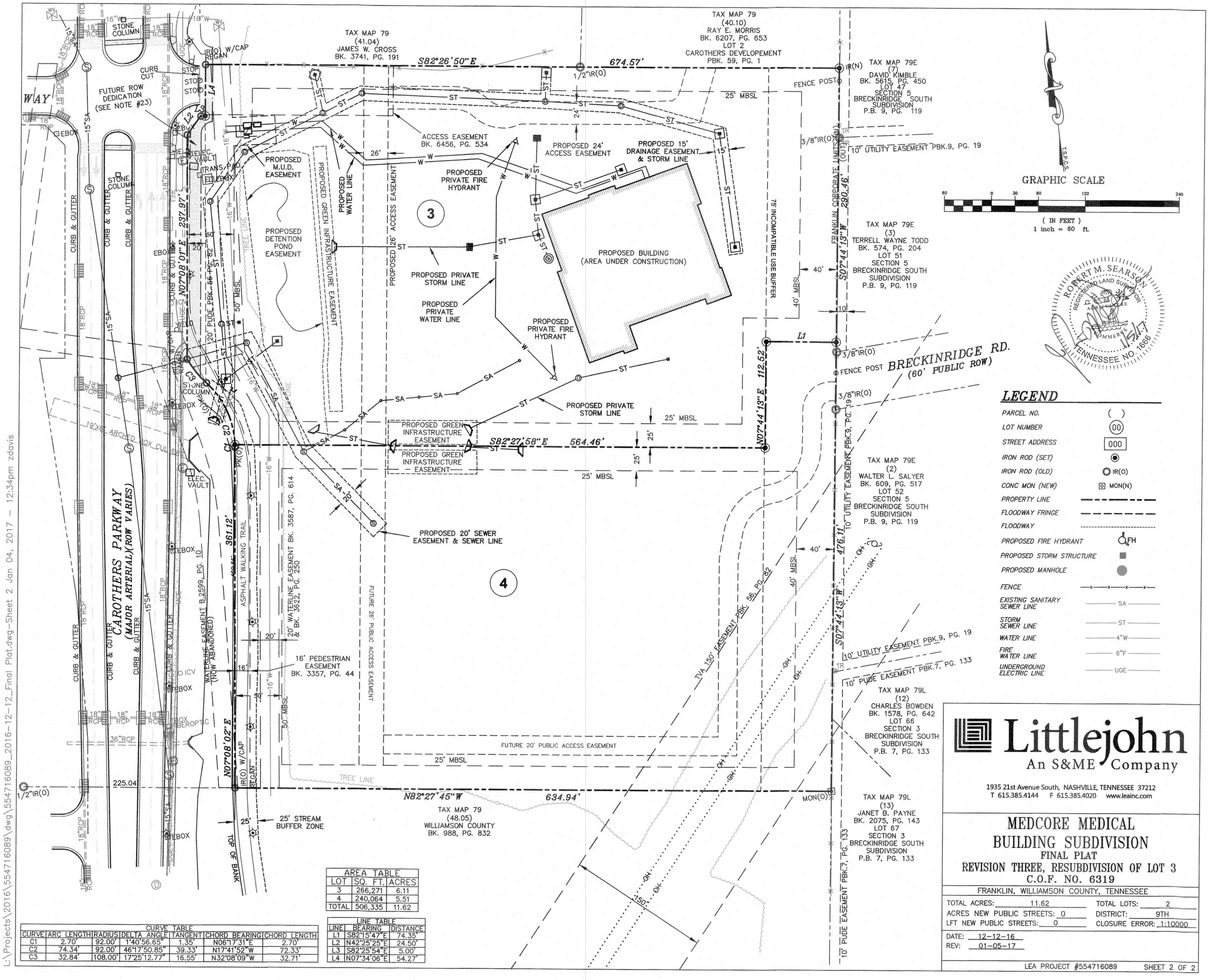

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LEA PROJECT #554716089 SHEET 2 OF 2

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