

**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 580, Page 402 AND Book 7575, Page 264 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 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 restrictive covenants as in record in Book \_\_\_\_\_ 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 ROBBIE ROBISON LOT 1 Date \_\_\_\_\_  
 Owner TINA ROBISON LOT 2 Date \_\_\_\_\_

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

I hereby certify that:  
 (1) the streets, drainage and sidewalks designated in Ronald S. Ligon 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 APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
 (1) the water and sewer systems designated in Ronald S. Ligon Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ \_\_\_\_\_ for the water system and \$ \_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department \_\_\_\_\_ Date \_\_\_\_\_  
 CITY OF FRANKLIN (615) 794-4554

**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 FOR RECORDING**

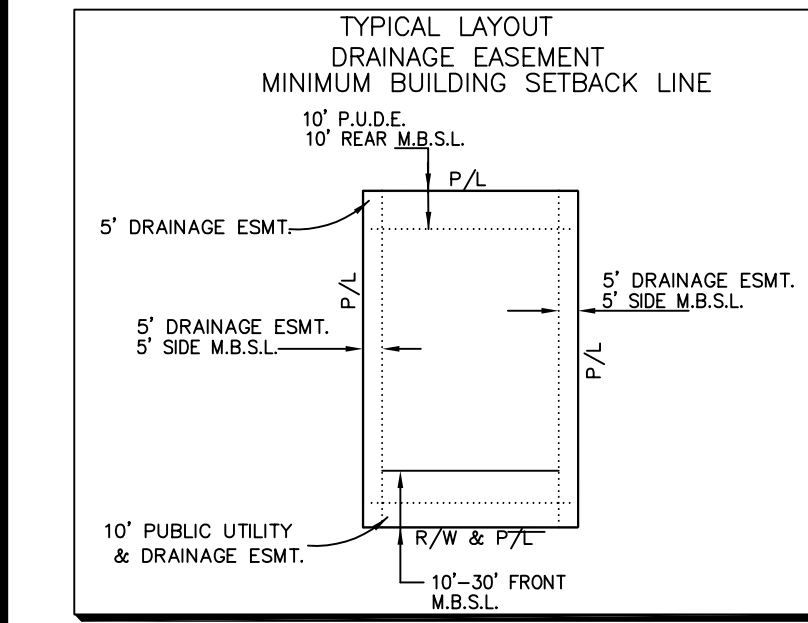
Approved by the Franklin Municipal Planning Commission, Franklin Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_\_ day of \_\_\_\_\_, 2019, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary \_\_\_\_\_ Date \_\_\_\_\_  
 Franklin Municipal Planning Commission

**CERTIFICATE OF APPROVAL FOR ELECTRICAL UTILITIES**

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.

\_\_\_\_\_ Date \_\_\_\_\_  
 Middle Tennessee Electric Corporation

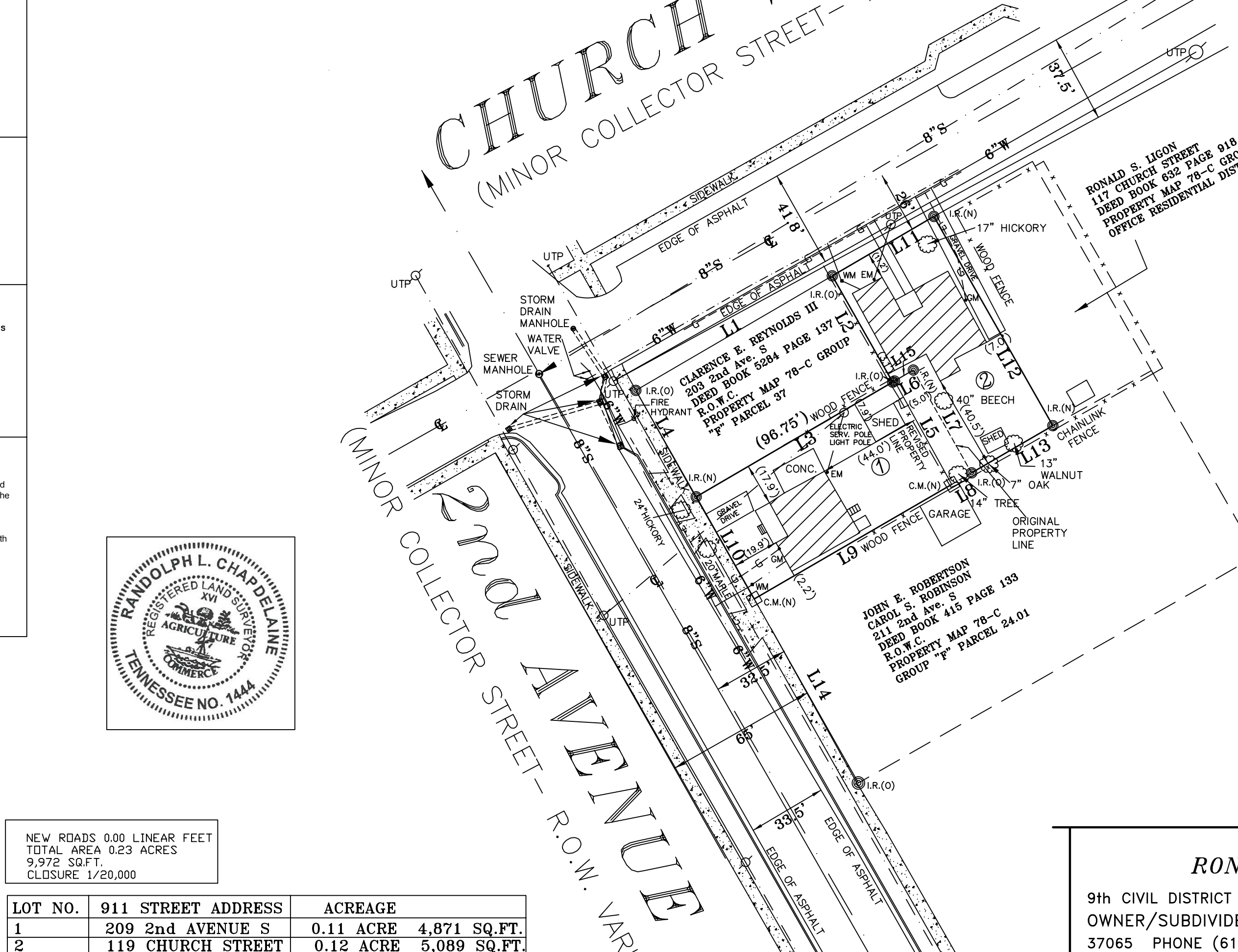
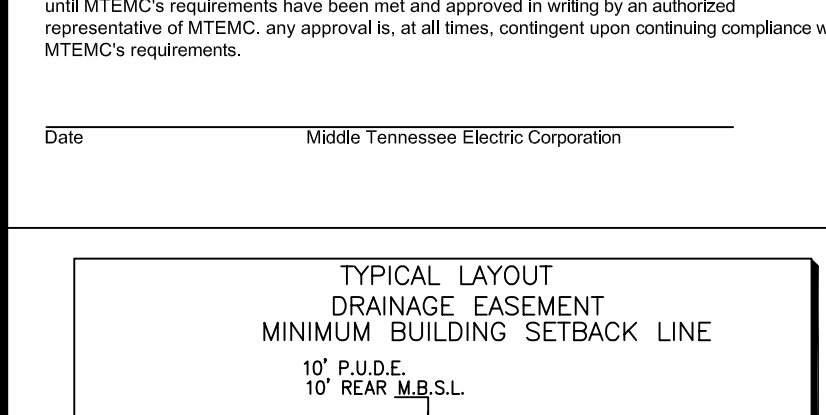
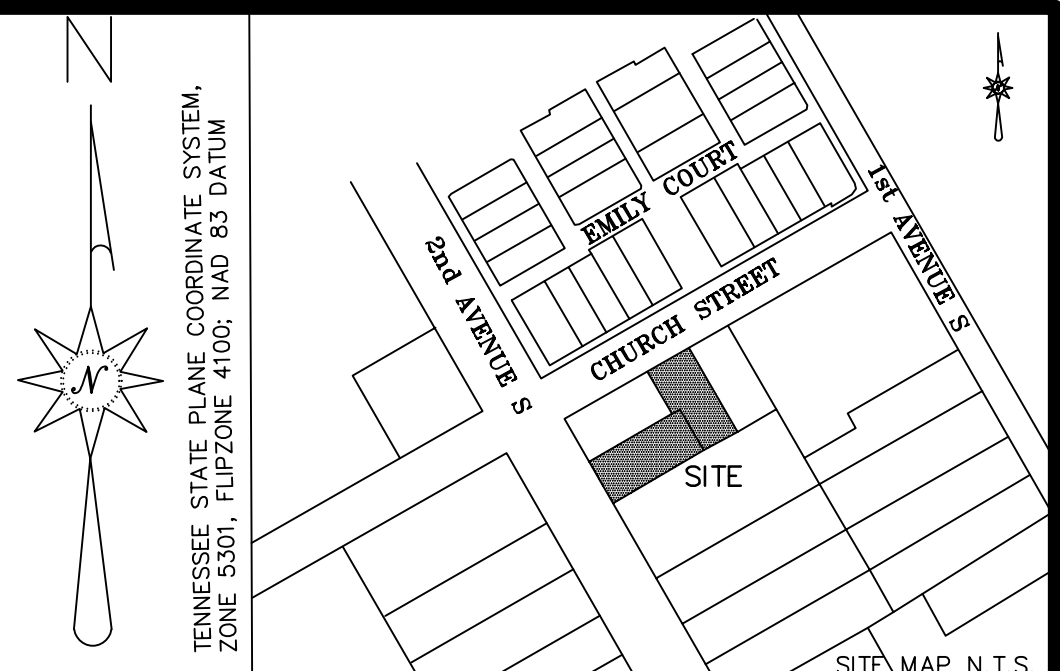


**GENERAL NOTES**

- ALL DISTANCES SHOWN ARE BASED ON FIELD-RUN SURVEY USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.
- UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY, TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
- THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THE SURVEYOR.
- THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD) NOT IN 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM MAP 47187C0211G DATED DECEMBER 22, 2016.
- DETACHED RESIDENTIAL TRADITIONAL, OFFICE RESIDENTIAL (OR) ZONING
- CITY OF FRANKLIN HISTORIC OVERLAY
- MINIMUM BUILDING SETBACKS: FRONT-10'-30'; SIDE-5'; REAR-5' - CHARACTER AREA OVERLAY CFCO-1
- THE PURPOSE IS TO CREATE A TWO LOT SUBDIVISION AND TO RELOCATE A PROPERTY LINE THAT WAS PREVIOUSLY CREATED BY DEED.
- 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.
- EXISTING STORM DRAIN SHOWN ALONG 2nd AVENUE S
- THERE ARE NO LINEAR FEET OF NEW STREETS WITH THIS PLAT.
- EXISTING SIDEWALKS ON EITHER SIDE OF 2nd AVENUE S AND THE NORTH SIDE OF CHURCH STREET.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORM WATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. 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.
- SIDEWALKS AND TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR H.O.A.
- WITHOUT FORMING A LEGAL OPINION, THE REFERENCE DEED AND CURRENT DEED OF RECORD IS A WARRANTY DEED, AND THE GRANTEE(S) AS STATED THEREIN HAVE ALL RIGHTS TO THE PROPERTY, INCLUDING MINERAL RIGHTS.
- MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A.
- 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 EASEMENTS WITHOUT OBTAINING ANY FUTURE PERMISSION FROM THE PROPERTY OWNER OR H.O.A. THE PROPERTY OWNER, OR H.O.A. 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 HISTORIC PRESERVATION OVERLAY (H.O.A.)-FRANKLIN ROAD LOCAL HISTORIC DISTRICT AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOME OWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- THE CLOSURE ERROR IS 1/20,000 IN PRECISION.

**LEGEND**

- ⊙ = (EM) ELECTRIC METER
- ⊙ = (WM) WATER METER
- ⊙ = (UTP) UTILITY POLE
- σ = (TEL) TELEPHONE POLE
- ⊕ = (CO) SEPTIC CLEAN OUT
- ⊕ = SEWER MAN HOLE
- ⊕ = FIRE HYDRANT
- ⊕ = G.M. GAS METER
- ⊕ = WATER VALVE
- = TREE
- = OVERHEAD ELECTRIC LINE
- = UNDERGROUND ELECTRIC LINE
- ⊕LP = LIGHT POLE
- 6"W = 6 INCH WATER SERVICE LINE
- 8"S = 8 INCH SEWER SERVICE LINE
- = C.M.(N) CONCRETE MONUMENT SET
- = I.R.(N) IRON PIN SET
- = I.R.(O) IRON PIN SET



LINE	BEARING	DISTANCE
L1	N 59°43'02" E	96.75'
L2	N 29°33'32" W	52.00'
L3	N 59°43'02" E	97.70'
L4	N 29°33'32" W	52.00'
L5	N 28°57'00" W	50.26'
L6	S 61°15'33" W	9.20'
L7	N 29°33'32" W	50.00'
L8	S 59°51'49" W	9.73'
L9	S 59°51'49" W	97.16'
L10	N 29°33'32" W	50.00'
L11	N 59°43'02" E	50.00'
L12	S 29°38'39" E	102.37'
L13	S 59°51'49" W	40.00'
L14	S 29°33'32" E	89.94'
L15	S 59°43'02" W	10.15'

NEW ROADS 0.00 LINEAR FEET  
 TOTAL AREA 0.23 ACRES  
 9,972 SQ.FT.  
 CLOSURE 1/20,000

LOT NO.	911 STREET ADDRESS	ACREAGE
1	209 2nd AVENUE S	0.11 ACRE 4,871 SQ.FT.
2	119 CHURCH STREET	0.12 ACRE 5,089 SQ.FT.

**CHAPDELAINE & ASSOCIATES**

7376 WALKER ROAD  
 FAIRVIEW, TENNESSEE 37062  
 (615) 799-8104  
 chapsurveyors@msn.com

RANDOLPH L. CHAPDELAINE  
 TN. RLS. 1444 JOB #5207

**CERTIFICATE OF SURVEY**

I hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents a survey made under my supervision on the 27th day of March, 2019. The ratio of precision of the unadjusted survey is 1/20,000 as shown hereon.

Surveyor TN License No. 1444 \_\_\_\_\_ Date \_\_\_\_\_

CHAPDELAINE & ASSOCIATES 7376 WALKER ROAD  
 FAIRVIEW, TENNESSEE 37062  
 PHONE (615) 799-8104 FAX# (615) 799-2017

**FINAL PLAT**  
**RONALD S. LIGON SUBDIVISION**

9th CIVIL DISTRICT WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE  
 OWNER/SUBDIVIDER: RONALD S. LIGON P. O. BOX 392, FRANKLIN, TENNESSEE 37065 PHONE (615) 351-8114 JOHN LIGON  
 RONALD S. LIGON OWNER LOT 2  
 LOT 2-DEED BOOK 580 PAGE 402 PROPERTY MAP 78-C GROUP "F" PARCEL 22  
 ROBBIE ROBISON AND TINA ROBISON OWNERS LOT 1  
 LOT 1-DEED BOOK 7575 PAGE 264 PROPERTY MAP 78-C GROUP "F" PARCEL 36  
 ZONED OFFICE RESIDENTIAL DISTRICT (OR)  
 CHARACTER OVERLAY CFCO-1  
 TOTAL ACRES 0.23 ACRES IN 2 LOTS  
 DATE: FEBRUARY 12, 2019 REV. MARCH 27, 2019  
 JOB # 5265

SCALE 1"=40'  
 0 40' 80'

CITY OF FRANKLIN PROJECT NUMBER #6952