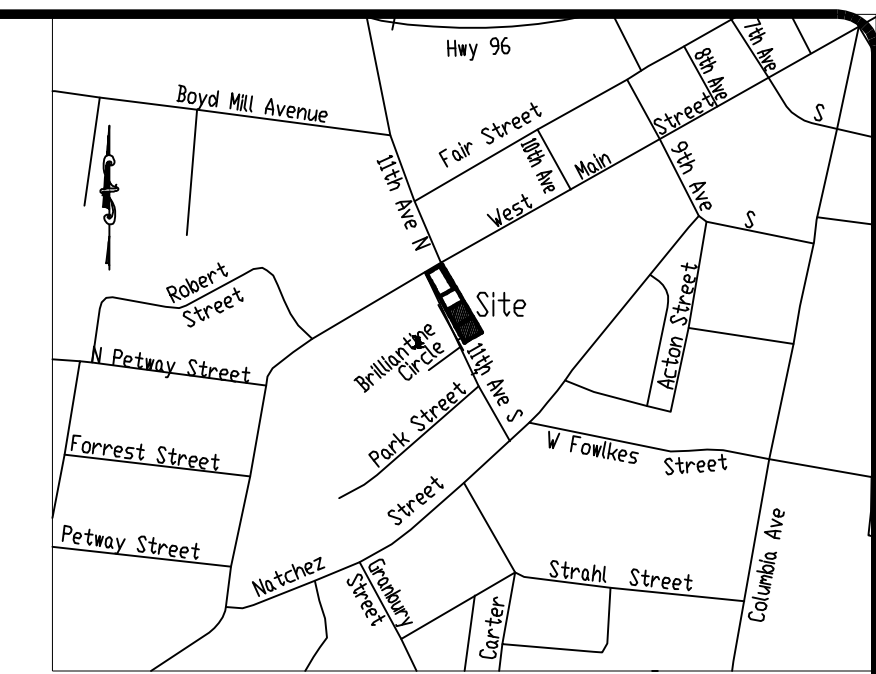
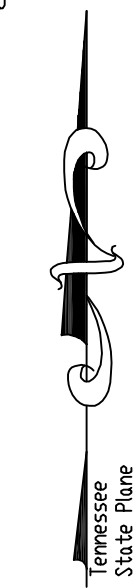


GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CHANGE SETBACKS TO ALIGN WITH CURRENT ZONING ORDINANCES.
- 2) EXISTING ZONING: R3 RESIDENTIAL DISTRICT
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 15 FEET
SIDE YARD: 5 FEET
REAR YARD: 5 FEET
Character Overlay: Central Franklin
Special Area Classification: CF003
Applicable Development Standard: Traditional
* 10' Minimum Distance Between Buildings
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS MAP 78G GROUP H PARCELS 005.02 & 005.03 FOR WILLIAMSON COUNTY, TENNESSEE.
5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
Zach McKinney - Capstone Homes, LLC
315 Astor Way
FRANKLIN, TENNESSEE 37064
(615) 390-3524
zach@capstonetn.com
7. SURVEYOR:
DIVIDING LINE SURVEY SERVICES
ADDRESS: 403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055
CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz
8. 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 AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH AS MAY EXIST.
11. NO PORTION OF THIS PROPERTY LIES IN A FLOOD ZONE AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0192 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
12. 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.
13. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
14. COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".
15. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
16. THE OWNER/SUBDIVIDER, THE ROBERT POE ESTATE, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
17. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE 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.
19. 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.



Vicinity Map
1"=1000'

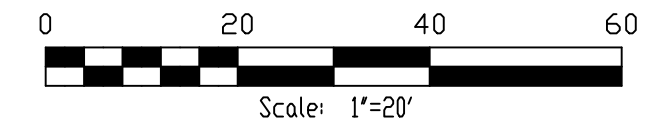


LOT TABLE		
Lot	Acres	Square Ft
Lot 3	0.22	9,801
Lot 4	0.22	9,800

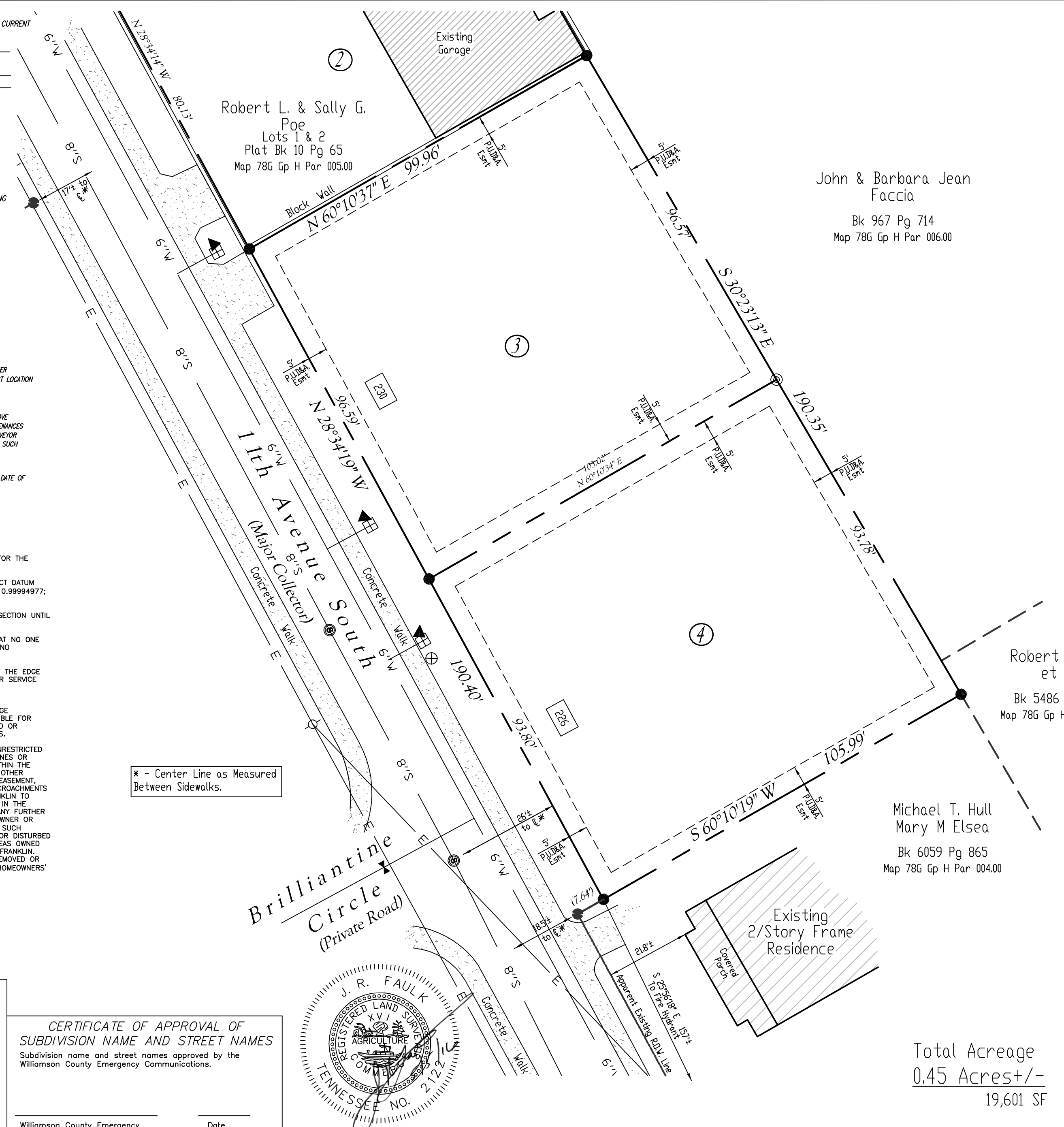
Legend

- Old Iron Rod
- New Iron Rod
- ⊕ Water Meter
- ▲ Sewer Valve
- ⊙ Sanitary Manhole
- ⬇ Water Valve
- ⊕ Underground Gas Marker Post
- Utility Pole
- E — Overhead Utilities
- 8" S — 8" Sewer Main
- 6" W — 6" Water Line
- P.U.D.&A. Esmt Public Utility, Drainage & Access Easement

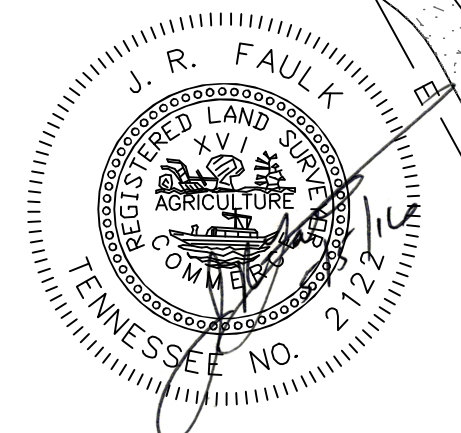
Sheet 2 of 3



Total Acreage
0.45 Acres +/-
19,601 SF



* - Center Line as Measured
Between Sidewalks.



CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:
 (1) The water systems designated in "Poe Subdivision - Revision to Lots 3 & 4" have been installed in accordance with city specifications, or
 (2) A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin Utilities Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Plat Bk 10 Pg 65, ROWC, TN, 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, 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.

Debra Edwards, Executor Date

Shearer Spears, Executor Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 11th day of April, 2016. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor Date 5/5/16

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:
 (1) The sewer systems designated in "Poe Subdivision - Revision to Lots 3 & 4" have been installed in accordance with city specifications, or
 (2) A performance bond in the amount of \$_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer Franklin, Tennessee 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 _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:
 (1) The streets and drainage designated in the "Poe Subdivision - Revision to Lots 3 & 4", 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.

Supt., Streets Franklin, Tennessee Date

**Poe Subdivision
Revision to Lots 3 & 4**

MINOR SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 0.41 ac.	Total Lots = 2
Acres New Streets = N/A	Feet New Streets = N/A
Civil District : 9th	Closure Error : 1/10,000+
Scale : 1"=20'	Date : 4/11/16
City Project No. : 6112	
Revised: 5/05/16	

Dividing Line Survey Services
Land Surveying
403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz