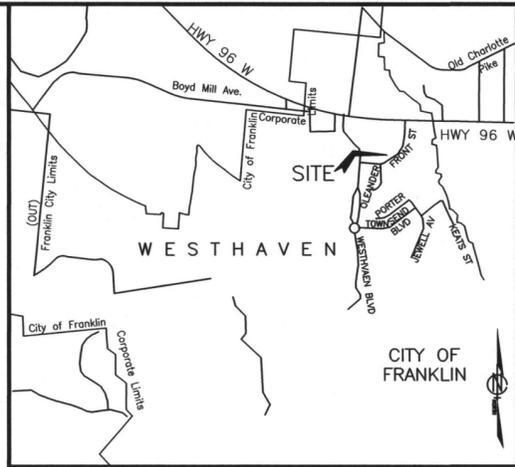


Plat Notes:

- The purpose of this plat is to create Lot 4072 out of Section 25 Lot 4020.
- The recording of this plat voids, vacates, and supersedes a portion of the Final Plat, Section 25, Revision 4, Resubdivision of Lot 4020 of record in Book P72, Page 94, in the Register's Office for Williamson County, Tennessee.
- Site is located in Williamson County, TN, and is identified as a portion of Parcel 23.07 on Property Map 64.
- Zoning: SD-X Specific Development Plan (M1.8/Traditional/WHC-1)
- All Lots in Section 25 - Lot 4020 Lakefront Commercial fall in the T5 Transect zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, Revised 05/25/17.
- Minimum setback requirements:
 Front yard - 5'
 Side yard - 0'
 Rear yard - 0'
 NOTE: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5'-sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC supplement R302.1 Exterior Walls for further explanation.
 Rear yard/Alley setback - 5' Minimum to the property line; 10' minimum between buildings (for the main, back, and ancillary buildings).
 Rear yard/Non-alley setback - 5' Minimum to the property line; 10' minimum between buildings (for the main, back, and ancillary buildings).
- Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
- Westhaven Section 25 is not in a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0195F, Revision Date September 29, 2006, Community No. 470206, Panel 0195.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way, the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds within public drainage easements are to be maintained by the owner. See Note 12.
- The private drainage easement and the infrastructure within on Lot 4072 shall be the responsibility of the property owner to maintain and WILL NOT be the City of Franklin's responsibility.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- 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.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
- Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- No obstructions or encroachments which impede the flow of stormwater 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.
- 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.
- Maintenance of the grease trap and any portion of the private sewer service which falls within the sewer easement on Lot 4072 shall be the responsibility of the property owner.



VICINITY MAP
NOT TO SCALE

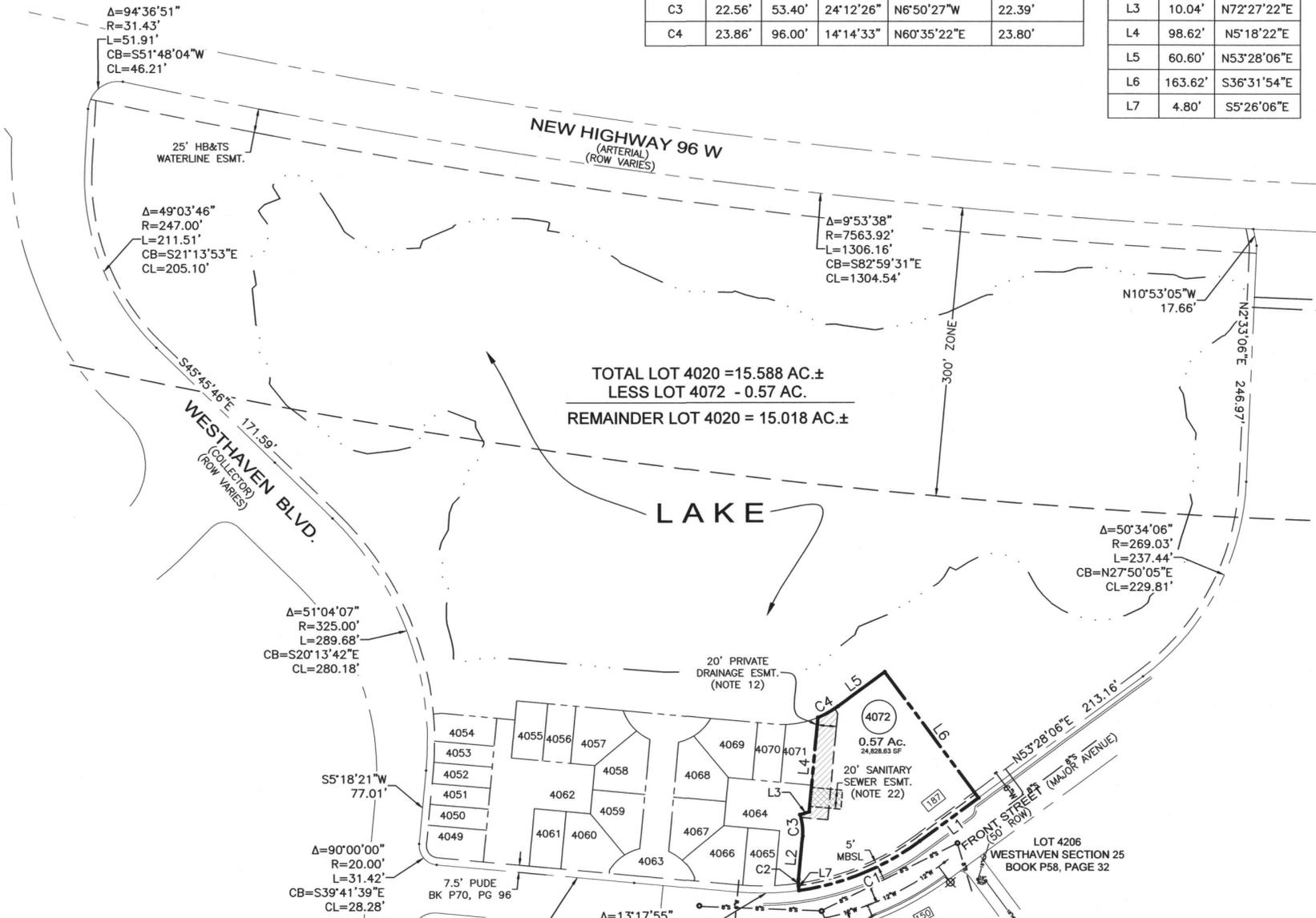
Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave. North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9900
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varrallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	137.01'	275.00'	28°32'44"	S67°44'28"W	135.60'
C2	7.12'	38.00'	10°44'27"	S0°03'52"E	7.11'
C3	22.56'	53.40'	24°12'26"	N6°50'27"W	22.39'
C4	23.86'	96.00'	14°14'33"	N60°35'22"E	23.80'

Parcel Line Table		
Line #	Length	Direction
L1	76.00'	S53°28'06"W
L2	45.17'	N5°18'21"E
L3	10.04'	N72°27'22"E
L4	98.62'	N5°18'22"E
L5	60.60'	N53°28'06"E
L6	163.62'	S36°31'54"E
L7	4.80'	S5°26'06"E



TOTAL LOT 4020 = 15.588 AC.±
LESS LOT 4072 = 0.57 AC.
REMAINDER LOT 4020 = 15.018 AC.±

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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 Membership Corporation

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Resubdivision Lot 4020, Section 25 have been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District Date: _____

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 15th day of February, 2019.

Keith Ryan Brotherton 1-3-20

Keith Ryan Brotherton, Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN 37064
Office: 615.794.2275
kbrotherton@wilsonpc.com

Legend

- Existing Iron Rod
- Iron Rod Set
- Existing Concrete Monument
- Concrete Monument Set
- Storm Catchbasin
- Sewer Manhole
- Street Address
- Water Valve
- Fire Hydrant
- Street Light
- Sidewalk Pattern
- Public Utility & Drainage Esmt.
- Public Drainage Esmt.
- Public Utility & Access Esmt.
- Public Utility Esmt.

1234

100' 0' 100' 200'
GRAPHIC SCALE

REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION
Final Plat Section 25, Revision 5
Resubdivision of Lot 4020

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 OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 4561, Page 303, 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, 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.

Westhaven Partners LLC Date: _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Resubdivision of Lot 4020, Section 25, Revision 5 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 City of Franklin, Tennessee Date: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Resubdivision of Lot 4020, Section 25, Revision 5 has 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 system.

Director Water Management Department City of Franklin, Tennessee Date: _____

CERTIFICATE OF APPROVAL OF 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, Tennessee.

Secretary Franklin Municipal Planning Commission Date: _____

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 0.57±	TOTAL # OF LOTS 1
ACRES NEW RD/ST 0.00	L.F. OF NEW RD/ST 0.00
ACRES OPEN SPACE 0.00	CIVIL DISTRICT 5
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = 1"=100'	DATE = 07/23/1919

COF PROJECT # 7074 SHEET 1 OF 1