

Main Tract:

Beginning at an iron pin in the south right of way of State Route 96, and the northeast corner of Tract No. 3 according to the survey of V. Leon Stanford, dated April 18, 1975, said pin being approximately 1,035 feet east of Watson Branch; thence south 18 degrees 47 feet 13 inches west 910.20 feet along a line common to Tract No. 3 and a 100 foot right of way; thence north 71 degrees 28 feet 45 inches west 681.31 feet; thence south 4 degrees 6 feet 41 inches west 906.59 feet; thence south 4 degrees 5 feet 29 inches west 1,020.29 feet; thence south 12 degrees 54 feet 29 inches west 2,303.50 feet; thence south 86 degrees 49 feet 58 inches east 604.98 feet; thence north 37 degrees 26 feet 35 inches east 200.86 feet; thence south 49 degrees 42 feet 5 inches east 519.97 feet; thence north 61 degrees 12 feet 21 inches east 86.04 feet; thence south 78 degrees 11 feet 53 inches east 515.11 feet; thence south 85 degrees 2 feet 19 inches east 463.86 feet; thence north 38 degrees 30 feet east 115.00 feet; thence north 53 degrees 30 feet east 154.00 feet; thence north 7 degrees 16 feet east 205.00 feet; thence north 83 degrees 7 feet 31 inches west 81.00 feet; thence north 1 degree 59 feet 44 inches west 1,030.00 feet; thence south 60 degrees 01 foot 59 inches west 117.68 feet; thence north 81 degrees 28 feet 58 inches west 824.06 feet; thence north 10 degrees 24 feet 48 inches east 782.72 feet; thence south 81 degrees 33 feet 14 inches east 444.32 feet; thence south 80 degrees 51 feet 22 inches east 884.60 feet; thence north 2 degrees 33 feet 34 inches east 436.65 feet; thence south 61 degrees 35 feet 29 inches east 84.64 feet; thence north 21 degrees 33 feet 27 inches east 437.35 feet; thence north 62 degrees 14 feet 23 inches west 892.92 feet; thence north 52 degrees 59 feet 11 inches east 230.78 feet; thence north 22 degrees 29 feet 26 inches east 249.28 feet; thence north 71 degrees 28 feet 45 inches west 778.62 feet; thence north 18 degrees 47 feet 7 inches east 905.41 feet to the right of way of State Route 96; thence with the same and a curve to the left having a radius of 2,825 feet a distance of 112.69 feet; thence continuing north 71 degrees 12 feet 47 inches west 467.31 feet to the beginning and containing 199.896 acres more or less.

## Legal Description

The following legal description is for land in the Fourteenth Civil District of Williamson County, located on the lands of Valley View Dev, Inc., of record in Plat Book 13, Page 83, R.O.W.C., TN., and being more particularly described as follow:

Beginning at a point approximately 1,500 feet south of the intersection of Warren Court and Warren Road, said point being in the west margin of said Warren Road right-of-way and the northeast corner of Patrick Coghlan, of record in Deed Book 1641, Page 838, R.O.W.C., TN;

Thence, leaving the west margin of said Warren Road and with the north line of said Coghlan, along a curve to the left, having a delta of 85 degrees 51 minutes 23 seconds, a radius of 25.00 feet, a tangent of 23.25 feet, an arc of 37.46 feet, a chord bearing of North 17 degrees 13 minutes 08 seconds West, and a chord length of 34.05 feet to a point;

Thence North 60 degrees 08 minutes 49 seconds West, a distance of 148.81 feet to a point, said point being the northwest corner of said Coghlan and in the east line of James Adams, Jr., of record in Deed Book 2008, Page 702, R.O.W.C., TN;

Thence, with the east line of said Adams, North 46 degrees 00 minutes 00 seconds East, a distance of 17.00 feet to a point;

Thence North 53 degrees 30 minutes 00 seconds East, a distance of 36.76 feet to a point, said point being the southwest corner of Claudio Romeo, of record in Deed Book 6015, Page 609, R.O.W.C., TN;

Thence, leaving the east line of said Adams and following the south line of said Romeo, South 60 degrees 08 minutes 49 seconds East, a distance of 139.01 feet to a point;

Thence along a curve to the left, having a delta of 80 degrees 59 minutes 24 seconds, a radius of 25.00 feet, a tangent of 21.35 feet, an arc of 35.34 feet, a chord bearing of North 79 degrees 21 minutes 29 seconds East, and a chord length of 32.47 feet to a point, said point being in the west margin of said Warren Road and the southeast corner of said Romeo;

Thence, with the west margin of said Warren Road, South 38 degrees 51 minutes 47 seconds West, a distance of 21.07 feet to a point;

Thence, along a curve to the left, having a delta of 13 degrees 09 minutes 12 seconds, a radius of 320.98 feet, a tangent of 37.01 feet, an arc of 73.69 feet, a chord bearing of South 32 degrees 17 minutes 11 seconds West, and a chord length of 73.53 feet to the point of beginning and containing 8476.14 square feet or 0.19 acres more or less.

## Legal Description

The following legal description is for land in the Fourteenth Civil District of Williamson County, located on the lands of Williamson County, of record on the Final Plat for Section 1 of Franklin East in Plat Book 6, Page 91, R.O.W.C., TN, and being a portion of Beacon Hill Drive and more particularly described in as follow:

Beginning at a point, said point being the southeast corner of Lot 17 of said Franklin East Section 1, in the north line of James Adams, Jr., of record in Deed Book 2008, Page 702, R.O.W.C., TN, and in the west margin of said Beacon Hill Drive;

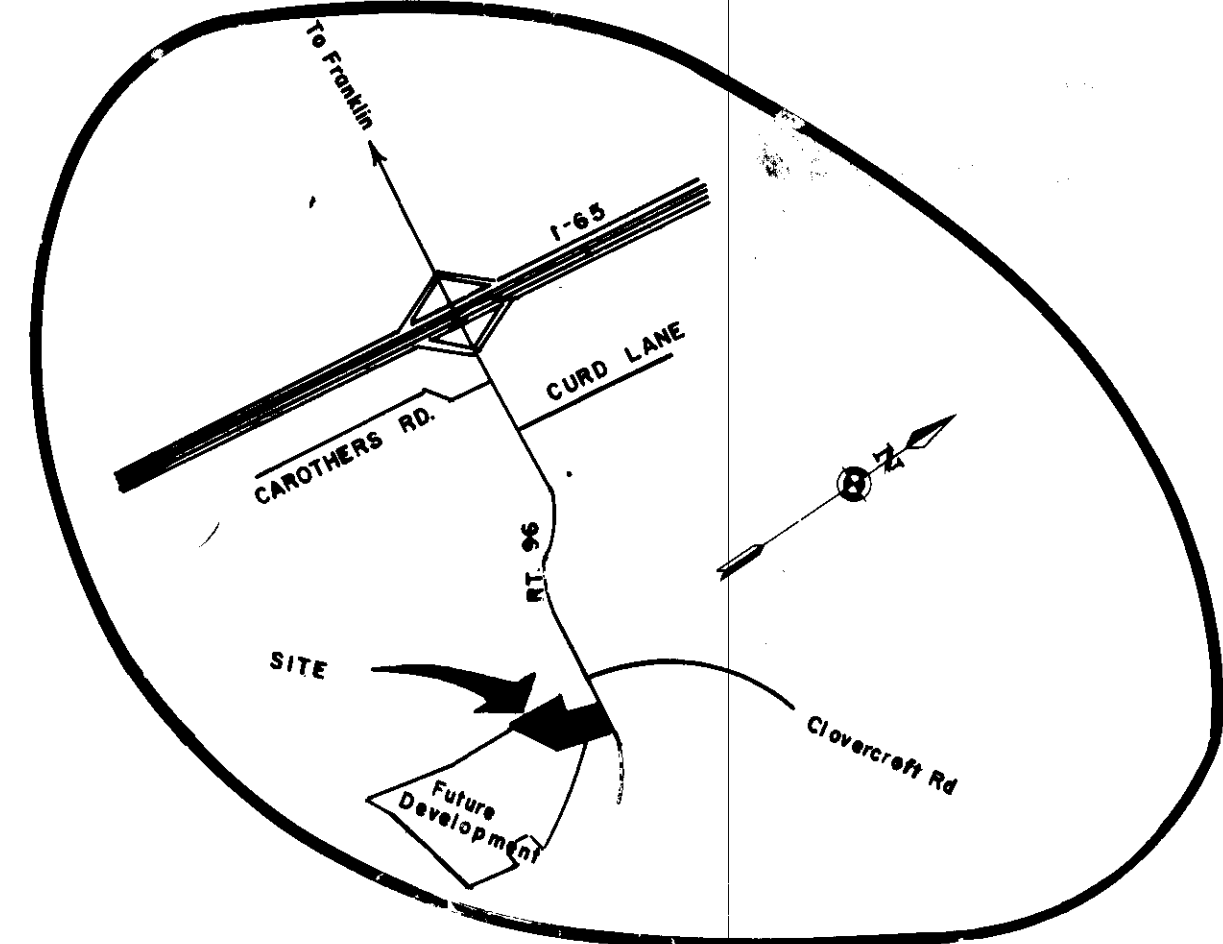
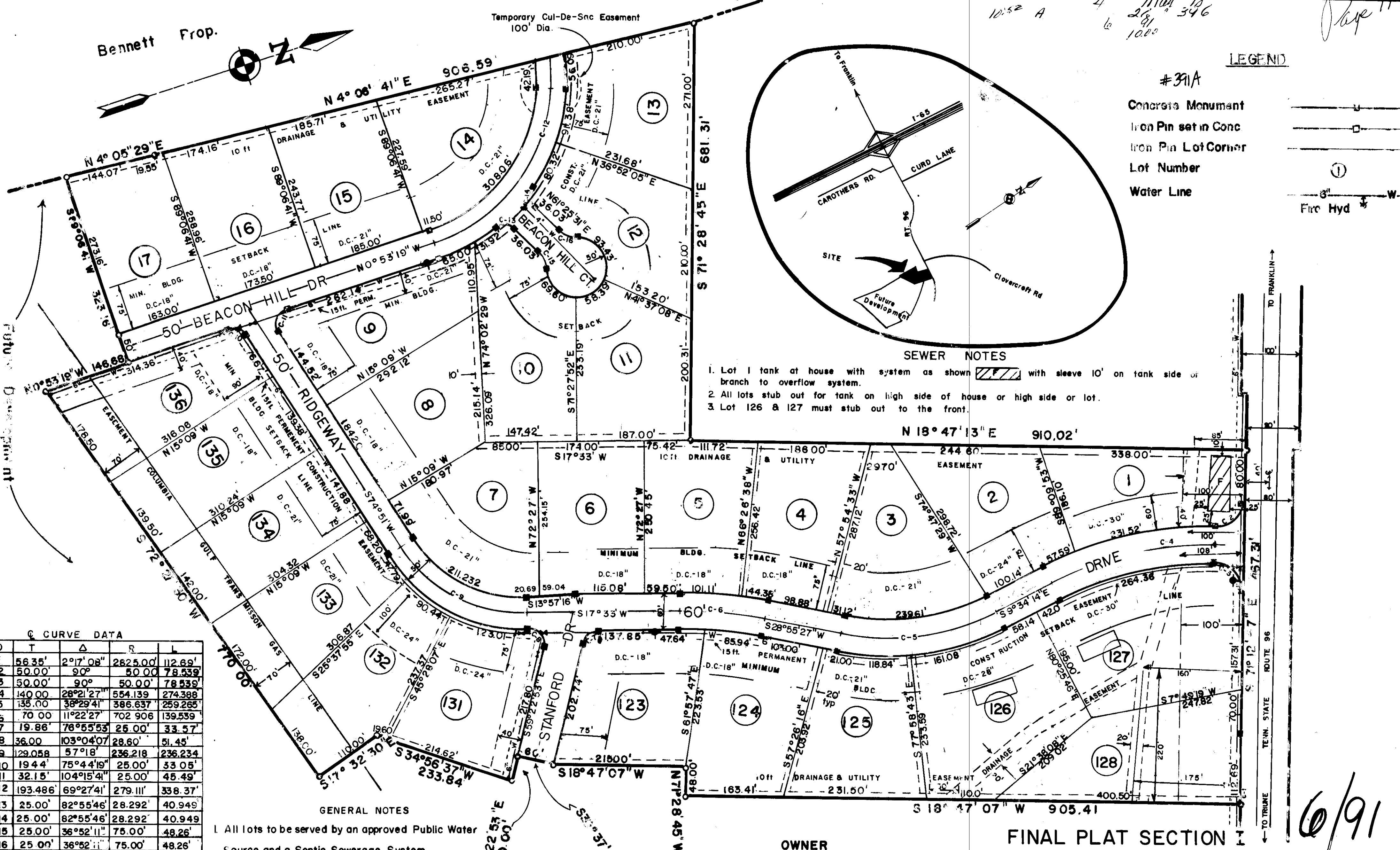
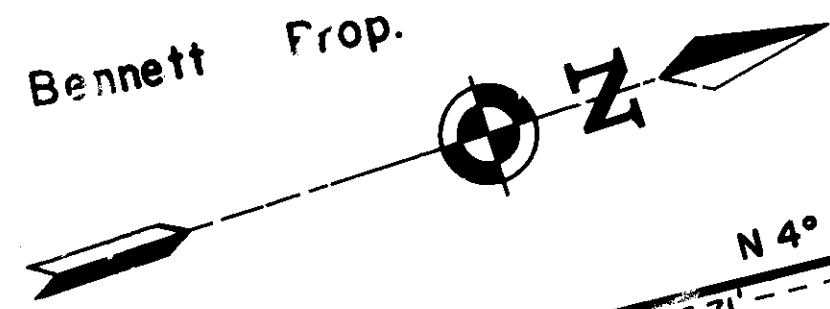
Thence, with the east line of said Lot 17 and after a point following the east line of Lot 16, North 00 degrees 53 minutes 14 seconds West, a total distance of 167.48 feet to a point;

Thence, crossing from the west margin of said Beacon Hill Drive to the east margin of said Beacon Hill Drive, North 89 degrees 06 minutes 41 seconds East, a distance of 50.00 feet to a point, said point being in the west line of Lot 136 of said Franklin East Section 1;

Thence, with the west line of said Lot 136, South 00 degrees 53 minutes 19 seconds East, a distance 167.48 feet to a point, said point being in the north line of said Adams;

Thence, leaving the west line of said Lot 136 and following the north line of said Adams, South 89 degrees 06 minutes 41 seconds West, a distance of 50.00 feet to the point of beginning and containing 8374.00 square feet or 0.19 acres more or less.

10:52 A  
1104 18  
281 346  
1000



LEGEND

- #391A
- Concrete Monument
- Iron Pin set in Conc
- Iron Pin Lot Corner
- Lot Number
- Water Line
- Fire Hyd

SEWER NOTES

1. Lot 1 tank at house with system as shown with sleeve 10' on tank side of branch to overflow system.
2. All lots stub out for tank on high side of house or high side of lot.
3. Lot 126 & 127 must stub out to the front.

C CURVE DATA

| NO   | T        | Δ          | R        | L        |
|------|----------|------------|----------|----------|
| C-1  | 56.35'   | 2°17'08"   | 2825.00' | 112.69'  |
| C-2  | 50.00'   | 90°        | 50.00'   | 78.539'  |
| C-3  | 50.00'   | 90°        | 50.00'   | 78.539'  |
| C-4  | 140.00'  | 28°21'27"  | 554.139' | 274.388' |
| C-5  | 135.00'  | 38°29'41"  | 386.637' | 259.265' |
| C-6  | 70.00'   | 11°22'27"  | 702.908' | 139.539' |
| C-7  | 19.86'   | 76°55'53"  | 25.00'   | 33.57'   |
| C-8  | 36.00'   | 103°04'07" | 28.60'   | 51.45'   |
| C-9  | 129.058' | 57°18'     | 236.218' | 236.234' |
| C-10 | 19.44'   | 75°44'19"  | 25.00'   | 33.05'   |
| C-11 | 32.15'   | 104°15'41" | 25.00'   | 45.49'   |
| C-12 | 193.486' | 69°27'41"  | 279.111' | 338.37'  |
| C-13 | 25.00'   | 82°55'46"  | 28.292'  | 40.949'  |
| C-14 | 25.00'   | 82°55'46"  | 28.292'  | 40.949'  |
| C-15 | 25.00'   | 36°52'11"  | 75.00'   | 48.26'   |
| C-16 | 25.00'   | 36°52'11"  | 75.00'   | 48.26'   |

GENERAL NOTES

1. All lots to be served by an approved Public Water Source and a Septic Sewerage System.
2. All lots shall be a minimum of one acre in size.
3. All lots shall front on a Public Road.
4. All lots shall have a min. 18" Driveway Culvert with Headwall.
5. All lot lines are Radial or Perpendicular unless otherwise noted.

WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 273 PAGE 878 REGISTER'S OFFICE, WILLIAMSON COUNTY TENNESSEE.

OWNER  
R.C ADAMS, IRA ADAMS  
JAMES ADAMS

FINAL PLAT SECTION 1  
FRANKLIN EAST

6/91

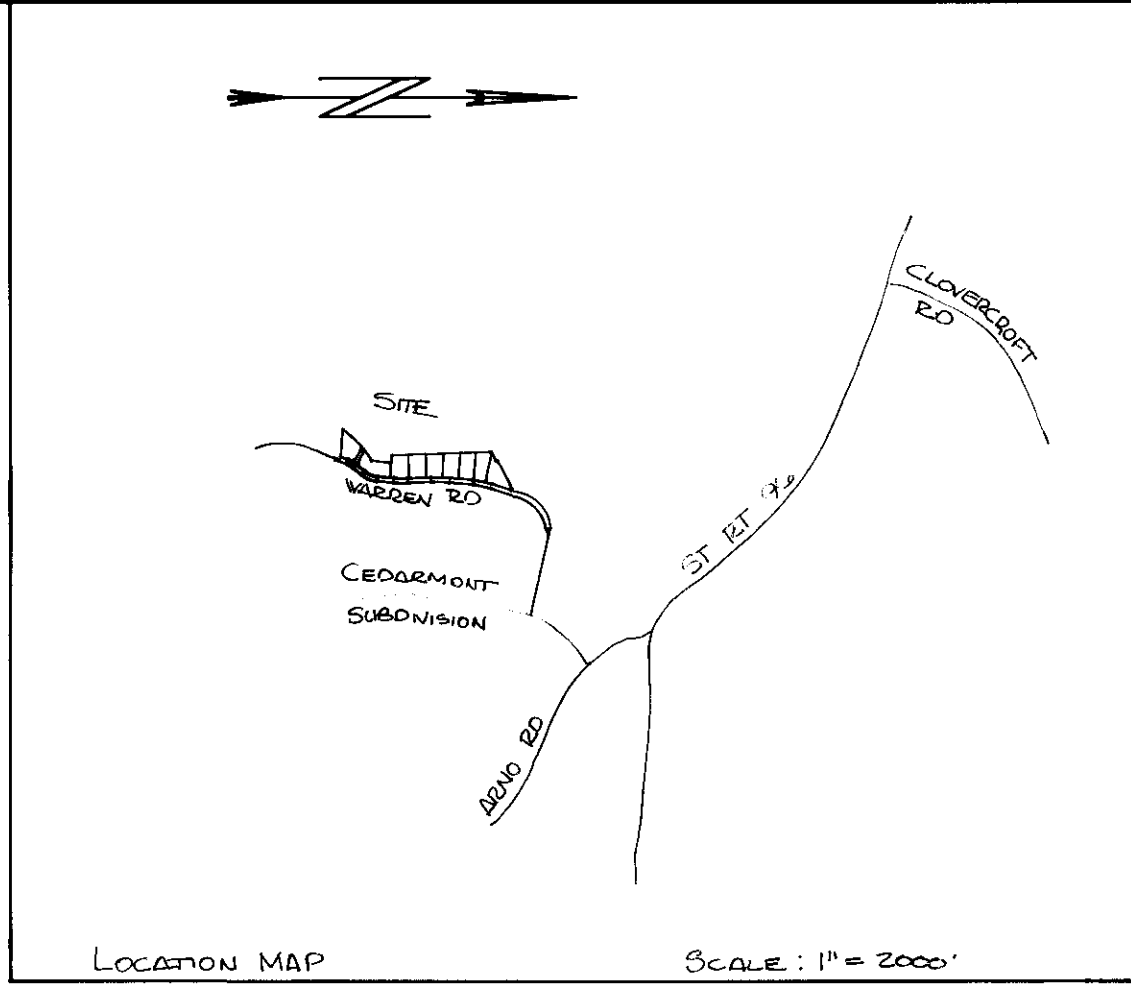
|  |  |   |  |   |  |   |  |   |  |  |  |
|--|--|---|--|---|--|---|--|---|--|--|--|
| <p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED</p> <p>1/5 DATE 19 77<br/>R.C. ADAMS, IRA ADAMS, JAMES ADAMS</p> |  | <p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE PROPERTY REQUIRED BY THE REGIONAL PLANNING COMMISSION, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON</p> <p>March 10 1977<br/>W. Rock Hatcher<br/>REGISTERED S.G. OR SURVEYOR</p> |  | <p>CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES</p> <p>I HEREBY CERTIFY: (1) THAT STREETS, UTILITIES AND... HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$... HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT</p> <p>March 10 1977<br/>W. Rock Hatcher<br/>WILLIAMSON CO. ROAD COMM.</p> |  | <p>CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE WATER SUPPLY AND/OR SEWAGE DISPOSAL UTILITY SYSTEM OR SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE TENNESSEE HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN</p> <p>WATER - MICROFTON UTILITY DATE<br/>SEPTIC TANK - COUNTY HEALTH DEPT. DATE</p> |  | <p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILLIAMSON CO., 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 CO. REGISTER</p> <p>May 2 1978<br/>SECRETARY, WILLIAMSON COUNTY PLANNING COMMISSION</p> |  | <p>RECORD: D _____ PLAT BOOK NO. _____ PAGE _____ ROW: F. _____</p> <p>WILLIAMSON CO. PLANNING COMMISSION</p> <p>TOTAL ACRES 34.339 TOTAL LOTS 29<br/>ACRES NEW ROAD 4.139 MILES NEW ROAD 0.609</p> <p>OWNER ADAMS CIVIL DISTRICT 14<br/>SURVEYOR STANFORD &amp; ASSOC., INC. CLOSURE ERROR 1/10,000<br/>SCALE 1" = 100'</p> |  |
|--|--|---|--|---|--|---|--|---|--|--|--|

| CURVE | DELTA     | RADIUS | ARC    | TANGENT | CHORD  | CHORD BRG    |
|-------|-----------|--------|--------|---------|--------|--------------|
| 1     | 4°33'15"  | 320.98 | 25.51  | 12.76   | 25.51  | N 23°25'56"E |
| 2     | 85°51'23" | 25.00  | 37.46  | 23.25   | 34.05  | N 17°13'08"W |
| 3     | 80°59'24" | 25.00  | 35.34  | 21.35   | 32.47  | N 79°21'29"E |
| 4     | 33°46'29" | 247.05 | 145.63 | 75.00   | 143.53 | N 21°58'32"E |
| 5     | 17°42'29" | 320.98 | 99.20  | 50.00   | 98.81  | N 30°00'32"E |

| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| 1    | N 38°51'47"E | 87.34    |
| 2    | S 53°30'00"W | 36.76    |
| 3    | S 46°00'00"W | 17.00    |

**GENERAL NOTES:**

- All lots will be served by Milcroftbn Utility District Public Water Supply.
- All lots shall be served by individual subsurface septic disposal system.
- All lots shall conform to Agricultural zone for minimum lot size, setback, width, etc.
- All water lines, street width, drainage ditches and/or culverts, shall be approved by a appropriate authority of the Williamson County Government.
- Warren Road will be resurfaced with a 2 inch CW mix from its beginning to the south extremities of Valley View Estates. The developer of Valley View and the developer of Cedarmont will share equally in the cost of the paving where Warren Road runs between their properties. Where the Road runs along only one development the developer of said property will bear the expense of the resurfacing.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book \_\_\_\_\_ Page \_\_\_\_\_, R.O.W.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations.

DATE: 10/26/89 OWNER: Wayne Dunn

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is 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 hereon, to the specifications of the Subdivision Regulations, as approved by the county Engineer.

DATE: 3/19, 1987 REGISTERED LAND SURVEYOR: Tom Stanford Ed Adams

**CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS**

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

DATE: 4/22, 1989 LOCAL HEALTH AUTHORITY: Judy Daniel

**CERTIFICATION OF THE APPROVAL OF STREETS**

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 the Planning Commission to assure completion of all required improvements in case of default.

DATE: 11/22/89 COUNTY ENGR: James L Justice  
 DATE: Nov 2, 1989 COUNTY ROAD SUP: Charles Muck

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled VALLEY VIEW SECT TWO have been installed in accordance with current 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 5.3 of the Williamson Subdivision Regulations have been met.

DATE: April 3, 1987 WATER SYSTEM: Milcroftbn Utility Dist.  
 Name, Title, & Agency of Authorized Agent: David Meriwether Gen. Mgr.

**CERTIFICATE OF APPROVAL FOR RECORDING**

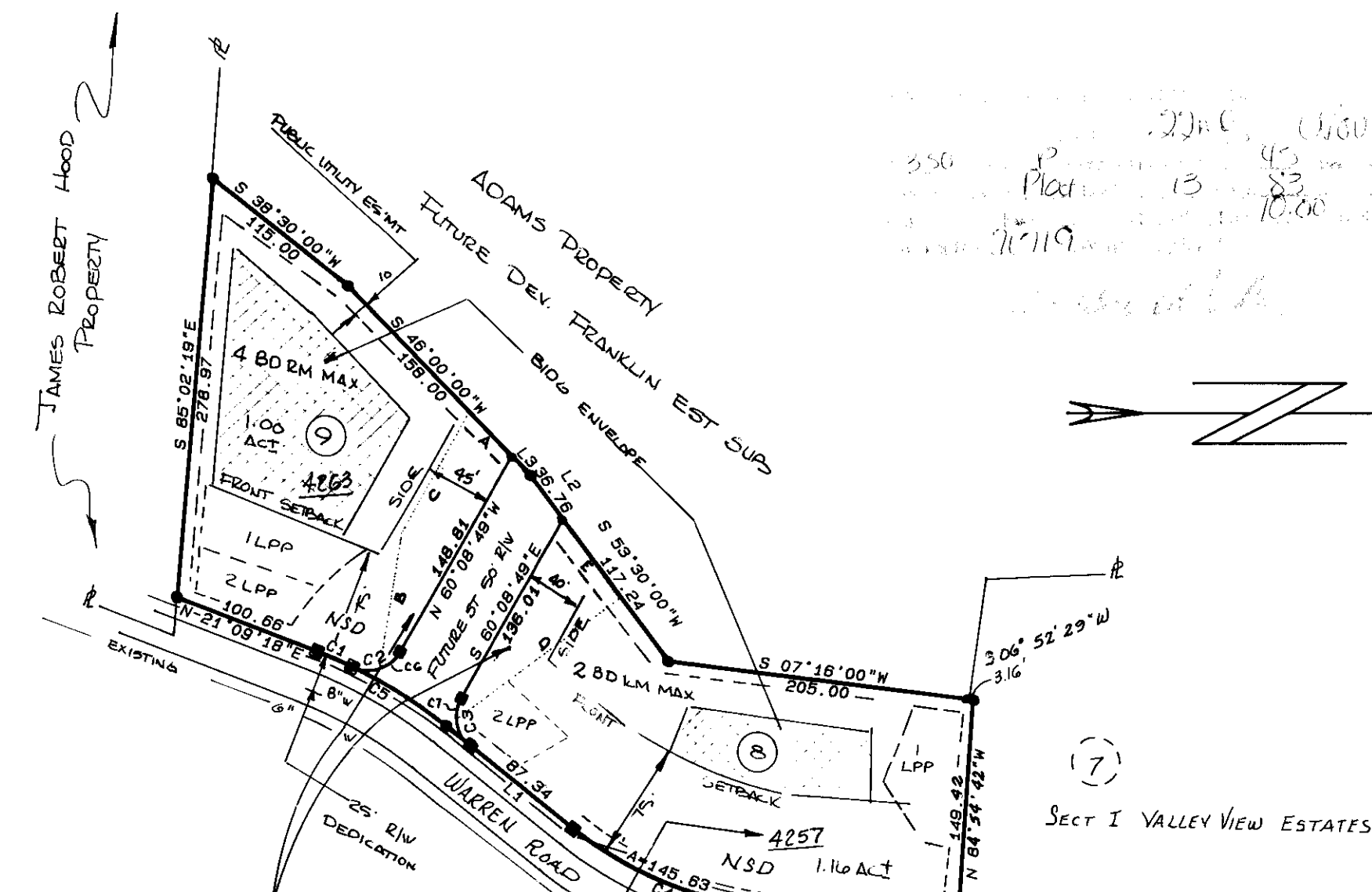
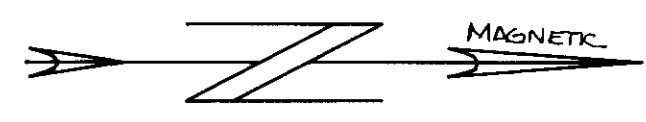
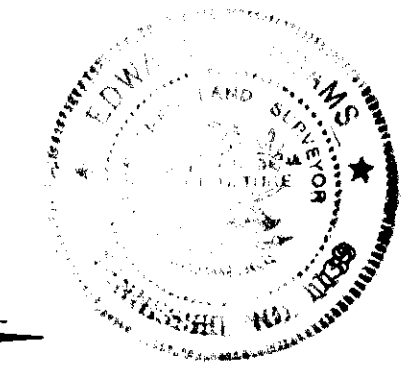
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Williamson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

DATE: 4/22, 1989 SECT. PLANNING COMM.: Judy Daniel

**RECORD**

Being a portion of the property conveyed in Book 717 Page 113 R.O.W.C., Tenn.

**SPECIAL NOTES:**  
 1. This subdivision is approved as an NC-1ACRE zone, so as to comply with the zoning regulations under which it was approved.

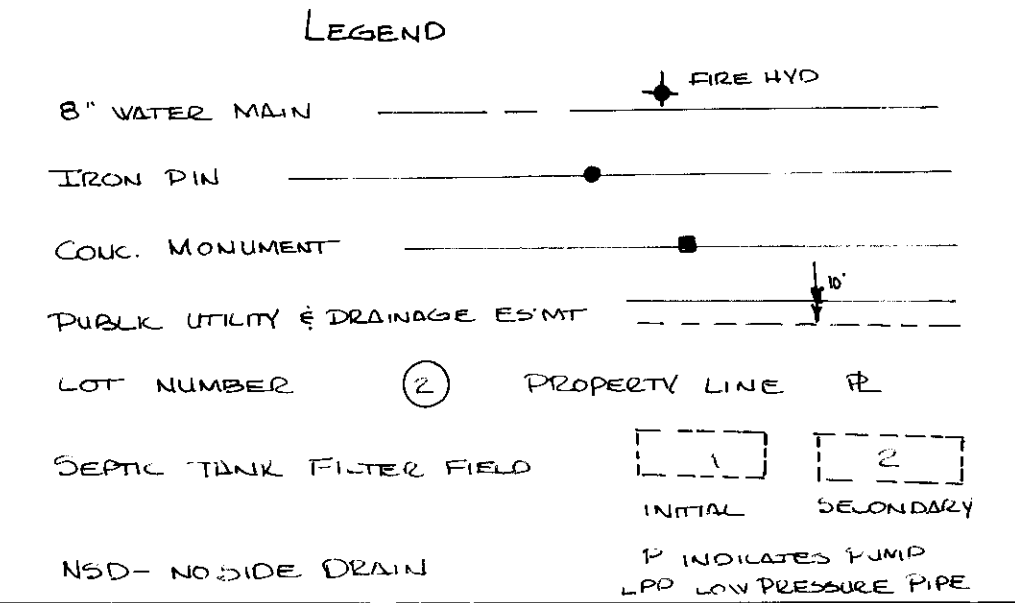


SPECIAL NOTE: THE AREA SHADED IS A PERMANENT CONSTRUCTION EASEMENT FOR ROADWAY FILL SLOPE. THE FOLLOWING DIMENSIONS ARE METES & BOUNDS FOR THE EASEMENT

| LINE | BEARING      | LENGTH  | CURVE | RADIUS | LENGTH |
|------|--------------|---------|-------|--------|--------|
| A    | N 46°00'00"E | 41.64'  | C6    | 25.00' | 21.08' |
| B    | N 79°41'57"W | 94.51'  | C7    | 25.00' | 14.51' |
| C    | N 60°08'49"W | 90.00'  |       |        |        |
| D    | S 36°50'20"E | 135.51' |       |        |        |
| E    | N 53°30'00"E | 63.00'  |       |        |        |

**HEALTH DEPARTMENT NOTES**

- LPP - Means that this lot is served by the North Carolina Low Pressure Pipe System, which is a alternate means of sewage disposal system.
- Interceptor drains may be required on any or all lots.
- No Spa-type Whirlpool, Hot-tub or Jacuzzi shall be allowed unless approved by the Williamson County Health Department.
- No cutting, filling, or disturbance of the areas reserved for sewage disposal.
- 4 bedroom maximum unless otherwise noted.

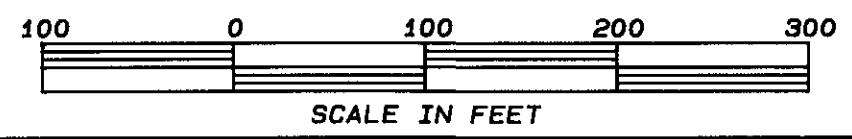


**THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION**

**FINAL PLAT OF SECTION II OF**

**VALLEY VIEW EST.**

|  |                                     |
|--|-------------------------------------|
| TOTAL ACRES = 2.70   | TOTAL LOTS = 2                      |
| MILES NEW ROADS = 0  | ACRES NEW ROADS = 0.53              |
| OWNER: Wayne Dunn  | CIVIL DISTRICT 14th                 |
| SURVEYOR: Stanford & Assoc., Inc. (Design)<br>Adams Land Surveying Co. (Field Surveying) |                                     |
| DATE: 3/19/1987  | SCALE: 1" = 100' CLOSURE: 1/>10.000 |



13/83

930-B