

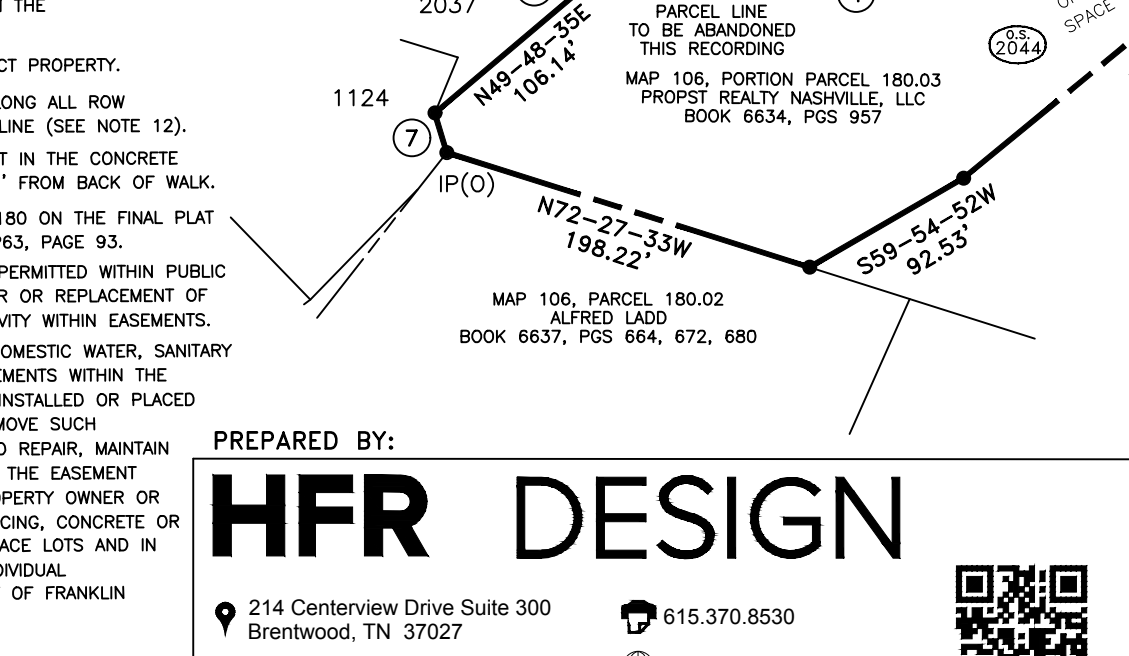
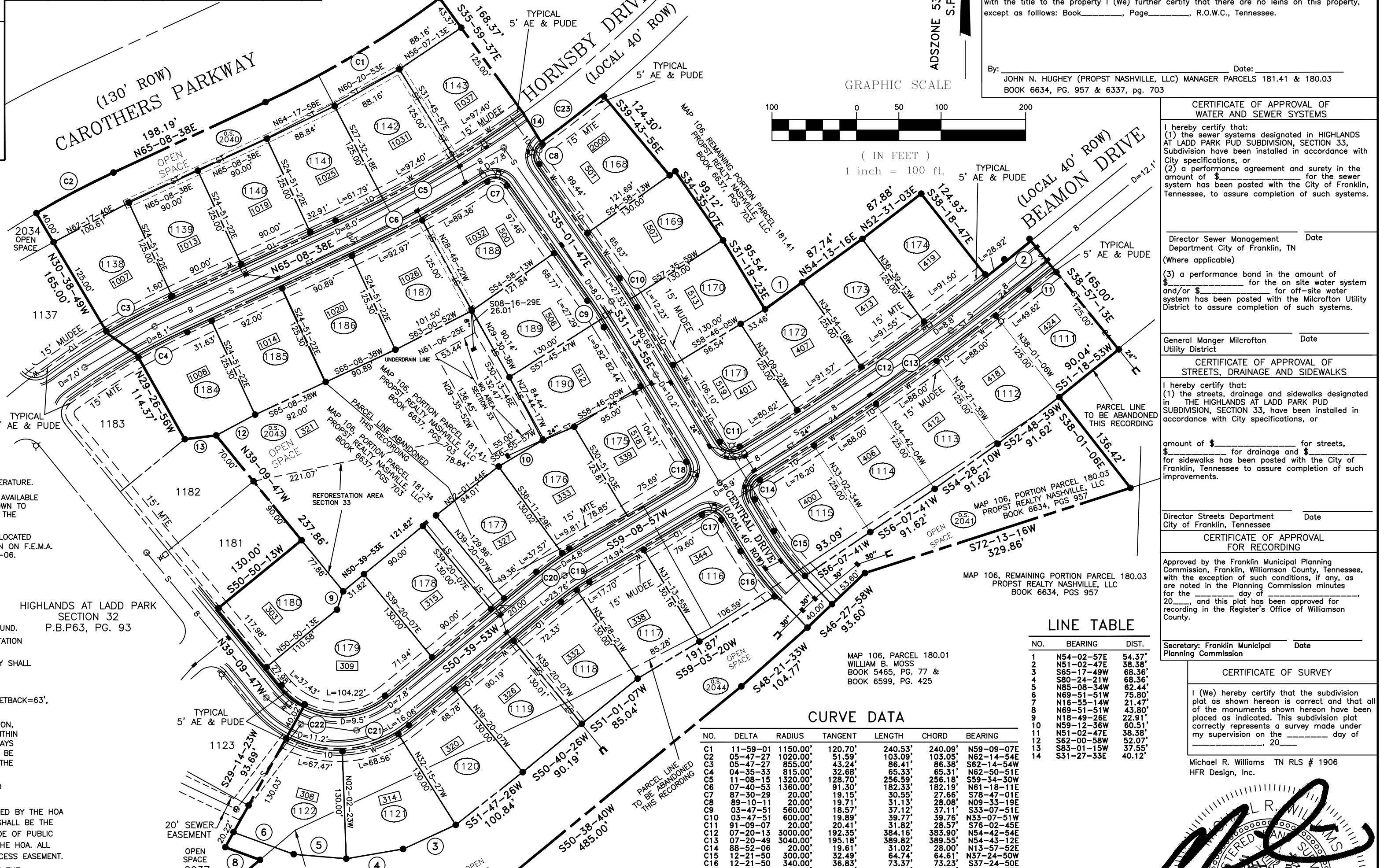
LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT	LOT NO.	SQ. FT.	ACRES	REQUIRED 3" CALIPER TREES PER LOT
1111	11,116.06	0.255	3	1121	13,163.72	0.302	4	1170	12,241.48	0.281	3
1112	11,205.90	0.257	3	1122	13,165.19	0.302	4	1171	12,331.61	0.283	3
1113	11,205.90	0.257	3	1123	11,705.29	0.269	3	1172	11,143.69	0.256	3
1114	11,205.90	0.257	3	1124	11,250.00	0.258	3	1173	11,225.43	0.258	3
1115	12,144.26	0.279	3	1125	11,250.00	0.258	3	1174	11,227.66	0.258	3
1116	13,069.48	0.300	4	1126	11,505.77	0.264	3	1175	11,756.10	0.270	3
1117	11,583.61	0.266	3	1127	11,646.22	0.267	3	1176	12,134.55	0.279	3
1118	11,795.95	0.271	3	1128	11,646.22	0.267	3	1177	11,679.64	0.268	3
1119	11,725.20	0.269	3	1129	14,018.92	0.322	4	1178	11,700.00	0.269	3
1120	11,994.74	0.275	3	1130	12,469.67	0.286	3	1179	11,983.88	0.275	3
TOTAL LOTS		457,690.06	10.507	TOTAL O.S. LOTS		194,051.14	4.455	TOTAL		741,161.00	17.015

Owner/Subdivider:
 PROPST NASHVILLE, LLC
 ATT. JOHN N. HUGHEY, MANAGER
 305 CHURCH STREET, SUITE 715
 HUNTSVILLE, AL 35801
 PH. 256-319-7818
 TAX MAP 106, PARCEL 181.34
 PROPST REALTY NASHVILLE, LLC
 BOOK 6337, PAGE 703 &
 BOOK 6634, PG. 957

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, Tennessee Date

- LEGEND
- PROPOSED FIRE HYDRANT
 - PUBLIC UTILITY & DRAINAGE EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - SANITARY SEWER EASEMENT
 - MILCROFTON EASEMENT
 - SEE NOTE 17
 - ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT
 - MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
 - SEE NOTE 17
 - MANHOLE DEPTH TAKEN FROM PLANS D=11.2'
 - MANHOLE
 - 5/8" IRON PIN SET THIS PLAT
 - UTILITY STUB OUT
 - STREET ADDRESS
 - PROPERTY/R.O.W. LINE
 - PUBLIC UTILITY & DRAINAGE EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - SANITARY SEWER EASEMENT
 - MILCROFTON EASEMENT
 - SEE NOTE 17
 - ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT
 - MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT
 - SEE NOTE 17

- NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE 38 NEW RESIDENTIAL LOTS, 4 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 33 AND TO REVISE LOT 1180 FROM SECTION 32 RECORDED IN PLAT BOOK P63, PG. 93.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0356F, BOTH DATED: 9-29-06.
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
 - 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.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
 - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL ON FOR SPECIFIC SETBACK INFORMATION.
 - ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN 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 PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - THE RECORDING OF THIS PLAT VOIDES, VACATES, AND SUPERCEDES THE RECORDING OF LOT 1180 ON THE FINAL PLAT FOR HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 32 AS RECORDED IN PLAT BOOK P63, PAGE 93.
 - 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.



CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	11-59-01	1150.00'	120.70'	240.83'	240.09'	N59-09-07E
C2	05-47-27	1020.00'	51.99'	103.09'	103.05'	N62-14-54E
C3	05-47-27	855.00'	43.24'	86.41'	86.38'	S62-14-54W
C4	07-20-49	815.00'	32.68'	65.33'	65.31'	N62-50-51E
C5	11-08-15	1320.00'	128.70'	256.99'	256.18'	S59-34-30W
C6	07-40-53	1360.00'	91.30'	182.33'	182.19'	N61-18-11E
C7	87-30-29	20.00'	19.15'	30.55'	27.66'	S78-47-01E
C8	89-10-11	20.00'	19.71'	31.13'	28.08'	N09-33-19E
C9	03-47-51	560.00'	18.57'	37.12'	37.11'	S33-07-51E
C10	03-47-51	600.00'	19.89'	39.77'	39.76'	N33-07-51W
C11	91-09-07	20.00'	20.01'	31.82'	28.57'	S76-02-45E
C12	07-20-13	3000.00'	192.35'	384.16'	383.90'	N54-42-54E
C13	07-20-49	5040.00'	195.18'	389.82'	389.55'	N54-43-12E
C14	48-52-08	20.00'	19.61'	31.02'	28.00'	N13-57-52E
C15	12-21-50	300.00'	32.49'	64.74'	64.61'	N37-24-50W
C16	12-21-50	340.00'	36.83'	73.27'	73.23'	S37-24-50E
C17	91-09-49	20.00'	20.41'	31.82'	28.57'	S76-47-37E
C18	90-22-52	20.00'	20.13'	31.55'	28.38'	S13-57-31W
C19	08-29-04	280.00'	20.77'	47.46'	41.42'	N54-34-25E
C20	08-29-04	280.00'	20.77'	47.46'	41.42'	S54-34-25W
C21	67-01-54	130.00'	86.10'	152.09'	143.56'	N84-10-50E
C22	03-52-20	80.00'	90.27'	141.64'	127.47'	S84-14-57W
C23	03-52-20	1360.00'	45.97'	91.91'	91.90'	N82-15-14E

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
 The following canopy trees are required for each single-family lot:
 There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501-20,000	4

MTEC CERTIFICATE OF APPROVAL FOR RECORDING
 Middle Tennessee Electric Membership Corporation (MTEC) will provide electric service to the subject property according to the normal operating practices of MTEC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEC website at www.mtec.com (collectively the "Requirements"). No electric service will be provided until MTEC's Requirements have been met and approved in writing by an authorized representative of MTEC. Any approval is, at all times, contingent upon continuing compliance with MTEC's Requirements.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
 I hereby certify that:
 (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 33, 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.

Director Sewer Management Date
 Department City of Franklin, TN
 (Where applicable)

(3) a performance bond in the amount of \$_____ for the on-site water system and/or \$_____ for off-site water system has been posted with the Microfton Utility District to assure completion of such systems.

General Manager Microfton Date
 Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS
 I hereby certify that:
 (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 33, have been installed in accordance with City specifications, or
 amount of \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

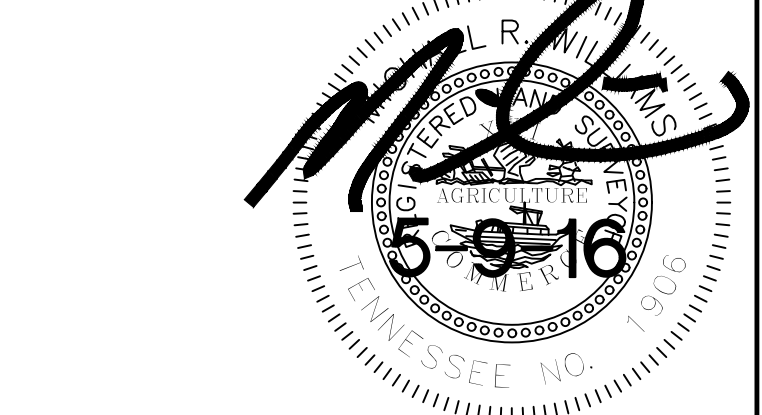
Director Streets Department Date
 City of Franklin, Tennessee

CERTIFICATE OF APPROVAL 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 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 _____ day of _____ 20____.

Michael R. Williams TN RLS # 1906
 HFR Design, Inc.



PREPARED BY:
HFR DESIGN
 214 Centervue Drive Suite 300
 Brentwood, TN 37027
 615.370.8500
 615.370.8530
 hfrdesign.com

COF PROJECT # (6149)
**THE HIGHLANDS AT LADD PARK PUD
 SUBDIVISION, FINAL PLAT, SEC. 33
 & RESUB. LOT 1080 SECTION 32**
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 17.015 TOTAL LOTS: 42
 ACRES NEW STREETS: 2.053 FEET NEW STREETS: 2,283±
 CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
 SCALE: 1"=100' DATE: 5-9-16