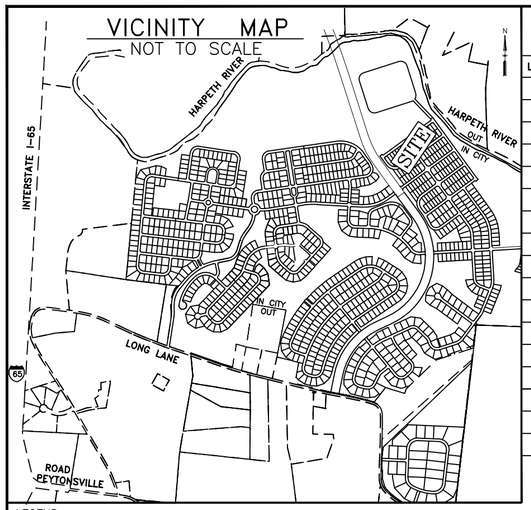
VICINITY MAP
NOT TO SCALE



LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT		LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
485	8,213.06	0.189	2	554	6,587.26	0.151	2
497	8,202.02	0.188	2	555	6,960.00	0.160	2
498	6,960.00	0.160	2	556	6,960.00	0.160	2
499	6,722.43	0.154	2	557	6,960.00	0.160	2
500	6,371.47	0.146	2	558	6,960.00	0.160	2
501	7,071.87	0.162	2	559	6,960.00	0.160	2
502	6,720.00	0.154	2	560	6,960.00	0.160	2
503	6,360.00	0.146	2	561	6,960.00	0.160	2
504	6,959.82	0.160	2	TOTAL LOTS	176,254.14	4.047	
505	7,114.16	0.163	2	O.S. 2021	598,753.56	13.745	
517	7,594.16	0.174	2	O.S. 2023	86,328.66	1.981	
518	6,480.00	0.149	2	TOTAL O.S.	684,089.97	15.704	
549	7,345.25	0.169	2	ROW	41,615.01	0.955	
550	6,961.56	0.160	2	TOTAL	901,959.12	20.706	
551	6,960.00	0.160	2				
552	6,960.00	0.160	2				
553	6,960.00	0.160	2				

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	17-48-03	1367.39'	214.14'	424.84'	423.12'	S26-31-17E
C2	01-06-42	240.00'	2.33'	4.66'	4.66'	S66-38-27W
C3	12-10-35	260.00'	27.73'	55.25'	55.15'	S30-00-11E
C4	06-08-08	1000.00'	53.60'	107.09'	107.04'	S66-12-27W
C5	05-20-55	1040.00'	48.58'	97.09'	97.05'	N66-09-34E
C6	103-55-08	20.00'	25.56'	36.27'	31.50'	N16-52-28E
C7	90-17-44	20.00'	20.10'	31.52'	28.36'	N65-34-36W
C8	11-07-27	200.00'	19.48'	38.83'	38.77'	S29-31-23E
C9	03-31-55	200.00'	6.17'	12.33'	12.33'	S22-11-42E
C10	01-20-08	980.00'	11.42'	22.84'	22.84'	N19-45-40W
C11	01-28-20	980.00'	12.59'	25.18'	25.18'	N18-21-26W
C12	02-46-47	1020.00'	24.75'	49.49'	49.48'	S19-02-21E
C13	90-00-00	20.00'	20.00'	31.42'	28.28'	N27-22-44E
C14	90-00-00	20.00'	20.00'	31.42'	28.28'	N62-37-16W

LINE TABLE

NO.	BEARING	DIST.
1	N63-41-48E	40.46'
2	N72-22-44E	23.00'
3	N66-05-06E	28.34'
4	N20-48-52E	53.03'
5	S55-49-40W	59.36'
6	S55-49-40W	97.88'
7	N35-05-06W	35.00'
8	N35-05-06W	24.87'
9	N35-05-06W	32.88'
10	N17-37-16W	40.00'
11	N17-56-52W	40.47'
12	S35-05-06E	48.79'
13	N30-12-31W	61.65'

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

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property 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 perscribed 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 leins on this property, except as follows:

Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____
JOHN N. HUGHEY (PROPST NASHVILLE, LLC) MANAGER PARCEL 181.27

By: _____ Date: _____
PAUL ARNOLD TEDEAN L P (PARTNER) PARCELS 181.29 & 181.30

By: _____ Date: _____
ALFED LADD PORTION OF PARCEL 181.00

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 22, 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 Department City of Franklin, TN — Date

(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 Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Utility District — Date

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 22, have been installed in accordance with City specifications, or

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 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.

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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.

Middle Tennessee Electric Membership Corporation — Date

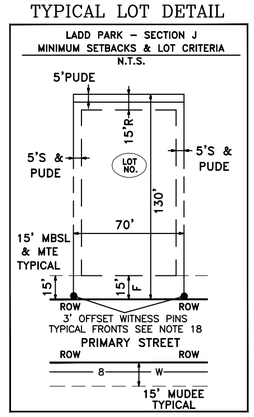
SINGLE FAMILY LOT PLANTING REQUIREMENTS:

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

TYPICAL LOT DETAIL

LADD PARK – SECTION J
MINIMUM SETBACKS & LOT CRITERIA
N.T.S.



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

LEGEND

- PROPOSED FIRE HYDRANT
- LIGHT POLE
- CURB INLET
- MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT — ST
- STREET ADDRESS — 4008
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT — PUDE
- PROPOSED WATER LINE — 8 W
- PROPOSED SEWER LINE — 8SS
- SANITARY SEWER EASEMENT — 20' SSE
- MIILCROFTON EASEMENT SEE NOTE 17 — 15'MUDEE
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT — 5' AE & PUDE
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 17 — 15' MTE

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OPEN SPACE LOT 2021 AND CREATE 25 RESIDENTIAL LOTS, 2 NEW OPEN SPACE LOTS AND DEDICATE ROW. ALL BUILDABLE LOTS WERE REMOVED FROM THE 100 YEAR FLOOD. LOTS 504–505,517,537–538 BY LOMA CASE NO. 15–04–7208A. LOTS 485, 497–503, 549–556, 559–561 BY LOMAR–F CASE NO. 15–04–6094A. LOT 518 WAS NEVER AFFECTED BY THE FLOOD.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) 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.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTTY IS LOCATED IN ZONE "AE" "AREAS DETERMINED TO IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0355F DATED: 9–29–06.
5) 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.
6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
7) 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.
8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
10) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
11) THIS PROPERTY IS ZONED R2 AND GCCO–6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
12) 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.
13) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
14) ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
17) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT–OF–WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.
18) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES OPEN SPACE LOT 2021 ON THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 25 OF RECORD IN PLAT BOOK P___, PG. ___.

PREPARED BY:

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COF PROJECT # 5684

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 25, REVISION 1

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 20.706 — TOTAL LOTS: 27
ACRES NEW STREETS: 0.955 — FEET NEW STREETS: 1071'±
CIVIL DISTRICT: 9TH — CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' — DATE: 6-8-15

HFR PROJECT NO. 2015013

G:\2015013\Survey\sec 25 plat\sec 25 revision 1\20150513-52-sec 25 plat-revision 1.dwg, 7/2/2015 11:17:27 AM, DRagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100