

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS AND TO ADD AN ACCESS EASEMENT FOR USE BY 402, 382, AND 370 NATCHEZ STREET.
2. EXISTING ZONING OFC-3
3. MINIMUM REQUIRED SETBACK LINES:
FRONT: 0 FEET MIN - 20 FEET MAX.
SIDE: 0 FEET
FRONT: 0 FEET
4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCEL 25,00 ON WILLIAMSON COUNTY TAX MAP NO. 78 G E.
5. STREET ADDRESS ARE SHOWN THUS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: TONY OWENS
8. SURVEYOR: JAMES TERRY & ASSOCIATES
9. IRON ROD (FOUND)
10. IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES OF UTILITY MARKERS AND RECORDS. THE SURVEYOR HAS CONDUCTED A VISUAL SURVEY AND MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH 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.
13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0192 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 9, 2006.
14. 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.
15. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
- OWNER/SUBDIVIDER: TONY OWENS
ADDRESS: PO BOX 277
FRANKLIN, TN 37064
CONTACT: MICHAEL DEWEY, P.E.
TELEPHONE: (615) 401-9956
EMAIL: MDWEW@JEWEL-ENGINEERING.COM
16. 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 BE RESPONSIBLE FOR THE REMOVAL OF SUCH STRUCTURES WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OF 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 REMOVING AND/OR REPAIRING ANY SUCH LANDSCAPING, FENCING, OR OTHER STRUCTURES WITHIN THE EASEMENT. 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.
17. IF PARKING LOT IS NOT REDEVELOPED BY JULY 2019, TREES SHALL BE ADDED TO THE PARKING LOT EVERY 12 PARKING SPACES.
18. THE ACCESS EASEMENT IS ALSO A SHARED PARKING AGREEMENT BETWEEN PARCELS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80. PARCELS ALSO KNOWN AS 370, 382, AND 408 NATCHEZ STREET, RESPECTIVELY.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPERE 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.

LEGEND

○ IR0	Iron Rod (Found)	■	Catch Basin
● IRN	Iron Rod (Set)	— W —	Water Line
■	Concrete Monument	— M —	Metal Light Pole
● (Sd)	Sanitary Manhole	— STM —	Storm Line
⊙	Sanitary Manhole	— S —	Sanitary Sewer Line
⊕	Fire Hydrant	— R —	Reclaimed Water Line

FINAL PLAT

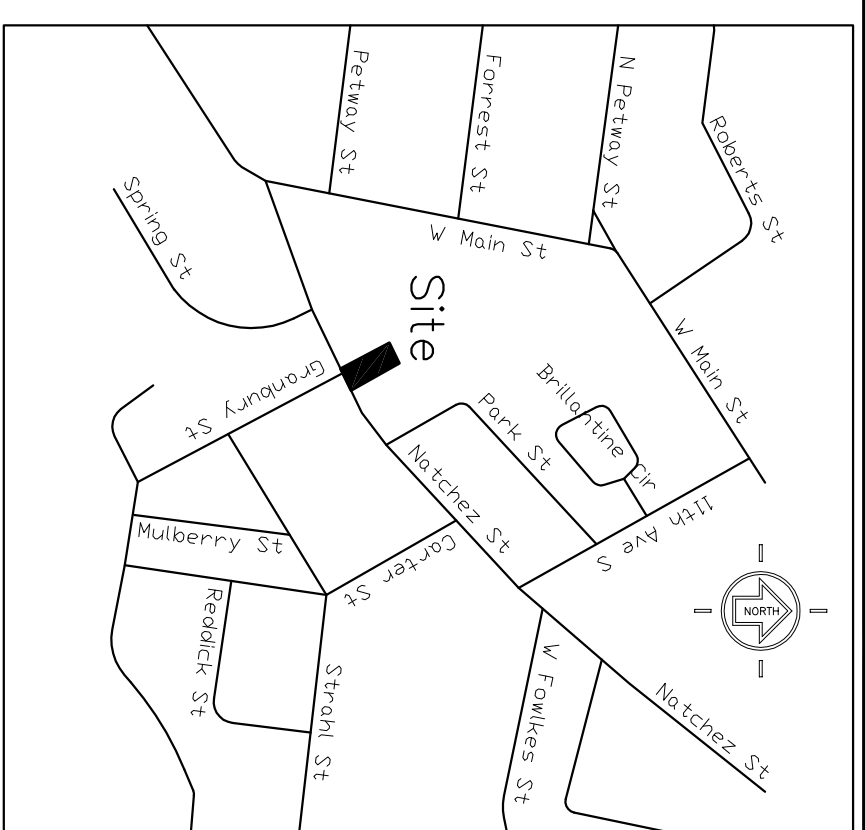
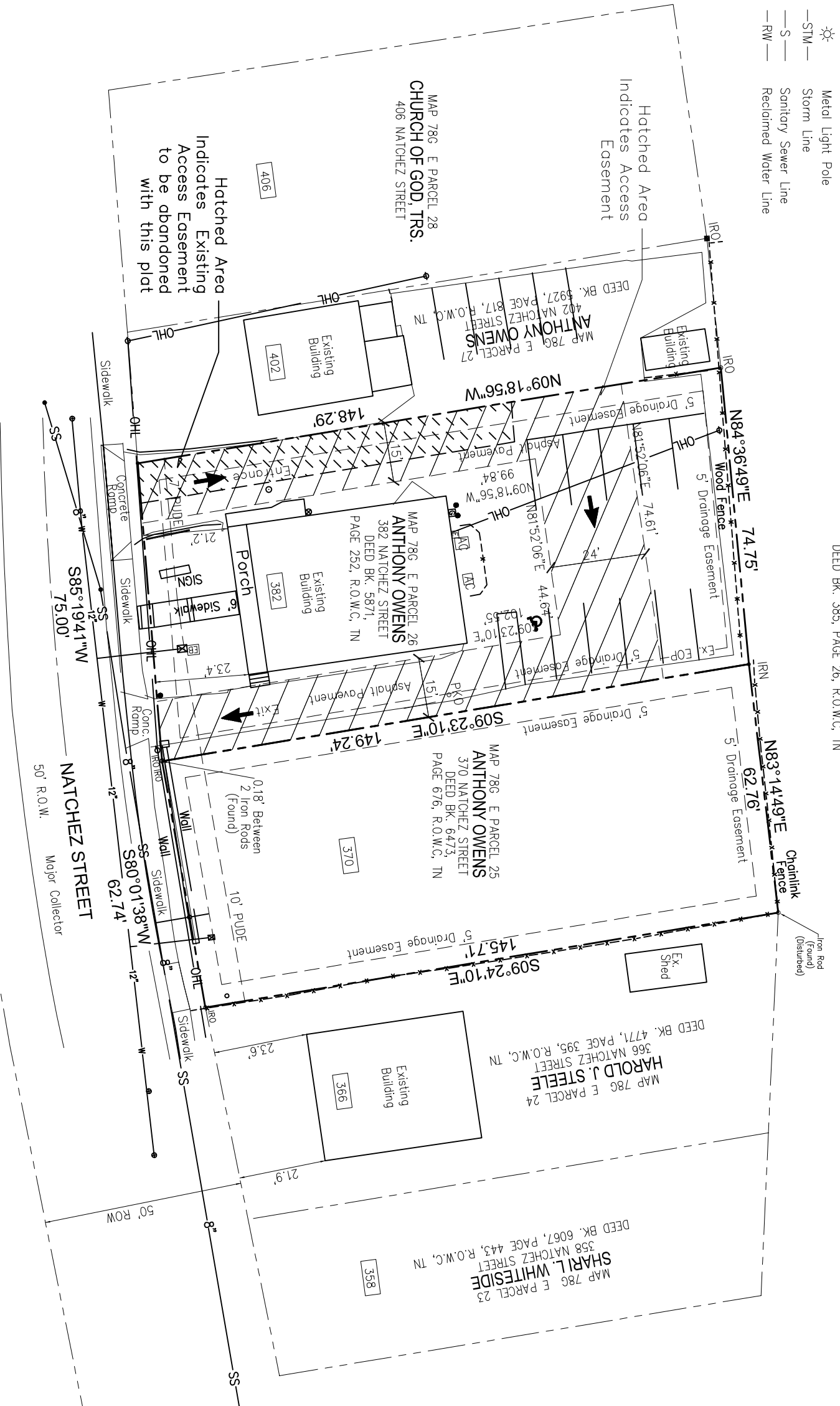
370 & 382 NATCHEZ STREET

Being Parcels 25 & 26 on Tax Map 78G E
370 & 382 Natchez Street
Franklin, Williamson County, Tennessee

MAP 78G, E PARCEL 21
FRANKLIN HOUSING AUTHORITY
1132 PARK STREET
DEED BK. 353, PAGE 80, R.O.W.C. TN

TN STATE PLANE
ZONE 5301, FIPS ZONE 4100,
NAD 83 DATUM

SCALE : 1" = 30'



CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE	Middle Tennessee Electric Membership Corporation (MEMEC) will provide electric service to the subject property according to the normal operating practices of MEMEC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MEMEC, and in accordance with the plat approval checklist, tree planting guidelines and other applicable rules and regulations. The requirements for electric service will be provided in writing by an authorized representative of MEMEC. Any approval is, at all times, contingent upon continuing compliance with MEMEC Requirements.
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 CITY OF FRANKLIN

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS	(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN 370 & 382 NATCHEZ STREET HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.
CERTIFICATE OF APPROVAL OF WATER SYSTEMS	(1) THE WATER SYSTEMS DESIGNATED IN 370 & 382 NATCHEZ STREET SUBDIVISION HAS BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE WILCOXTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	(1) HERBERY CERTIFY THAT THE SEWER SYSTEMS DESIGNATED IN 370 & 382 NATCHEZ STREET SUBDIVISION 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 SYSTEMS.
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: JAMES TERRY & ASSOCIATES CONTACT : GREG TERRY 2601 ELM HILL PIKE - SUITE R NASHVILLE, TN 37214 PHONE: (615) 490-6920 EMAIL : gregjta@comcast.net

CERTIFICATE OF APPROVAL FOR OPEN SPACE	OWNER(S) — ANTHONY OWENS
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CERTIFICATE OF SURVEY	I HERBERY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND TRUE TO ALL OF THE MONUMENTS, SURVEY DATA, AND RECORDS AS INDICATED. THE SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THE INDICATED MONUMENTS TO BE IN ACCORDANCE WITH THE SURVEY DATA AND RECORDS AS INDICATED. LAND SURVEYOR: JAMES TERRY & ASSOCIATES NO. 1707 TENNESSEE RULES NO. 2287
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CITY OF FRANKLIN PROJECT # 6354	FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
TOTAL ACRES: 0.45±	TOTAL LOTS: 2
AGRES NEW STREETS: 0.00	FEET NEW STREETS: 0.00
CIVIL DISTRICT: 8TH	CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0.00	DATE: DEC 20, 2016
PREPARED BY: JAMES TERRY & ASSOCIATES 2601 ELM HILL PIKE - SUITE R NASHVILLE, TENNESSEE 37214 PHONE: (615) 490-6920	JOB NUMBER: 2016-756 SHEET 1 OF 1

(1) HERBERY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS ENDORSED IN BOOK _____ PAGE _____ 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 UNLESS 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 LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____ PAGE _____ R.O.W.C., TN

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