

NOTES

- 1) THE PURPOSE FOR THIS PLAT IS TO SUBDIVIDE LOT 13 AND CREATE TWO LOTS.
- 2) BEARINGS AS SHOWN ARE TENNESSEE STATE PLANE, NAD83, REFERENCED FROM PLAT BOOK 58, PAGE 93.
- 3) SUBJECT PARCEL: MAP 52, PARCEL 078.00.
- 4) SUBJECT PROPERTY ZONED: R1-RESIDENTIAL. MINIMUM REQUIRED SETBACKS ARE AS FOLLOWS:
FRONT 60'
SIDE 25'
REAR 50'
- 5) SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 47187C0203F, MAP REVISED SEPTEMBER 29, 2006.
- 6) THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF SPENCER CREEK PLACE SUBDIVISION, REVISION 5, AS OF RECORD IN PLAT BOOK 58, PAGE 93.
- 7) 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.
- 8) THE SEPTIC TANK AND FIELD LINES AS DEPICTED IN PLAT BOOK 58, PAGE 93 HAVE BEEN REMOVED.
- 9) ALL UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE TAKEN FROM VISIBLE LOCATIONS AND MAPPING PROVIDED BY THE FOLLOWING AGENCIES:
ATMOS ENERGY-GAS- 2" LINE
MIDDLE TENNESSEE ELECTRIC-POWER
MALLORY VALLEY UTILITY DISTRICT-WATER 8" LINE
NOTE:
THIS PLAT SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION EVENT, DIAL 811, TENNESSEE ONE CALL.
- 10) PROPERTY OWNER INFORMATION:
JAMES J. & DONNA H. HONEYCUTT
1107 GRAY FOX LANE
FRANKLIN, TN. 37069
DEED BOOK 454, PAGE 402
PLAT BOOK 58, PAGE 93

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT ENTITLED "RESUBDIVISION OF LOT 13, SPENCER CREEK SUBDIVISION REVISION 5", HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT, LOCAL, AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CARE OF DEFAULT.

MALLORY VALLEY UTILITY DISTRICT
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 454, PAGE 402, 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.

OWNER: JAMES J. HONEYCUTT

DATE

OWNER: DONNA H. HONEYCUTT

DATE

CERTIFICATE OF SURVEY

I 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 2014.
#1974
SURVEYOR TENN. LICENSE NO. 1-30-15
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 2014, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY
FRANKLIN, MUNICIPAL PLANNING COMMISSION.

DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ FOR THE WATER SYSTEM AND \$ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE.

DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREETS, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY

DATE

CITY OF FRANKLIN

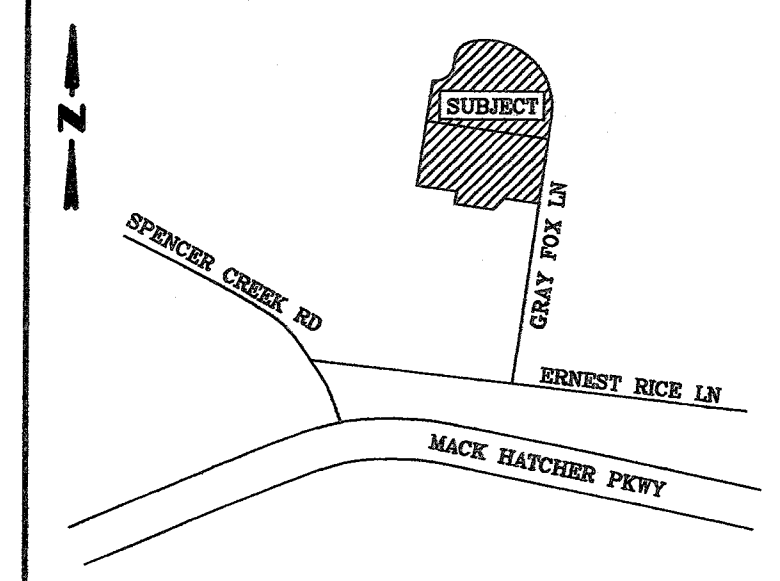
DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN SUBDIVISION 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

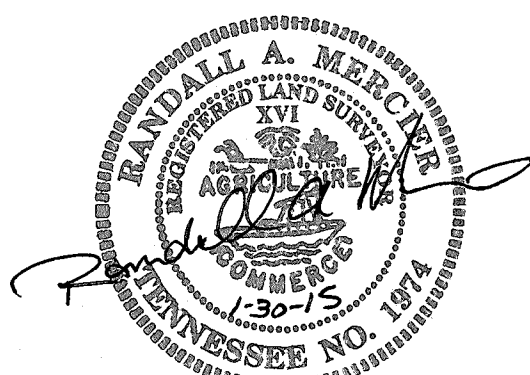
DATE



VICINITY
MAP
(NOT TO SCALE)

LEGEND

- IRON PIN (SET)
- IRON PIN (FOUND)
- E — ELECTRIC LINE
- G — GAS LINE
- S — SANITARY SEWER LINE
- W — WATER LINE
- Ⓢ SANITARY SEWER MANHOLE



RESUBDIVISION OF LOT 13 SPENCER CREEK PLACE SUBDIVISION REVISION 5

TOTAL ACRES = 2.74	TOTAL LOTS = 2
ACRES NEW STREETS: 0	FEET NEW STREETS: 0
CIVIL DISTRICT: 8TH	CLOSURE ERROR: 1:22,500
SCALE: 1"=50	DATE: 1-30-15

ARROWHEAD SURVEY
4151 OLD HILLSBORO ROAD
FRANKLIN, TN 37064
615-599-7347