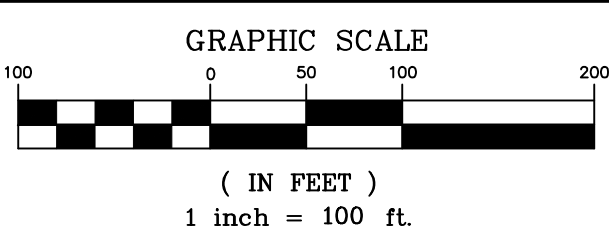


LEGEND	
PROPOSED FIRE HYDRANT	☼
PROPOSED LIGHT POLE	⊠
CURB INLET	■
EXISTING MANHOLE	●
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
PROPERTY/R.O.W. LINE	---
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	---
PROPOSED 8" WATER LINE	10" W
EXISTING 8" SEWER LINE	8" S
EXISTING 12" SEWER LINE	12" S
PROPOSED 18" STORM LINE	18" ST
SANITARY SEWER EASEMENT	20' SSE
MILCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	15' MTE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	
SEE NOTES 12 & 17	



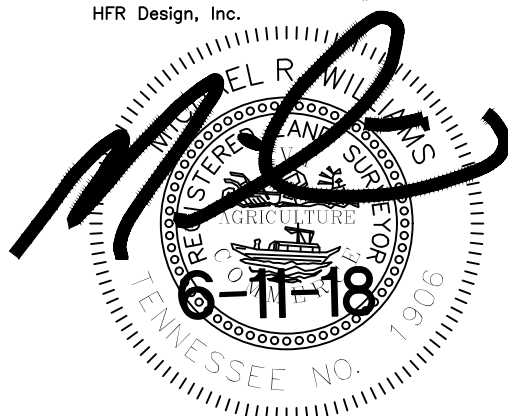
ADSZONE 5301, FIPSTONE 4100
S.P.C.S. NAD 83

CERTIFICATE OF OWNERSHIP	
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW 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 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., Tennessee.	
By: _____	Date: _____
JULIE ELLIS, CFO THE JONES COMPANY OF TENNESSEE, LLC OWNER OF MAP 106, PARCEL 181.33, BOOK 6296, PG. 961, PARCEL 181.44, BOOK 6938, PG. 8 AND PORTION OF PARCEL 181.38 BOOK 6938, PG. 1	
By: _____	Date: _____
PAUL ARNOLD, OWNER TEDEAN, LP OWNER OF MAP 106 PARCEL 181.31, BOOK 6296, PG. 979	

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 APPROVAL OF WATER AND SEWER SYSTEMS	
I hereby certify that: (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 30, 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.	

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.	



General Manager Milcrofton	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, SECTION 30 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	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 _____
---	------------

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 _____
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- NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE 38 NEW RESIDENTIAL LOTS, 6 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 30.
 - 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 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 4718700360F, DATED: 9-29-08.
 - 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. SEE TYPICAL LOT DETAIL.
 - 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 MTEMC.
 - IS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND BEING ALL OF PARCELS 181.31, 181.33, 181.44 A PORTION OF PARCEL 181.38.
 - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
 - 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, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF 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.
 - 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.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - 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 NE 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 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.
 - THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

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

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
698	8,127.01	0.187	2	753	7,560.00	0.174	2	OPEN SPACE 2060	10,937.47	0.251	
715	8,365.25	0.192	2	754	8,206.08	0.188	2	OPEN SPACE 2061	7,887.98	0.181	
716	8,207.90	0.188	2	755	8,535.48	0.196	2	OPEN SPACE 2062	37,768.87	0.867	
717	10,758.80	0.247	3	780	8,674.16	0.199	2	OPEN SPACE 2063	1,457.63	0.033	
718	7,800.00	0.179	2	1288	9,335.94	0.214	2	TOTAL OPEN SPACE	76,693.28	1.760	
719	10,669.52	0.245	3	1289	11,739.27	0.269	3	ROW	110,144.13	2.529	
720	10,268.78	0.236	3	1290	8,566.81	0.197	2	TOTAL	539,944.87	12.395	
721	7,800.00	0.179	2	1291	8,190.00	0.188	2				
722	7,800.00	0.179	2	1292	8,190.00	0.188	4				
723	7,990.58	0.183	2	1293	7,901.23	0.181	4				
724	8,042.96	0.185	2	1294	18,297.64	0.420	3				
725	9,519.37	0.219	2	1295	13,674.27	0.314	2				
726	8,400.00	0.193	2	1296	10,062.39	0.231	2				
727	8,320.00	0.191	2	1297	9,992.69	0.229	2				
728	10,352.11	0.238	3	1298	8,830.35	0.203	2				
729	9,972.92	0.229	2	1299	12,279.85	0.282	3				
730	9,521.88	0.219	2	1300	7,390.04	0.170	2				
750	8,674.16	0.199	2	1301	8,615.82	0.198	2				
751	8,914.16	0.205	2	OPEN SPACE 2058	8,757.24	0.201					
752	7,560.00	0.174	2	OPEN SPACE 2059	9,884.09	0.227					

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	13-49-52	1150.00'	139.48'	277.61'	276.94'	N10-54-05E
C2	05-17-11	1150.00'	53.09'	106.11'	106.07'	N01-20-33E
C3	03-55-06	1150.00'	39.34'	78.65'	78.63'	N03-15-35W
C4	05-01-56	1150.00'	50.53'	101.00'	100.97'	N07-44-07W
C5	88-04-49	20.00'	19.34'	30.75'	27.81'	N49-15-33W
C6	88-00-05	20.00'	19.31'	30.72'	27.79'	N42-02-00E
C7	04-52-43	100.00'	4.26'	8.51'	8.51'	N05-44-19W
C8	04-52-43	140.00'	5.96'	11.92'	11.92'	N05-44-19W
C9	01-41-54	130.00'	1.93'	3.85'	3.85'	N04-08-54W
C10	21-01-18	130.00'	24.12'	47.70'	47.43'	N15-30-30W
C11	07-12-09	290.00'	18.27'	91.72'	91.21'	S15-30-30E
C12	01-41-54	250.00'	3.71'	7.41'	7.41'	S04-08-54E
C13	11-38-38	290.00'	29.57'	58.94'	58.83'	N16-19-46W
C14	07-12-09	290.00'	18.27'	91.72'	91.21'	N15-30-30E
C15	06-08-51	410.00'	22.02'	43.99'	43.97'	S19-04-40E
C16	05-29-48	410.00'	19.68'	39.33'	39.32'	S13-15-21E
C17	90-00-00	20.00'	31.42'	28.28'	28.28'	S41-42-03W
C18	90-00-00	20.00'	31.42'	28.28'	28.28'	N48-17-57W
C19	90-00-00	20.00'	31.42'	28.28'	28.28'	S48-17-57E
C20	90-00-00	20.00'	31.42'	28.28'	28.28'	N41-42-03E
C21	90-00-00	20.00'	31.42'	28.28'	28.28'	S48-17-57E
C22	90-00-22	30.00'	47.13'	42.43'	42.43'	S41-42-14W
C23	89-59-38	30.00'	47.12'	42.42'	42.42'	S48-17-46E
C24	54-26-54	50.00'	25.72'	47.52'	45.75'	N66-04-08W
C25	21-00-19	57.00'	10.57'	20.78'	20.78'	N49-20-51W
C26	94-01-21	57.00'	61.15'	83.54'	83.59'	S75-08-19W
C27	36-51-59	57.00'	19.00'	36.68'	36.05'	S07-41-40W
C28	68-40-16	57.00'	38.93'	68.32'	64.30'	S45-04-28E
C29	57-14-07	57.00'	54.61'	56.95'	51.11'	N71-57-55E
C30	23-28-24	50.00'	10.39'	20.48'	20.34'	N55-04-37E
C31	19-53-35	50.00'	8.77'	17.36'	17.27'	N76-45-37E
C32	31-25-02	250.00'	9.85'	18.96'	19.20'	S12-24-59W
C33	34-19-33	60.00'	18.53'	35.95'	35.41'	S10-58-08W
C34	63-49-24	60.00'	37.36'	66.84'	63.43'	S38-06-20E
C35	40-14-07	60.00'	41.27'	21.98'	42.13'	N89-51-54E
C36	50-47-29	60.00'	28.48'	53.19'	51.46'	N44-21-08E
C37	89-39-29	60.00'	59.64'	93.89'	64.60'	N25-52-23W
C38	04-51-12	60.00'	5.09'	2.55'	5.09'	N77-58W
C39	72-15-51	35.00'	25.55'	44.14'	41.28'	N39-25-53W
C40	90-00-00	20.00'	20.00'	31.42'	28.28'	S48-17-57E
C41	90-00-00	20.00'	20.00'	31.42'	28.28'	S41-42-03W
C42	90-00-00	20.00'	20.00'	31.42'	28.28'	N48-17-57W
C43	90-00-00	20.00'	20.00'	31.42'	28.28'	N41-42-03E

LINE TABLE

NO.	BEARING	DIST.
1	N16-21-30W	14.23'
2	S84-20-17W	26.59'
3	N66-25-14W	13.94'
4	N57-55-48E	30.29'
5	N42-32-29W	10.49'
6	N85-35-04W	29.71'
7	N28-38-11W	16.60'
8	S12-45-28W	55.11'
9	S06-54-12E	51.55'
10	S08-52-15W	59.47'
11	S13-53-06W	50.56'
12	S52-40-12W	47.99'
13	N07-53-54W	16.66'
14	N81-49-20E	40.00'
15	S89-34-49E	43.93'

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500

615.370.8530
hfrdesign.com

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. JULIE ELLIS, CFO 1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
jellis@livejones.com

COF PROJECT # (6743)	
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 30	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 12.395	TOTAL LOTS: 44
ACRES NEW STREETS: 2.529	FEET NEW STREETS: 2409±
CIVIL DISTRICT: 9TH	CLOSURE ERROR: 1:10,000+
SCALE: 1"=100'	SHEET 2 OF 2 DATE: 06-11-18