

FAIR PARK COTTAGES

BEING PARCELS 11.00, 18.01, 19.00 & 22.00
TAX MAP 78B GROUP F
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AS OF RECORD 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 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.

BRISTOL FAIRPARK HOLDINGS LLC - TITLE

DATE

JAY SHERIDAN

DATE

AVENUE 11TH DEVELOPMENT LLC - TITLE

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 2nd DAY OF December, 2015.

ANTHONY S. MANARY
TN REG NO. 2939
7500 S MEMORIAL PKY
SUITE 209
HUNTSVILLE AL 35802
(256) 539-1221

DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

- (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN J.J. GREEN SUBDIVISION, REVISION 1 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, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

GENERAL NOTES:

1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD '83.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
4. ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
5. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
6. MAP 078B, GROUP F, PARCELS 11.00, 18.01, 19.00, & 22.00
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. MINERAL RIGHTS COULD NOT BE PROPERLY DETERMINED BY SURVEYOR.



VICINITY MAP
(NOT TO SCALE)

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

- (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FAIR PARK COTTAGES 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

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 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

DATE

OWNER OF RECORD:

BRISTOL FAIRPARKS HOLDING LLC
ATTN: SCOTT BLACK
381 MALLORY STATION RD, STE 204
FRANKLIN, TN 37067
(615) 786-97008
BLACK@BRISTOLDEVELOPMENT.COM

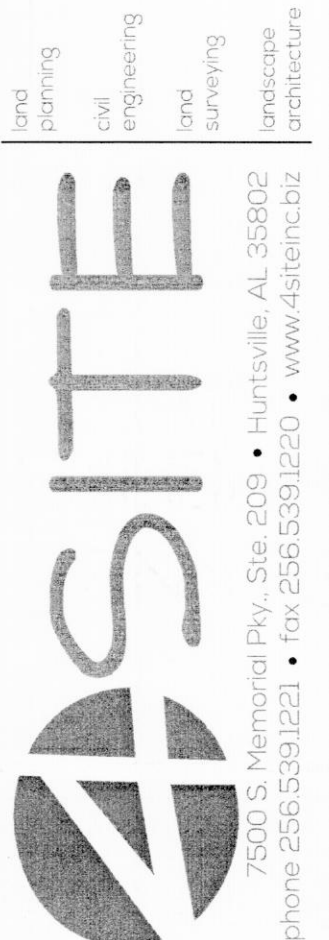
OWNER OF RECORD:

JAY SHERIDAN
1006 FAIR ST
FRANKLIN, TN 37064

OWNER OF RECORD:

AVENUE 11TH DEVELOPMENT LLC
318 11TH AVENUE N
FRANKLIN, TN 37064
(615) 972-9568
KURT@AVE11DEV.COM

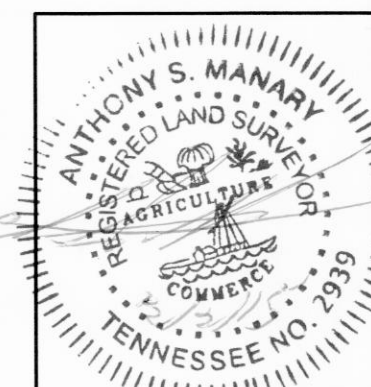
FINAL PLAT



FAIR PARK COTTAGES

A REVISION OF LOT 5 OF JJ GREEN SUBDIVISION
AND LOT 1 OF DEPRIEST SUBDIVISION
BEING PARCELS 11.00, 18.01, 19.00 & 22.00
TAX MAP 78B GROUP F
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

DRAWN BY: A GILLESPIE	REVISIONS: 12-2-15 PER C.O.F. DRT REVIEW
FIELD DATE: 1-15-15	
OFFICE DATE: 11-5-15	
CHECKED BY: A MANARY	
DWG. NO.:	
	SPT FAIR PARK COTTAGES.DWG



JOB #: 14-155 COF#: 5979	SCALE: AS NOTED	SHT. NO.	1 OF 2
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CURVE TABLE					
NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	49.06'	25.00'	112°26'40"	41.56'	N 45°35'49" E
C2	432.10'	2123.68'	11°39'28"	431.36'	S 84°01'11" E

LOT AREA TABLE		
NUMBER	AREA (SQ FT)	AREA (ACRE)
1	22878'	0.53
2	112561'	2.58
3	9010'	0.21

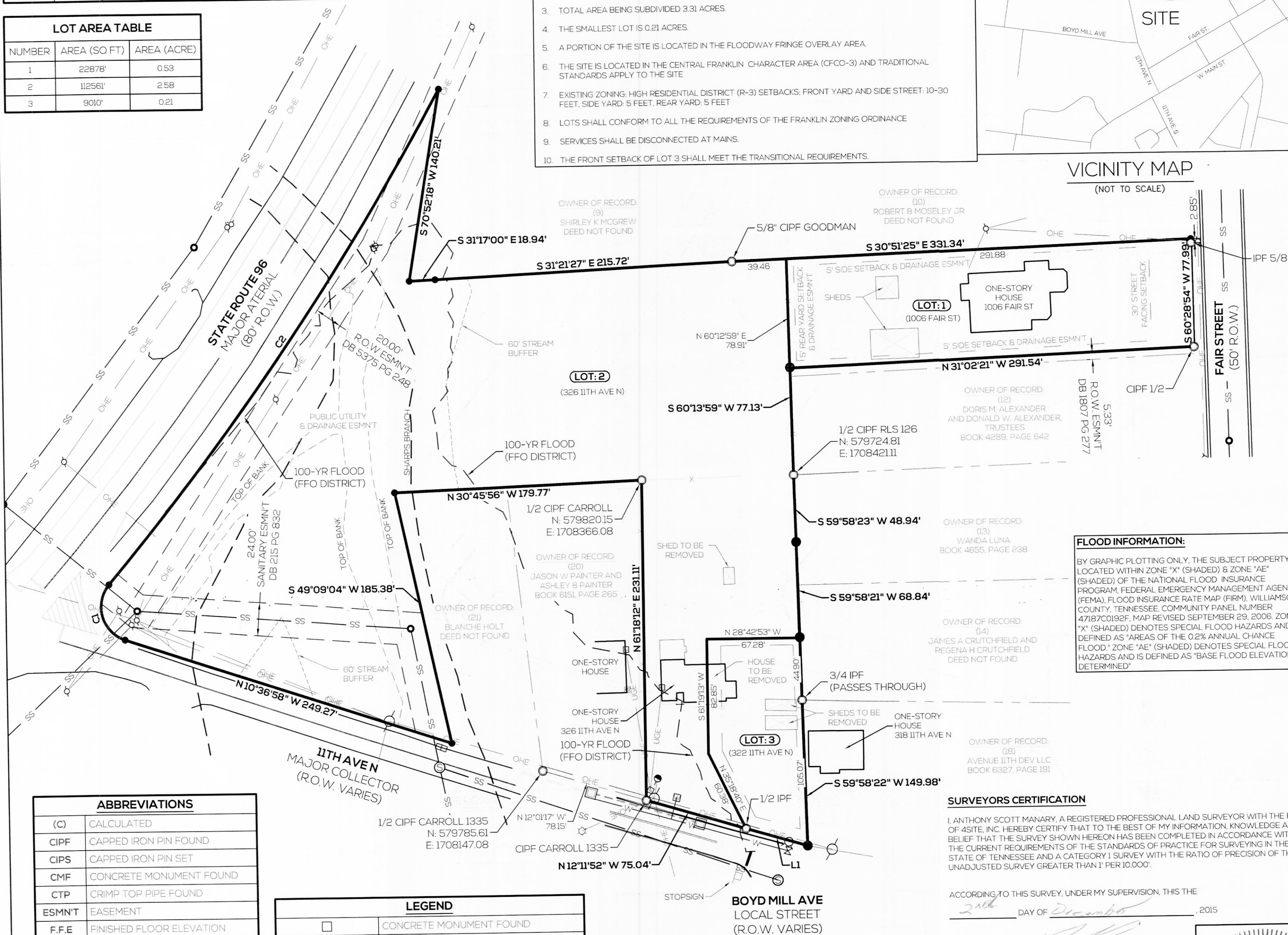
LINE TABLE		
NUMBER	LENGTH	DIRECTION
L1	46.13'	N 12°35'44" W

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOT 5 OF THE JJ GREEN SUBDIVISION (DB 30 PG 424), LOT 1 OF THE DEPRIEST SUBDIVISION (BK 27 PG 124) AND RE-SUBDIVIDE THE LAND INTO 3 NEW RESIDENTIAL LOTS TO DIVIDE THE SHERIDAN HOME AND THE PROPOSED LOT 3 FROM FAIR PARK SUBDIVISION.
2. THIS SUBDIVISION CONTAINS 3 LOTS
3. TOTAL AREA BEING SUBDIVIDED 3.31 ACRES.
4. THE SMALLEST LOT IS 0.21 ACRES.
5. A PORTION OF THE SITE IS LOCATED IN THE FLOODWAY FRINGE OVERLAY AREA.
6. THE SITE IS LOCATED IN THE CENTRAL FRANKLIN CHARACTER AREA (CFCO-3) AND TRADITIONAL STANDARDS APPLY TO THE SITE
7. EXISTING ZONING: HIGH RESIDENTIAL DISTRICT (R-3) SETBACKS: FRONT YARD AND SIDE STREET: 10-30 FEET, SIDE YARD: 5 FEET, REAR YARD: 5 FEET
8. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE
9. SERVICES SHALL BE DISCONNECTED AT MAINS.
10. THE FRONT SETBACK OF LOT 3 SHALL MEET THE TRANSITIONAL REQUIREMENTS.



VICINITY MAP
(NOT TO SCALE)



FLOOD INFORMATION:

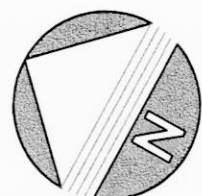
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (SHADED) & ZONE "AE" (SHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C0192F, MAP REVISED SEPTEMBER 29, 2006. ZONE "X" (SHADED) DENOTES SPECIAL FLOOD HAZARDS AND IS DEFINED AS "AREAS OF THE 0.2% ANNUAL CHANCE FLOOD." ZONE "AE" (SHADED) DENOTES SPECIAL FLOOD HAZARDS AND IS DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED"

SURVEYORS CERTIFICATION

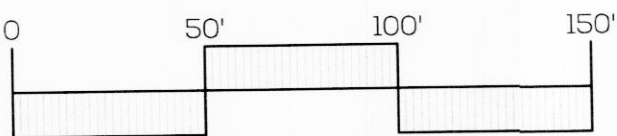
I, ANTHONY SCOTT MANARY, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 4SITE, INC. HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE AND A CATEGORY 1 SURVEY WITH THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1" PER 10,000'.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE
21st DAY OF December, 2015

ANTHONY SCOTT MANARY PLS #2939



SCALE: 1" = 50'



FINAL PLAT

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AND LOT 1 OF DEPRIEST SUBDIVISION
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JOB #:	14-155 C.O.F. # 5979
SCALE:	AS NOTED
SHT. NO.	2 OF 2