

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 2 BUILDABLE LOTS.
- EXISTING ZONING: R3 RESIDENTIAL DISTRICT
- MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 25 FEET (LOCAL STREET)
SIDE YARD: 5 FEET*
* Minimum 12' between dwellings.
REAR YARD: 30 FEET
- Character Overlay: Central Franklin
Special Area Classification: OFC04
Applicable Development Standard: Conventional
- SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 2.00 ON WILLIAMSON COUNTY TAX MAP NO. 62P, GROUP D.
- STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- OWNER/SUBDIVIDER: GERALD & DIANE KOLE FAMILY TRUST
4020 JESSICA LANE
FRANKLIN, TENNESSEE 37064
CONTACT: GERALD KOLE
TELEPHONE: (615) 790-2447
EMAIL: gerald@kolecustomhomebuilders.com
- SURVEYOR: DIVIDING LINE SURVEY SERVICES
ADDRESS: 403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055
CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz
- 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.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES.
- THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0211 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2006.
- 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.
- ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".
- NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
- THE OWNER/SUBDIVIDER, THE GERALD & DIANE KOLE FAMILY TRUST, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- EXISTING FRAME HOUSE TO BE REMOVED FROM PROPERTY.
- NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S).
- NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
- THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

- The water systems designated in "Henry Park Subdivision" have been installed in accordance with city specifications, or
- A performance bond in the amount of \$_____ for the WATER system has been posted with the Microcraft Utility District, Tennessee, to assure completion of such systems.

City of Franklin Utilities

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 6522, Page 785, 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(s) - Gerald & Diane Kole Family Trust (Book 6522, Page 785)

12/3/15

Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 7th day of October, 2015. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor

12/3/15

Date

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

- The sewer systems designated in "Henry Park Subdivision" have been installed in accordance with city specifications, or
- A performance bond in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer
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

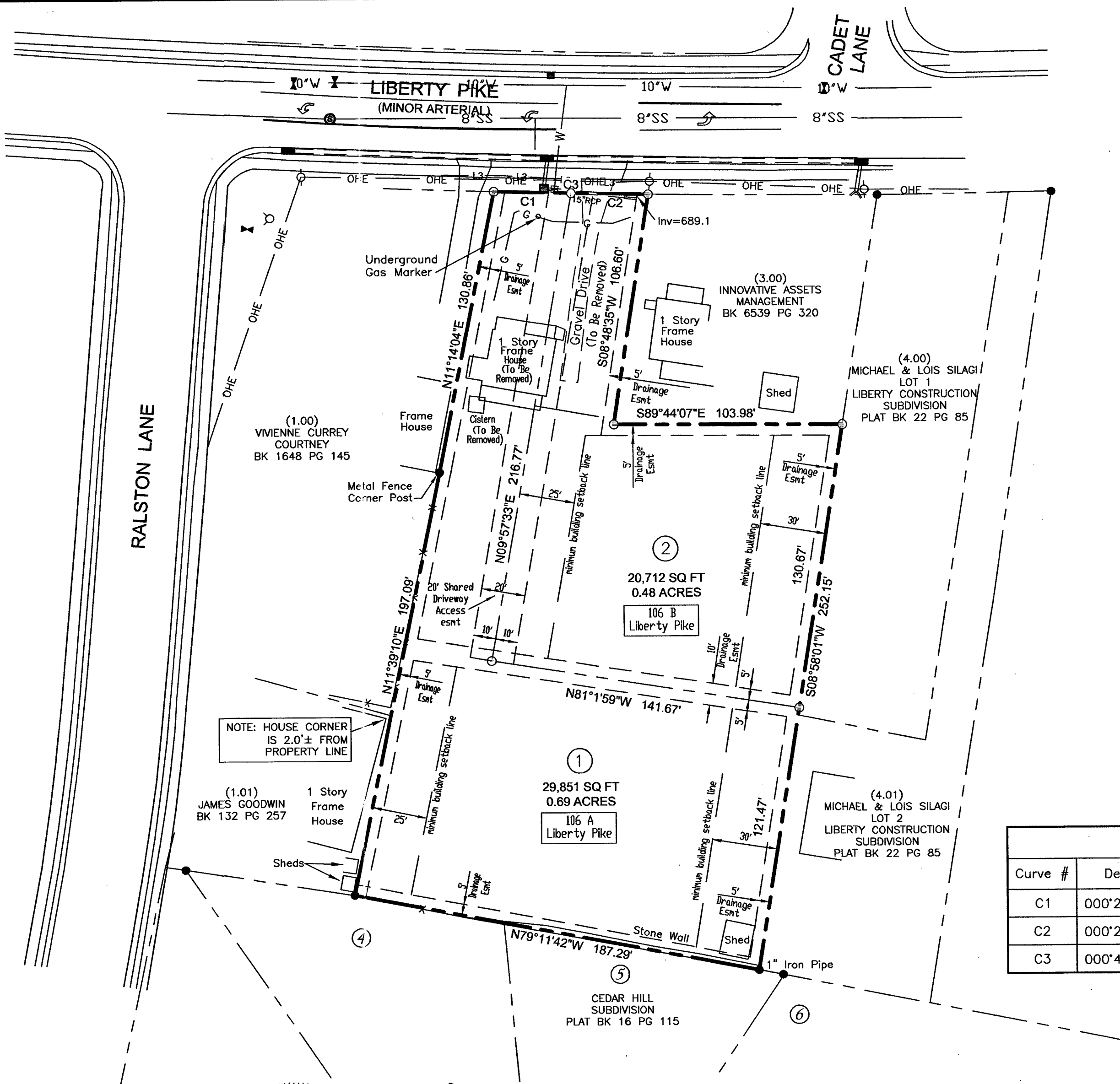
CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

- The streets and drainage designated in the Henry Park Subdivision, have been installed in accordance with City specifications, or
- A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets
Franklin, Tennessee

Date



Map 62P Parcel 2

11/09/15

Vicinity Map
Not to Scale

LEGEND

- Old Iron Rod
- New Iron Rod
- Utility Pole
- Water Meter
- Water Valve
- Fire Hydrant
- Single Curb Inlet
- Double Curb Inlet
- Area Drain
- Sanitary Manhole
- Fence Line
- Sewer Line
- Underground Gas Line
- Underground Water Line
- Level 3 Fiber Optic Cable
- Overhead Utility Line

Curve Table

Curve #	Delta	Length	Radius	Chord Length	Chord Bearing
C1	000°24'27"	35.17'	4946.07'	35.17'	S88°29'12"E
C2	000°24'27"	35.17'	4946.07'	35.17'	S88°53'38"E
C3	000°48'53"	70.34'	4946.07'	70.34'	S88°41'25"E

HENRY PARK SUBDIVISION 706 LIBERTY PIKE

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 1.16 ac. Total Lots = 2

Acres New Streets = N/A Feet New Streets = N/A

Civil District : 9th Closure Error : 1/10,000+

Scale: 1"=40' Date: 11/09/15 City Project No.: 5987

Revised: 12/02/15



**Dividing Line
Survey Services**

Land Surveying

403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz