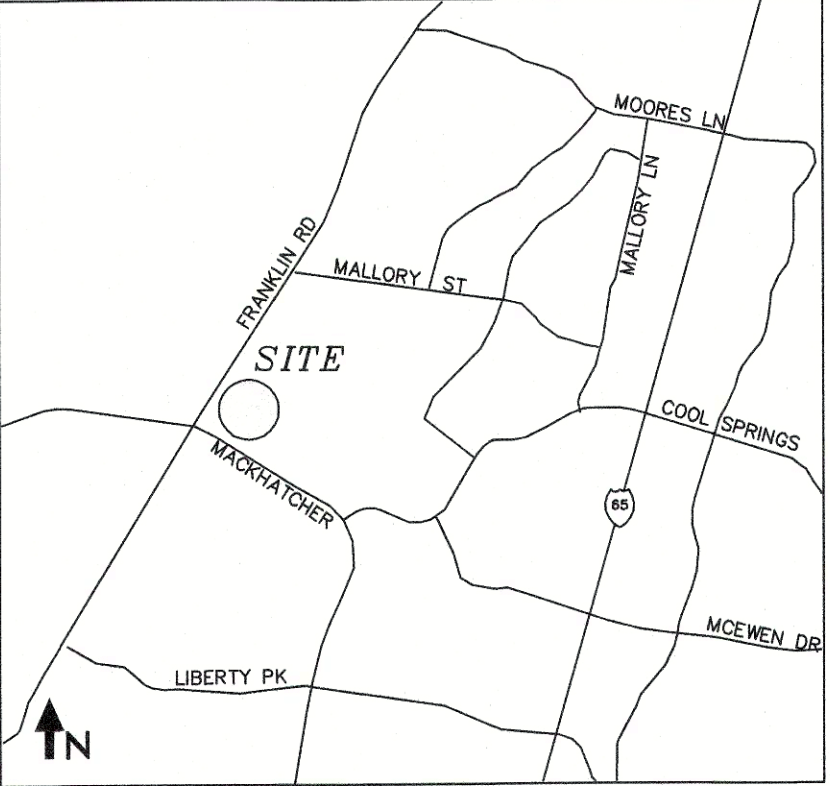
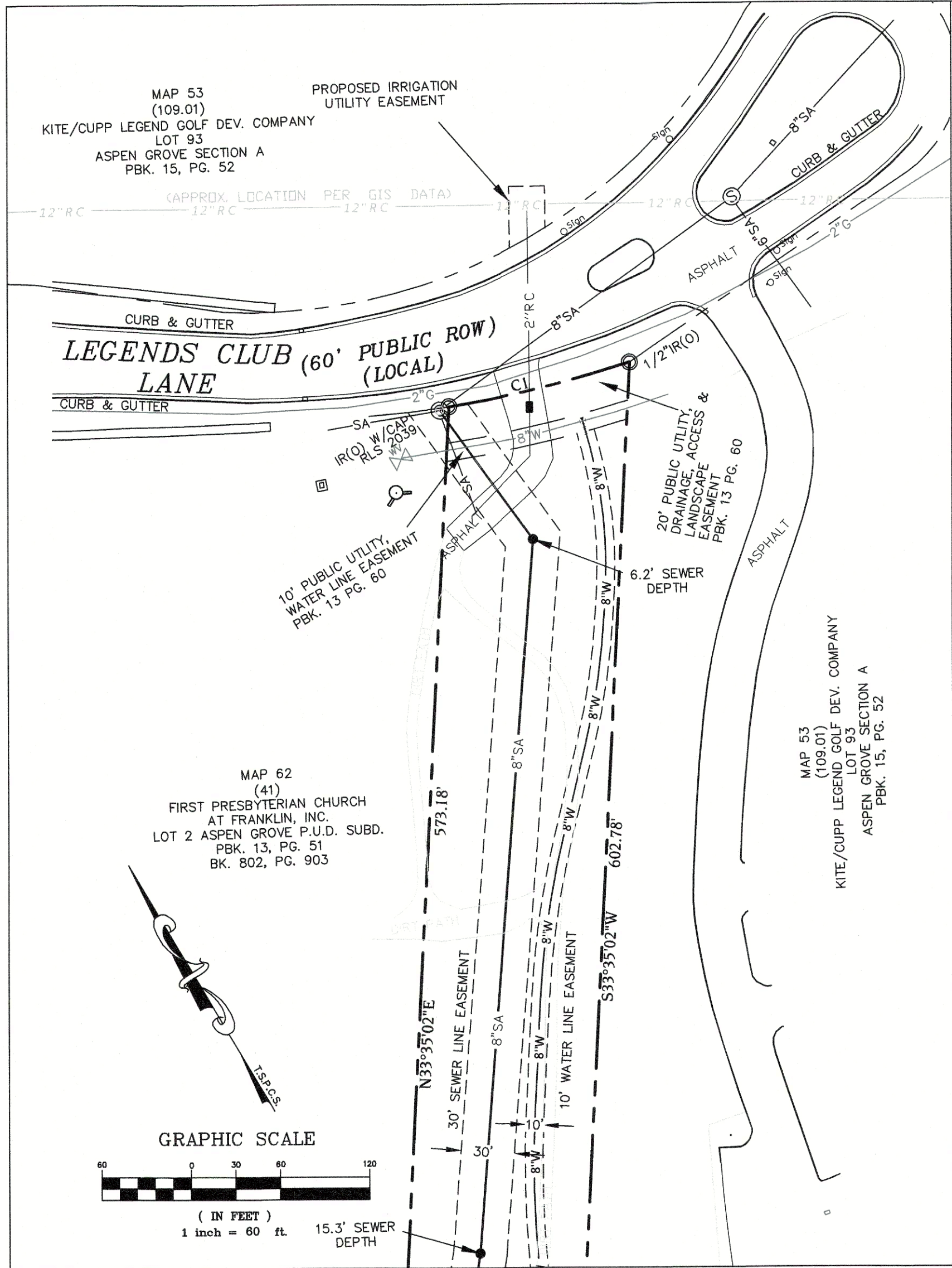
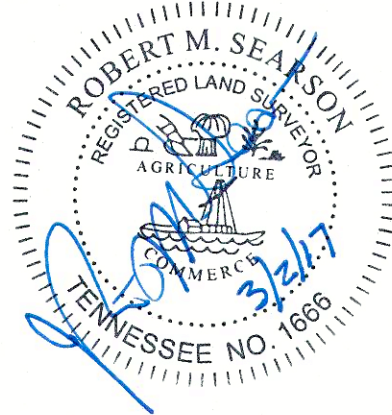
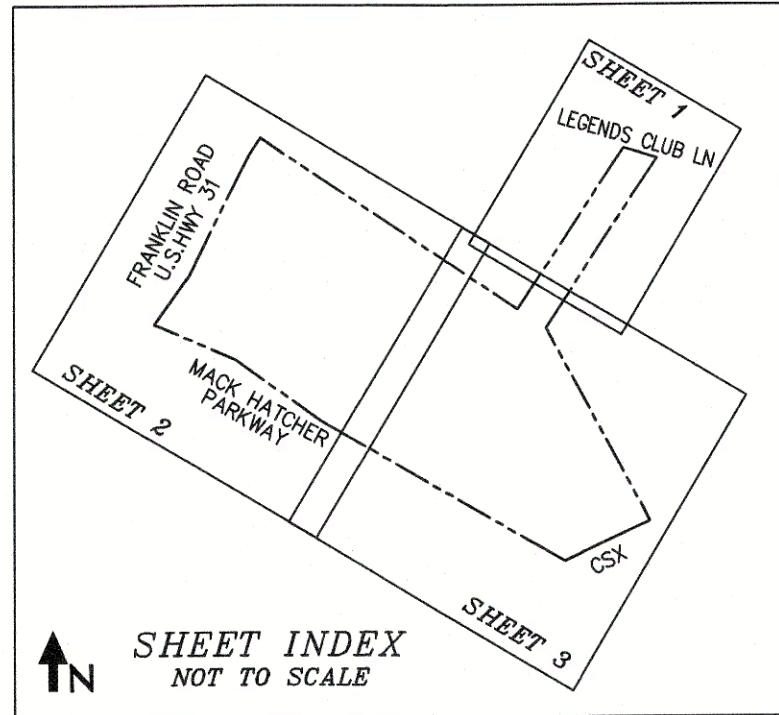


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NOTES

- THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS.
- EXISTING BASE ZONING: CIVIC AND INSTITUTIONAL
CHARACTER AREA OVERLAY: BCCO-7
DEVELOPMENT AREA STANDARD: CONVENTIONAL
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47187C0203F, DATED SEPTEMBER 29, 2006.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 62 AND IS KNOWN AS PARCEL 43.
- OWNER/ SUBDIVIDER: EMBREY PARTNERS, LTD
ADDRESS: 1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
PHONE NO.: 210-824-6044
P.O.C.: BRAD KNOLLE
- SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
(S&ME, INC.)
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE: 615-385-4144
FAX NO.: 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)
- 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.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
- THE OWNER/SUBDIVIDER, IRON HORSE PARK, LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301; FIPS ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88.
- MINIMUM REQUIRED SETBACK LINES:
FRONT, SOUTH AND WEST: 150'
SIDE: 10'
REAR: 25'
- SURVEY FIELD DATA COLLECTED ON 2-18-2016.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 84 OF SECTION A & V, ASPEN GROVE AS RECORDED IN PLAT BOOK 13, PAGE 60, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (ROWC).
- ALL MALLORY VALLEY UTILITY DISTRICT EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY WILL BE PLANTED WITHIN THE EASEMENTS.
- PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. 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.
- 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 BE 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 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.



LEGEND

PARCEL NO.	()
LOT NUMBER	(00)
IRON ROD (OLD)	○ IR(O)
IRON ROD (SET)	● IR(N)
CONC MON (OLD)	□ MON(O)
PROPERTY LINE	— PUDE —
PUBLIC UTILITY & DRAINAGE EASEMENT	— X — X —
FENCE	— UGT —
UNDERGROUND TELEPHONE LINE	— UGE —
UNDERGROUND ELECTRIC LINE	— OH —
OVERHEAD POWER LINE	— 8"SA —
SANITARY SEWER LINE	— 15"RCP —
STORM SEWER LINE	— 8"W —
WATER LINE	— 2"W —
GAS LINE	— 8"SA —
TRAFFIC SIGNAL POST	— 8"SA —
UTILITY POLE	— 8"SA —
GUY WIRE	— 8"SA —
LIGHT POST	— 8"SA —
SANITARY SEWER MANHOLE	— 8"SA —
STORM DRAINAGE MANHOLE	— 8"SA —
CURB INLET	— 8"SA —
CATCH BASIN	— 8"SA —
CLEANOUT	— 8"SA —
FIRE HYDRANT	— 8"SA —
WATER METER	— 8"SA —
WATER VALVE	— 8"SA —
ELECTRIC BOX	— 8"SA —
TRAFFIC SIGNAL BOX	— 8"SA —
TELEPHONE BOX BOX	— 8"SA —

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the following water system outlined or indicated on the final plat entitled "Aspen Grove, Section V, Revision 1" has 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 case of default.

Mallory Valley Utility District _____ Date _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer systems designated in "Aspen Grove, Section V, Revision 1" 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.

City of Franklin _____ Date _____

CERTIFICATE OF ELECTRIC POWER

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 _____

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 _____, 2017, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

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 _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that: (1) the streets, drainage, and sidewalks designated in "Aspen Grove, Section V, Revision 1" 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 _____ Date _____
City of Franklin, Tennessee

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 or will be placed as indicated. This subdivi-sion plat correctly represents a survey made under my supervision on the 9th day of January, 2017.

Robert M. Searson, Tenn. License No. 1666 _____ Date 3/2/17

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 3688, Page 501, 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.

Iron Horse Park, LLC _____ Date _____
Owner

Littlejohn
An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

IRONHORSE
P.U.D. SUBDIVISION
FINAL PLAT
(ASPEN GROVE SUBDIVISION, SECTION V, REVISION 1)
C.O.F. NO. 6344

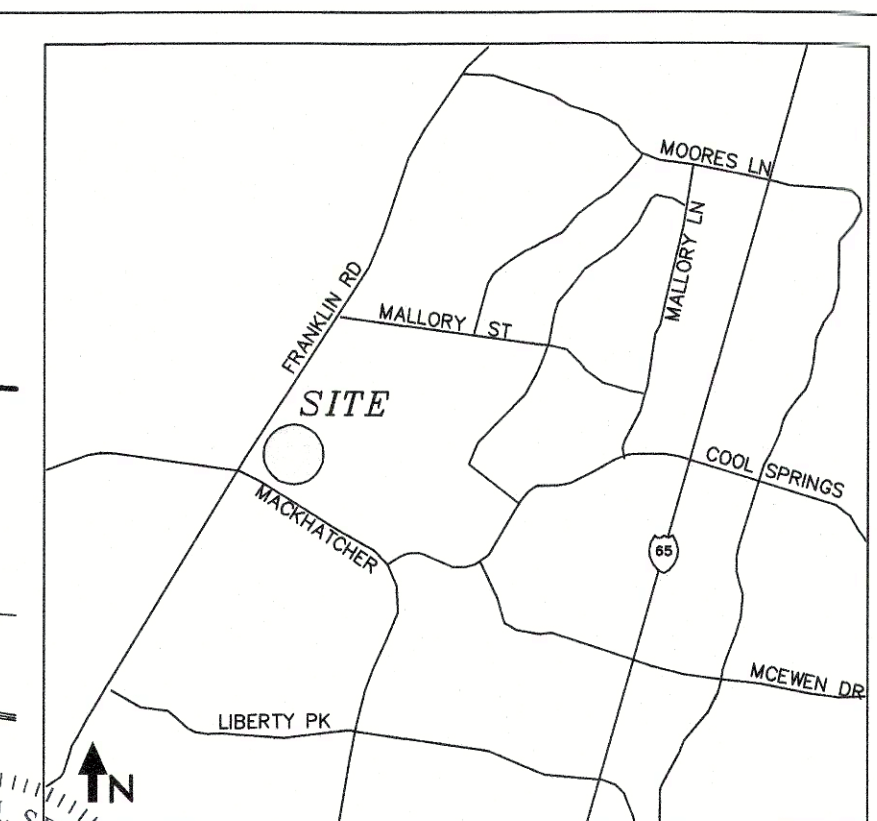
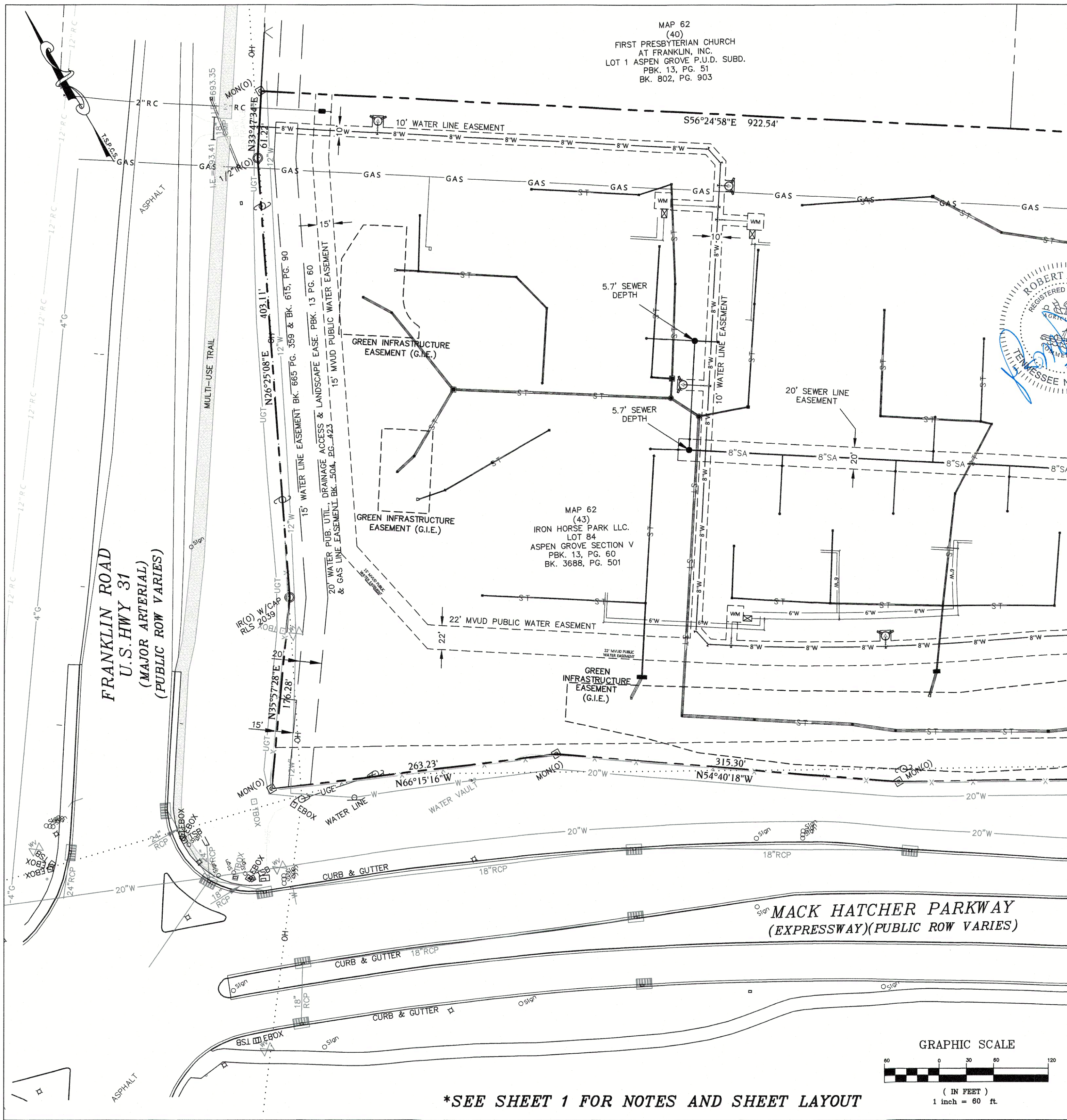
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 19.99 TOTAL LOTS: 1
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 1-9-17
REV: 2-2-17
REV: 3-2-17

LEA PROJECT #514716014 SHEET 1 OF 3

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VICINITY MAP
NOT TO SCALE

LEGEND

PARCEL NO.	()
LOT NUMBER	(00)
IRON ROD (OLD)	○ IR(O)
IRON ROD (SET)	● IR(N)
CONC MON (OLD)	□ MON(O)
PROPERTY LINE	—
PUBLIC UTILITY & DRAINAGE EASEMENT	— PUDE —
FENCE	X — X
UNDERGROUND TELEPHONE LINE	— UGT —
UNDERGROUND ELECTRIC LINE	— UGE —
OVERHEAD POWER LINE	— OH —
SANITARY SEWER LINE	— 8"SA —
STORM SEWER LINE	— 15"RCP —
WATER LINE	— 8"W —
GAS LINE	— 2"G —
TRAFFIC SIGNAL POST	⊗
UTILITY POLE	⊕
GUY WIRE	—
LIGHT POST	⊙
SANITARY SEWER MANHOLE	⊙
STORM DRAINAGE MANHOLE	⊙
CURB INLET	⊙
CATCH BASIN	⊙
CLEANOUT	⊙
FIRE HYDRANT	⊙
WATER METER	⊙
WATER VALVE	⊙
ELECTRIC BOX	□ EBOX
TRAFFIC SIGNAL BOX	□ TSB
TELEPHONE BOX BOX	□ TBOX

Littlejohn

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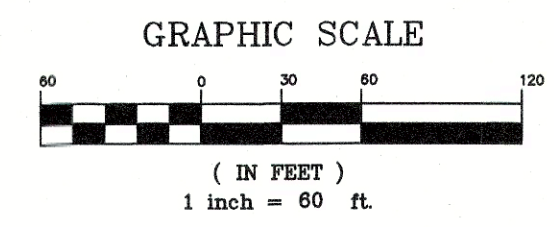
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	19.99	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS:	0	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	0	CLOSURE ERROR:	1:10000

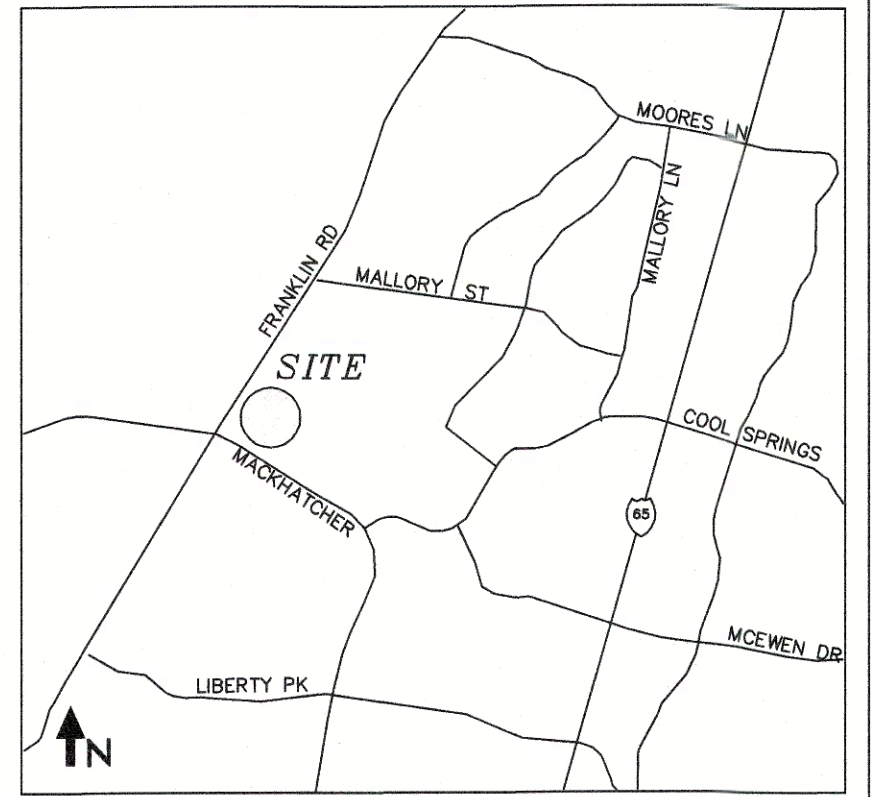
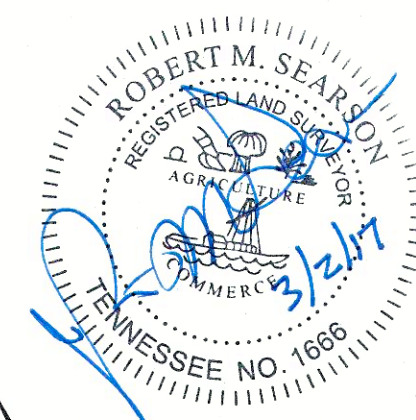
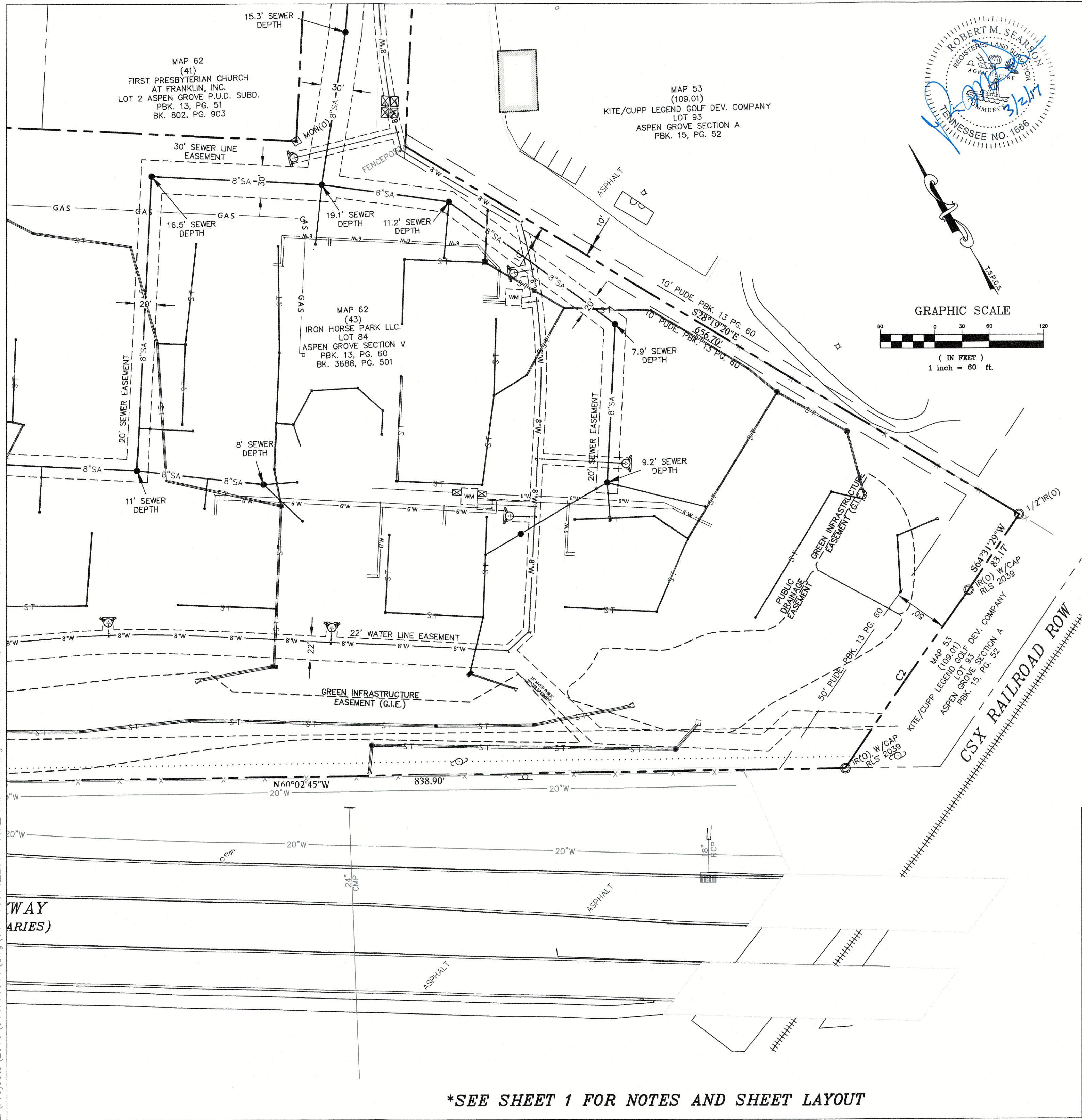
DATE: 1-9-17
REV: 2-2-17
REV: 3-2-17

LEA PROJECT #514716014 SHEET 2 OF 3

*SEE SHEET 1 FOR NOTES AND SHEET LAYOUT



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VICINITY MAP
NOT TO SCALE

LEGEND

PARCEL NO.	()
LOT NUMBER	(00)
IRON ROD (OLD)	○ IR(O)
IRON ROD (SET)	● IR(N)
CONC MON (OLD)	□ MON(O)
PROPERTY LINE	---
PUBLIC UTILITY & DRAINAGE EASEMENT	--- PUDE ---
FENCE	X X
UNDERGROUND TELEPHONE LINE	--- UGT ---
UNDERGROUND ELECTRIC LINE	--- UGE ---
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SANITARY SEWER LINE	--- 8"SA ---
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WATER LINE	--- 8"W ---
GAS LINE	--- 2"G ---
TRAFFIC SIGNAL POST	⊗
UTILITY POLE	⊕
GUY WIRE	←
LIGHT POST	⊙
SANITARY SEWER MANHOLE	⊙
STORM DRAINAGE MANHOLE	⊙
CURB INLET	⊙
CATCH BASIN	⊙
CLEANOUT	○ CO
FIRE HYDRANT	⊙
WATER METER	⊙
WATER VALVE	⊙
ELECTRIC BOX	□ EBOX
TRAFFIC SIGNAL BOX	□ TSB
TELEPHONE BOX BOX	□ TBOX

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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 1-9-17
REV: 2-2-17
REV: 3-2-17

LEA PROJECT #514716014 SHEET 3 OF 3

*SEE SHEET 1 FOR NOTES AND SHEET LAYOUT