2. SUBJECT PROPERTY IS SHOWN ON WILLIAMSON COUNTY TAX MAP 78K, GROUP H, AS PARCELS 1.00 & 2.00. 3. SUBJECT PROPERTY IS CURRENTLY ZONED: "R-2" RESIDENTIAL DISTRICT. 4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON 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 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. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-366-1987. 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 19th day of July, 2016. 13. CONTACT: JOHN B. BURNS REBECCA BURNS ADDRESS: 1136 CARNTON LANE FRANKLIN, TN 37064 PHONE: (615) 630-0122 THE PURPOSE OF THIS PLAT IS TO REVISE THE DIVISION LINE BETWEEN LOTS 2 AND 3 OF "REVISION ONE — RESUBDIVISION OF LOT 2 — WILLOW PLUNGE SUBDIVISION" AS OF RECORD IN PLAT BOOK 24, PAGE 119—R.O.W.C., TN. PURPOSE NOTE THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. MINIMUM REQUIRED BUILDING SETBACKS ARE AS FOLLOWS: FRONT — 75' SIDES — 8' REAR — 40' PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE ALL STORMWATER MANAGEMENT FEATURES. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC. I HEREBY CERTIFY IN ACCORDANCE WITH T.C.A. 0820—3—.05 THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000 MINERAL RIGHTS ARE HELD BY THE OWNER OF RECORD. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD83. 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. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE FINAL PLAT ENTITLED: "REVISION ONE — RESUBDIVISION OF LOT 2 — WILLOW PLUNGE SUBDIVISION" AS OF RECORD IN PLAT BOOK P24, PAGE SURVEYOR: STREET ADDRESSES SHOWN THUS 1132 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. ALL LOT CORNERS TO BE MARKED BY IRON RODS, UNLESS NOTED OTHERWISE. A PORTION OF THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN AN AREA DESIGNATED AS ZONE "X" AND A PORTION LIES WITHIN AN AREA DESIGNATED AS SPECIAL FLOOD HAZARD ZONE "AE", AS SAID TRACT PLOTS BY SCALED APPROXIMATION, AS SHOWN HEREON, ON FEMA/FIRM MAP NO. 47187CO211G, PANEL 211 OF 485, (MAP REVISED, STAMPED "PRELIMINARY 8/29/2014), ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. ADDRESS: PHONE: EMAIL: PHONE: EMAIL: PROPERTY OWNERS: E-MAIL: ADDRESS CONTACT: PROPERTY CERTIFICATE OF SURVEY OWNERS: jburns@johnburnslawfirm.com david@howlingmusic.com DAVID LEMOYNE GROW SHEREE GROW CARNTON LANE IKLIN, TN 37064 JEFF K. KIMBRO, PLS_ 612A FITZHUGH BOULEVARD SMYRNA, TN 37167 03/30/17 TAX MAP 78K, GROUP handhland@bellsouth.net TAX MAP mbw. GROUP "H", PARCEL 1.00. Approved by the Franklin Municipal Plann Franklin, Williamson County, Tennessee, we exception of such conditions, if any, as the Planning Commission minutes for the Planning Commission and this planning for recording in the Register's CERTIFICATE OF APPROVAL FOR RECORDING in Municipal Planning Commission, inty, Tennessee, with the litions, if any, as are noted in minutes for the _____ day ____, and this plat has been in the Register's Office of 19. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIMED WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EYENT 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. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY 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. 19. Plat Book 20'Sewer Easement P50, Page 68-(R.O.W.C., TN) 2) a performance agreement and surety in the amount of \$_____ for the water system and I hereby certify that: (1) the water and sewer systems designated in The Final Plat — Resubdivision of Lots 2 & 3, Willow Plunge Subdivision, have been installed in accordance with City specifications, or CLEANOUT LOT (1) RESUBDIVISION OF LOT 1 OF THE WILLOW PLUNGE SUBDIVISION, REVISION 3 PLAT BOOK P50, PAGE 68 (R.O.W.C.,TN) WILLIAM L. SHEPLER, JR., ETAL MAP 78, PARCEL 43.04 DB 6037, PG 744 (R.O.W.C.,TN) for the sewer to City of Franklin, Tennesh systems. CERTIFICATE WATER AND Ø OF APPROVAL OF SEWER SYSTEMS S system has been posted essee, to assure completion CLEANOUT 20' SEWER EASEMENT PLAT BOOK P50, PAGE 68 (R.O.W.C.,TN) ASEMENT FOR ______ R. SERVICE TO LOT 2 ROOK P24, PAGE 119 (R.O.W.C.,TN) N04'38'01"E 100.00' Owner Signature John B. Burns CLEANOUT Owner David I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5853, Page 327 and Book 3578, Page 331, R.O.W.C, Tennessee, and adopt the plan of subdivisior 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, re—subdivided, 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. N04°38'01"E BRIAN S. BRAND AND SUSAN A. BRAND MAP 78N-GRP F, PARCEL 1.00 DB 1618, PG 459 (R.O.W.C.,TN) (2) a performance agrees for straining for s I hereby certify that: (1) the streets and c Resubdivision of Lots been installed in acco LOT (2) HEATH PLACE AT FRANKLIN SECTION 1 - PHASE 2 PLAT BOOK P7, PAGE 104 (R.O.W.C.,TN) O' PUBLIC UTILII DRAINAGE EASEM BOOK P24, PAG (R.O.W.C.,TN) Approximate Location Sewer Service Lines Serving Lot 2 (As Marked By Others) Plat 20'Sewer Easement at Book P50, Page 6 (R.O.W.C., TN) UTILITY & EASEMENT 4, PAGE 119 C.,TN) 5853, Page TY & MENT IGE 119 agreement and surety in the amount of streets and \$______ for drainage th the City of Franklin, Tennessee, to s such improvements. CATE OF APPROVAL ETS AND DRAINAGE 3578, Page drainage designated in The Final Plat — 3 2 & 3, Willow Plunge Subdivision have cordance with City specifications, or LOT(3) 22,000 Sq. Ft± or 0.505 Acres± 22,000 Sq. Ft± or 0.505 Acres± CLEANOUT APPROXIMATE LOCATION — FLOODWAY FRINGE OVERLAY ZONING DISTRICT (per CITY OF FRANKLIN ZONING N85.20.43"W 220.00 CERTIFICATE OF OWNERSHIP **LOT(2)** 327 88 R.O.W.C., 9 BILLY L. ETUE AND DEBORAH L. ETUE MAP 78N-GRP E, PARCEL 1.00 DB 958, PG 61 (R.O.W.C.,TN) CONCRETE DRIVEWAY 220.00' 1 LOT (1) HEATH PLACE AT FRANKLIN SECTION 1 - PHASE 1 PLAT BOOK P7, PAGE 81 (R.O.W.C.,TN) CONCRETE <u>585'20'43"E</u> 2-STORY BRICK RESIDENCE APPROXIMATE LOCATION— -FLOODWAY FRINGE OVERLAY ZONING DISTRICT— POR CITY OF FRANKLIN ZONIN 2-STORY BRICK RESIDENCE (SEE NOTE 8) Williamson County Emergency Management Agency CERTIFICATE OF APPROVAL OF NAME AND STREET NAMES Subdivision name and street names approved by the Williamson County Emergency Management Agency. 1136 DRIVEWAY-ACCESS 1132 100.00' W -160'± TO CENTERLINE -OF KINNARD DRIVE S04°38'01"W S04'38'01"W CARNTON LAI (COLLECTOR) 70' RIGHT-OF-WAY SUBDIVISION PER PB P24, PG 119 (R.O.W.C., TN) TENNESSEE DEO 1756 **WILLOW** TOTAL MILES NEW STREETS: ACRES NEW STREETS: FRANKLIN, WILLIAMSON COUNTY, SCALE: 1"= ACRES: SURVEYING, INC. エ U.S. 31 & H Project No. PLUNGE LOTS 612A FITZHUGH BOULE SMYRNA, TENNESSEE NOT TO SCALE VICINITY MAP REVISION FINAL PLAT (615) 831-0756 1.01 Ac.± 40' SHEET 1 KINNARD DR. % I LAND PROJECT NO. Recording Data GRAPHIC SCALE 0 HARPETH CARNTON LIN. N DATE: <u>OCTOBER 28, 2016</u> REVISED: <u>NOVEMBER 3, 2016</u> CLOSURE ERROR: 1:10,000 (FAX) 355–6928 No. 2016–0380 IGHWAY 96 FEET NEW STREETS: 0 OF જ્ર TOTAL LOTS: **SUBDIVISION** AVENUE EVARD 37167 ယ 6279 MEMORIAL PKWY. TENNESSEE INTERSTATE 65

Commission

REVISED: MARCH 30.

2017