

LOCATION MAP - NOT TO SCALE

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) The streets, drainage, and sidewalks designated in _____ 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 systems.

Director _____ Date _____
Streets Department
City of Franklin, Tennessee

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 _____ Date _____
Emergency Management Agency

City of Franklin _____ Date _____

Certificate of Approval of Water and Sewer System

I hereby certify that:

- (1) The water and sewer system designated in John B. McEwen Addition Subdivision has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for the water system and has been posted with the City of Franklin Water Management Department, Franklin, Tennessee, to assure completion of such systems.

Water Management Department _____ Date _____
City of Franklin, Tennessee

Certificate of Approval of Electric Power

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.

Electric Provider _____ 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 _____ Date _____
Franklin Municipal Planning Commission

Certificate of Survey

I (We) hereby certify that the subdivision plat as shown hereon is accurate and that all of the monuments shown hereon will be placed upon completion of construction. This subdivision plat accurately represents survey made under my supervision on the 10th day of June, 2017.


Kenneth D. Church, TN RLS 1004
Senior Program Director, CESO Inc.

9/07/2017
Date

**PRELIMINARY
FOR REVIEW
ONLY**



Kenneth D. Church, TN RLS 1004
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MAP 78F PARCEL 42.00
TIREY FAMILY TRUST
DEED BOOK 4876 PAGE 816

MAP 78F PARCEL 41.00
PAUL SPENCER
PLAT BOOK 1 PAGE 82

MAP 78F PARCEL 9.0
LYNNE EVANS
DEED BOOK 6731 OAGE 493

SURVEYOR NOTES:

- The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
- Survey not final without Seal and Signature of Surveyor.
- All set property corners are marked with 5/8" diameter rebar with a CESO cap.
- This property has direct access to a dedicated public right-of-way.
- As shown on survey, there are no gaps or gores between tracts.

UTILITY DISCLAIMER:

CESO/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. CESO has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. CESO makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. CESO further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

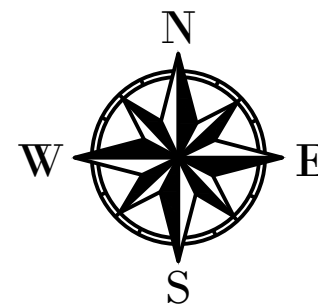
Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 7120, Page 847, 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, 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, except as follows:
Book _____, Page _____, R.O.W.C.

Owner(s) _____ Date _____

Owner

Name: Garden Gate Developement LLC
Address: 427 Murfreesboro Road
Franklin, Tennessee 37064
Phone: 615-426-7829
Email: Matt Christensen <matt.christensen@comcast.net>



Source of North
Tennessee State Plane
Coordinate System
Zone 5301
Fipszone 4100
GPS-GEIOD 12A
(NAVD 88)
(NAD 83)



GENERAL NOTES:

- The purpose of this plat is to subdivide 1 lot into 2 lots.
- The recording of this plat voids and vacates the previous recorded Plat Book 16, Page 1, being Lot No. 7 on the Plan of McEwen's Addition.
- Total Area 18,624.95 Sq. Ft. (+/-) or 0.43 Acres (+/-)
- Zoning & Property Setbacks**
Zoning: SD-R Specific Development -Residential
Development Standard: Conventional
Character Area Overlay:CFCO
Front Yard: 15 Ft
Side Yard: 0-5 Ft
Rear Yard: 5 Ft.
- 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.
- Recorded documents do not indicate ownership of Mineral Rights or Statement of Claim in accordance with TCA Code 67-5-90.
- Deed Book 90 Page 99
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within 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 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.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- FEMA Flood Panel Number: FM47487C0341G Dated: December 22, 2016 Zone:"X"

**CITY OF FRANKLIN
PROJECT NO: 6521**

**RESERVED FOR
REGISTER OF DEEDS**

JOHN B. McEWEN ADDITION SUBDIVISION

FINAL PLAT, REVISION 1 (LOT 7)

1226 ADAMS STREET
CITY OF FRANKLIN

TAX MAP 78F GROUP D PARCEL 8.00
WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 20' DATE: 8/12/17

DESIGN: N/A	JOB NO.: 754240-01
DRAWN: KDC	SHEET NO.: 1 OF 1
CHECKED: KDC	

