

Notes

- The purpose of this plat is to revise the lot lines of lots 431-434 and 495.
- 2. A portion of the subject property lies within a flood hazard area (100-year Zone "AE") as per FEMA FIRM Map Number 47187C0355 F, revised September 29, 2006 and per FEMA LOMR-F (18-040503A) dated December 8,
- The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development 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 direction of MTEMC.
- All open space space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Residential fire sprinklers systems shall be provided until the second connection to the development is provided.
- 10. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- 11. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- 12. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- 13. 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 activities within easements.
- 14. Unless otherwise designated on the recorded plat, a 10' wide drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Mineral rights shall be transferred to property owner

Certificate Of Survey

- 16. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee
- 17. Residential lots abutting open space areas shall not contain opaque fences.
- 18. 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
- 19. Any HB&TS Utility District easements shown are exclusice easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private driveways which cross an easement. No trees or shrubbery will be planted within the easements.

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared and provided to us by Littlejohn Engineering Associates dated August 12, 2005. 12/20/17 Surveyor Surveyor Information Arthur M. Dial ELI, LLC 1420 Donelson Pike, Suite A Nashville, Tn 37217 Phone: 615-383-6300 Email: mike.dial@eli-llc.com

Total area: 216,293 S.F. or 4.97 Acres

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19 Owner: Stream Valley Franklin, LLC P/O Deed Book 5559, Page 782 Register's Office for Williamson County, TN

Road Data:

Acreage in new roads 0 Acres Linear footage of new roads 0 Feet

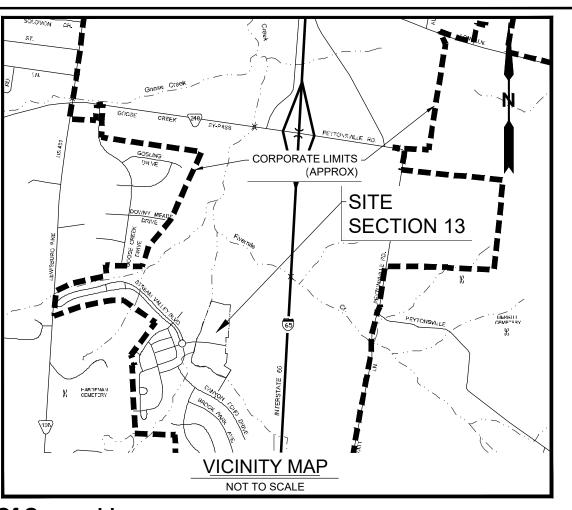
Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that: (1) the streets, drainage, and sidewalks designated in Stream Valley S specifications, or	subdivision, Section 13 have beer	installed in accordance with City
(2) a performance agreement and surety in the amount of \$	for streets, \$	5 ,
\$for sidewalks has been posted with the City of F	ranklin, Tennessee, to assure cor	mpletion of such improvements.
Director, Streets Department		
City of Franklin, Tennessee	Bato	

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 _____, 2016, and this plat has been approved for recording in the Register's Office of Williamson

Secretary, Franklin Municipal Planning Commission



Certificates Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5559, Page 782, R.O.W.C., Tennessee and that I
(we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots 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 or lots 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.

(we) hereby certify that I am (we are) the owner(s) of lot 431 shown hereon as of record in Book 7056, Page 761, R.O.W.C., Tennessee and that I (we)	ve)
ereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as sho	wn
ereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by	the
ranklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrict	ive
ovenants as of record in Book , Page , R.O.W.C., Tennessee, running with the title to the property.	

I (we) hereby certify that I am (we are) the owner(s) of lots 432-434 shown hereon as of record in Book 7035, Page 998, Book 7042, Page 579, and Book
7028, Page 231, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways
and easements as noted. No lot or lots 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 or lots 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.

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	

Certificate Of Approval of Sewer Systems

City of Franklin

HB&TS Franklin, TN

I hereby certify that:	
(1) The sewer system designated in Stream Valley Subdivision - Section 13 ha	s 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.	

Director, Water Management Department	Date
City of Franklin, Tennessee	

Certificate Of Approval of Water (1) The water system designated in Stream Valley Subdivision - Section 13 has been installed in accordance with City specifications, or (2) A performance agreement and surety in the amount of \$ for the water system has been posted with the City of Franklin. TN to

assure completion of such improvements

STREAM VALLEY PUD SUBDIVISION **SECTION 13, FINAL PLAT - REVISION 1,**

LOTS 431-434 & 495 SHEET 1 OF 2

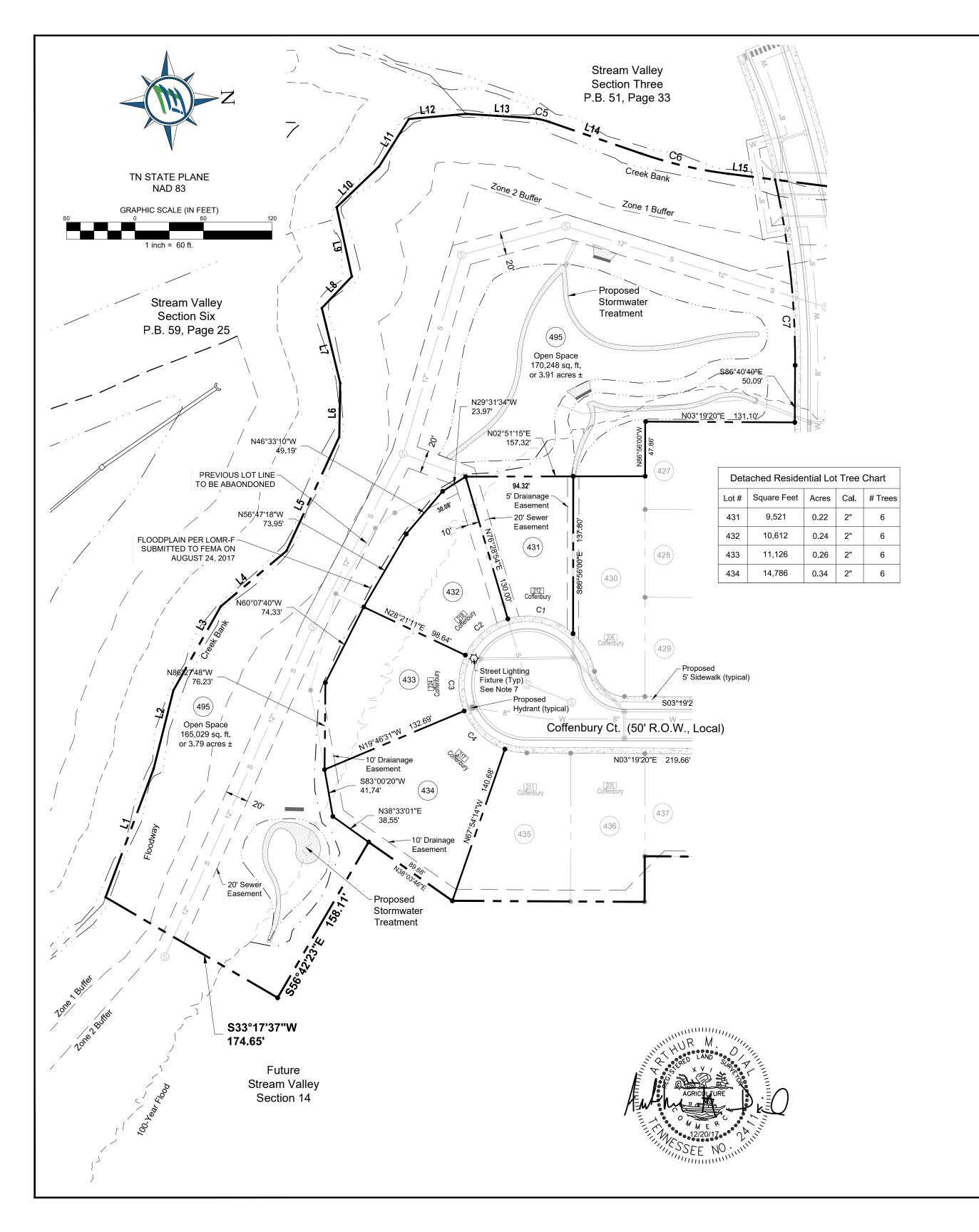
10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY. TENNESSEE CITY OF FRANKLIN PROJECT #XXXX DATE: 12-20-2017

ENERGY LAND & INFRASTRUCTURE 1420 DONELSON PIKE, SUITE

A12 · NASHVILLE, TN 37217 OFFICE 615-383-6300 WWW.ELI-LLC.COM ENGINEERS-SURVEYORS-INFRASTRUCTURE-ENVIRONMENTAL

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Line Table			
Line #	Direction	Length	
L1	N66° 29' 58"W	120.18'	
L2	N72° 50' 56"W	70.94'	
L3	N57° 34' 39"W	84.43'	
L4	N37° 12' 58"W	75.52'	
L5	N62° 10' 57"W	110.19'	
L6	N86° 03' 29"W	47.18'	
L7	S79° 13' 37"W	67.54'	
L8	N43° 25' 17"W	38.22'	

Line Table		
Line #	Length	
L9	S80° 36' 16"W	62.20'
L10	N40° 53' 44"W	51.60'
L11	N54° 49' 08"W	49.09'
L12	N02° 03' 27"W	50.33'
L13	N06° 35' 08"E	55.48'
L14	N22° 00' 01"E	85.24'
L15	N10° 10' 21"E	158.20'

	Curve Table				
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	60.00'	61.27'	58°30'38"	S15°44'13"W	58.64'
C2	60.00'	50.40'	48°07'42"	S37°34'58"E	48.93'
С3	60.00'	50.40'	48°07'42"	S85°42'40"E	48.93'
C4	60.00'	50.40'	48°07'42"	N46°09'38"E	48.93'
C5	65.75'	17.69'	15°24'53"	N14°17'34"E	17.64'
C6	380.00'	78.44'	11°49'40"	N16°05'11"E	78.31'
C7	725.00'	164.02'	12°57'44"	S86°50'28"W	163.67'

Legend

Fire Hydrant

Water Line

Sewer Line

Sewer Manhole

Iron Rod (New)

Monument (New)

Proposed Sidewalk

Lot Number

Proposed Stormwater Inlet

STREAM VALLEY PUD SUBDIVISION SECTION 13, FINAL PLAT - REVISION 1, LOTS 431 - 434, & 495 SHEET 2 OF 2

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE CITY OF FRANKLIN PROJECT #XXXX DATE: 12-20-2017

ENERGY LAND & INFRASTRUCTURE

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