NATE SYSTEM, 83 DATUM EASEMENT 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 6855, Page 882, R.D.W.C., Tennessee, and adopt LINE BEARING 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 subdivi-WEST MAIN STREET MINOR ARTERIAL. 64' R.O.W.) OTHER DESCRIPTION OTHE |S 28°44'59" E|25.25' S 64°19'58" W 61.49' STATE PLANE COORDIN FLIPZONE 4100; NAD Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by restrictive covenants as in record in Book 382 S 83°26'31" W 17.81 L4 N 83°12'20" W 25.90 L5 N 60°07'54" E 27.97 L6 N 61°33'29" E 71.00' Date CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS (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 City of Franklin, Tennessee CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS 30" 30" MAPLE MAPLE I hereby certify that: (1) the water and sewer systems designated in <u>WILLIAM C. PERRY</u> _____ Subdithave been installed in accordance with City specifications, or (2) a performance bond in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems. HACKBERRY 32431 SQ. FT. CITY OF FRANKLIN (615) 794-4554 CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING 2' SIDEWALK EASEMENT 903 W. TOTALMAIN STREE 36" (A) 1.33 ACRES IRON PIN SET GENERAL NOTES \bigcirc EASEMENT IN SIDEWALK HACKBERRY HACKBERRY 1.) ALL DISTANCES SHOWN ARE BASED ON FIELD—RUN SURVEY USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE. 58118 SQ. FT. IRON PIN SET ______AT WOOD FENCE POST 2.) UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM, AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY, TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING. CERTIFICATE OF APPROVAL FOR RECORDING 3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT. 0.59 ACRES 4.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THE SURVEYOR. 5.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD) NOT IN 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM MAP 47187C0192G DATED DECEMBER DECEMBER 22, 2016. 25687 SQ. FT. ______, 201____, and this plat has been approved for recording in the Register's Office of Williamson County. 6.) (903 W MAIN STREET) DETACHED RESIDENTIAL 6 (R-6) ZONING MINIMUM BUILDING SETBACKS: FRONT-45': SIDE-5-12': REAR-25' HISTORIC PRESERVATION OVERLAY-- CHARACTER AREA OVERLAY CFCO-3 213 9th AVENUE (9th AVENUE SOUTH) ZONED DETACHED RESIDENTIAL 6 (R-6) ZONING MINIMUM BUILDING SETBACKS: FRONT-45'; SIDE 5-12'; REAR 25' HISTORIC PRESERVATION OVERLAY-- CHARACTER AREA OVERLAY CFCO-3 7.) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS IN THE (R-6) HISTORIC PRESERVATION DISTRICT Secretary Franklin Municipal Planning Commission 8.) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SÉRVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND. 9.) THERE ARE EXISTING DRAINAGE PIPES ALONG THE SIDEWALKS. LEGEND 10.) THERE ARE NO LINEAR FEET OF NEW STREETS WITH THIS PLAT. 11.) THERE ARE EXISTING SIDEWALKS ON BOTH STREETS AS SHOWN. CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS 12.) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORM WATER 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. □ = CONCRETE MONUMENT SET THIS SURVEY UNLESS NOTED MAINTENANCE ACTIVITY WITHIN EASEMENTS. 13.) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC OF RIGHT—OF—WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR H.O.A. 14.) WITHOUT FORMING A LEGAL OPINION, THE REFERENCE DEED AND CURRENT DEED OF RECORD IS A WARRANTY DEED, AND THE GRANTEES AS STATED THEREIN HAVE ALL RIGHTS TO THE PROPERTY, INCLUDING MINERAL RIGHTS. (2) a performance bond in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems. • = IRON PIN SET THIS SURVEY UNLESS NOTED → = (WM) WATER METER $\Theta = (UTP) UTILITY POLE$ 15.) MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A. $\beta = (TEL)$ TELEPHONE POLE Director Water Management Department 16.) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC 16.) 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 ENCONCHMENTS 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 EASEMENTS WITHOUT OBTAINING ANY FUTURE PERMISSION FROM THE PROPERTY OWNER OR H.O.A. THE PROPERTY OWNER, OR H.O.A. 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 APERS OWNER BY THE Φ = (CO) SEPTIC CLEAN OUT ₩ = WATER VALVE DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR H.O.A. AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOME OWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON = TREE THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE. NEW ROADS 0.00 LINEAR FEET OHE = OVERHEAD ELECTRIC LINE TOTAL AREA 1.33 ACRES CLOSURE 1/20,000 UE = UNDERGROUND ELECTRIC LINE LP = LIGHT POLE FINAL PLAT WILLIAM C. PERRY SUBDIVISION 6"W = 6 INCH WATER SERVICE LINE 8"S = 8 INCH SEWER SERVICE LINE THE PH L. CAN'T 9th CIVIL DISTRICT WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE OWNER/SUBDIVIDER: WILLIAM C. PERRY AND TATUM M. PERRY CHAPDELAINE CERTIFICATE OF SURVEY 903 W MAIN STREET, FRANKLIN, TENNESSEE 37064 I hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents a survey made under my surpervision on the 20th day of December, 2017. PHONE (615) 812-6886 ASSOCIATES DEED BOOK 6855 PAGE 882 PROPERTY MAP 78-B CONTROL MAP 78-G GROUP "H" PARCEL 15 The ratio of precision of the unadjused survey is 1/20,000 as shown hereon. 7376 WALKER ROAD ZUNED R-6 (Historic Preservation Overlay) CHARACTER OVERLAY CFCO-3 DATE: **FAIRVIEW, TENNESSEE 37062** (615) 799-8104 fax (615) 799-2017 CITY OF FRANKLIN PROJECT NUMBER 6601 Surveyor Tenn. License No. 1444 chapsurveyors@msn.com CHAPDELAINE & ASSOCIATES 7376 WALKER ROAD FAIRVIEW, TENNESSEE 37062 PHONE (615) 799-8104 FAX# (615) 799-2017

RANDOLPH L. CHAPDELAINE

TN. RLS. 1444

DECEMBER 05, 2017 SCALE 1"=50'