GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS OUT OF 2 LOTS DEDICATE RIGHT OF WAY ALONG FRANKLIN ROAD

2. EXISTING ZONING SD-X SPECIFIC DEVELOPMENT VARIETY X SPECIFIC DEVELOPMENT VARIETY
OVERLAY — HILLLSIDE / HILL GRE
OVERLAY — FLOODWAY

MINIMUM REQUIRED SETBACK LINES: 60' FRONT, 35' SIDE, 60' REAR

IFE CELEBRATION

CENTER OF FRANKLIN)

BEING PARCELS 73.00 & 74.01 ON TAX MAP 53

8TH CIVIL DISTR.

ICT, CITY OF FRANKLIN,

WILLIAMSON COUNTY, TENNESSEE

FAMILY LEGAC

PUD

SUBDIVISION

TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM

NORTH

FINAL

PLAT

. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 73.00 ON WILLIAMSON COUNTY TAX MAP NO. 53.

STREET ADDRESS ARE SHOWN THUS XXX THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

FRANKLIN FUNERAL HOME, LLC

ARLOTTE PIKE
TENNESSEE 37209

JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE STE. "R"
NASHVILLE, TENNESSEE 37214
GREG TERRY

9. 10. 11. IRON ROD (FOUND)
IRON ROD (SET)

LOTS TO BE SERVED BY PU

13. A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0204 & 205 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

14. WITHIN NEW DEVELOPMENTS AND FOR OFF—SITE LINES CONST—RUCTED 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 MTEMC.

THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER/SUBDIVIDER: FRANKLIN FUNERAL HOME, LLC

 $\bar{\omega}$

18. MALLORY VALLEY UTILITY DISTRICT (MVUD) HAS UNRESTRICTED
TO ITS ACCESS WATER LINES AND WATER SYSTEM IMPROVEMENTS
LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE
DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER
STRUCTURES ARE INSTALLED OR PLACED WITHIN A MVUD
EASEMENT, MVUD SHALL HAVE THE RIGHT TO REMOVE SUCH
LANDSCAPING, FENCING OR OTHER STRUCTURES WITHIN THE EASEMENT
AS MAY BE NECESSARY FOR MVUD TO REPAIR, MAINTAIN, OR
REPLACE ITS LINES, VALVES, APPLIANCES, FITTING OR OTHER WATER
FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE
LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER
PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS.
DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING
AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER
STRUCTURES REMOVED OR DISTURBED BY MVUD AT THE
DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE
LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION.
INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR REPAIRING
OR REPLACING ANY SUCH LANDSCAPING, FENCING, OR OTHER
STRUCTURES REMOVED OR DISTURBED BY MVUD AT THE
HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.

19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE OWNERS.

20.

■ • RN WIS — Catch Basin Water Line Metal Light Pole Storm Line

CERTIFICATE OF OWNERSHIP

DATE

CERTIFICATE, OF

SURVEY

CERTIFICAT

9

MALLORY VALLEY WATER UTILITY DISTRICT

DATE

S:\Drawings\2017-643 (Family Legacy Final)

CERTIFICATE C

DATE

(2) A PERFORMANCE BOND IN THE AMOUNT OF \$______ FOR THE ON SITE WATER SYSTEM AND \$______ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

ISION PLAT AS
LACED AS

 (\mathcal{I})

THE SEWER SYSTEMS DESIGNATED IN "LIFE CELEBRATION CENTER OF FRANKLIN" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

HEREBY CERTIFY:

(2) A PERFORMANCE AGREEMENT AND SURETY 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.

DIRECTOR SEWER .

DEPARTMENT N, TENNESSEE

DATE

Y CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS ENDENCED IN PAGE **., R.O.M.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AS SHOWN DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL SHED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED INSEE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF ONC., PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) THY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____,

TY. I (WE)
PAGE

WILLIAM GREGORY

(7) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED "LIFE CELEBRATION CENTER OF FRANKLIN" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

Iron Rod (Found)
Iron Rod (Set)
Concrete Monument
(Set)
Sanitary Manhole
Fire Hydrant 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.

LEGEND

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.

HEREBY CERTIFY THAT:

ERTIFICATE OF JAME, STREET

PROVAL OF

980,879 SQUARE FEET OR 22.52 ACRES

CERTIFICATE OF APPROVAL WATER SYSTEMS

9

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

 \mathcal{I}

THE WATER SYSTEMS DESIGNATED IN "LIFE CELEBRATION CENTER OF FRANKLIN" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

m Buffer(s)

Green Infrastructure Easement

A MYUD A MYUD MYUN THE EASEMENT

Minimum Building Setback Lines Access Easement HH0 Buffer Property Boundary FEMA 100 Year Floodline Centerline Stream

LINETYPE TABLE

JACKSON LAKE OR NICHOL MILL CROSSROADS BLVD GALLERIA MALL

LOCATION MAP

ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS

22.

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 ASSEMENT. 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 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 BY THE FROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED BY THE CITY OF FRANKLIN INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

Not to Scale E ABO ARD IN BRENTWOOD CITY LIMITS -1 VALLE VERDE DR MOORELAND BLVD.

																		, j 															
L34	L33	L32	L31	L30	L29	L28	L27	L26	L25	L24	L23	L22	L21	L20	L19	L18	L17	L16	L15	L14	L13	L12	L11	L10	Г9	ال	L7	L6	L5	L4	L3	L2	
38.53	8.47	10.00	6.54	47.00	35.18	27.51	34.48	19.24	238.12	277.41	24.01	278.14	162.96	18.26	23.44	42.68	24.09	36.41	45.90	7.07	32.15	171.01	27.35	23.44	7.86	128.71	40.20	333.00	32.15	8.93	127.14	206.32	14.25
48'1 2	S55°48'13"E	S57°13'25"E	S59°21'46"E	S55°48'13"E	S59°29'29"E	N29°02'48"E	N59°29'29"W	N62°19'14"W	S27°40'46"W	N62°19'14"W	S29°25'50"W	S62°19'14"E	S27°40'46"W	S62°19'14"E	S13°12'43"E	S34°56'20"W	S50°08'14"E	N34°56'20"E	N31°45'06"E	N55°03'40"W	N23°53'57"W	S27°42'48"W	S62°19'14"E	S13°12'43"E	S55°03'40"E	N59°29'29"W	N62°19'14"W	S27°40'46"W	S23°53'57"E	N57°25'37"W	N27°40'46"E	N27°40'46"E	S62°19'14"E

			CURVE	/E IABL		
ARING	CORVE	ANGLE	RADIUS:	LENGIH	CTOXU BEAXING	CHO
"19'14"E 7°40'46"E	C1 C2	7°05'12" 02°08'21"	2242.40 5686.58	277.35	S29°51'56"W S31°42'24"W	277
7°40'46"E	С3	01°25'12"	5676.58	140.69	S33°29'11"W	140
"25'37"W	C4	01.04,13,	5668.11	105.87	S31°10'05"W	105
3°53'57"E	С5	7°04'20"	2217.40	273.71	S29°53'37"W	273
7°40'46"W	C6	35°27'08"	100.00	61.88	N41°37'31"W	60
2°19'14"W	C7	37°21'35"	126.00	82.16	S42°34'45"E	80
)°29'29"W	C8	88.56,18,"	10.00	15.52	N16°47'23"W	14
5°03'40"E	C9	89°59'58"	5.00	7.85	N72°40'46"E	7
3°12'43"E	C10	2°49'45"	489.00	24.15	S60°54'22"E	24
2°19'14"E	C11	41°50'57"	100.00	73.04	N34°08'11"W	71
7°42'48"W	C12	49°06'32"	100.00	85.71	S37°45'58"E	00
5°53'57"W	C13	21°51'00"	10.00	3.81	N16°45'16"E	
5°03'40"W	C 1.7.4	33°33′44″	94.50	51 40	S40°40′49″E	J.O.
4°56'20"E	C16	77.59'13"	15.00	20.42	N73°55'56"E	18
0°08'14"E	C17	68.02,39"	15.00	17.81	S00°55'01"W	16
1°56'20"W	C18	19°53'36"	100.00	34.72	N23°09'31"W	34
3°12'43"E	C19	49°06'32"	100.00	85.71	S37°45'58"E	000
2°19′14″E	021	90°26'22"	J. O. O.	7.89	S1/*06'06"E	1
0°19'14"F	022	57.03,42,	52.50	52.29	0/2 4U 45 W	50
)°25'50"W	C23	59°53'27"	107.50	112.37	S89°26'12"E	107
2°19'14"W	C24	59.53,27"	80.00	83.62	S89°26'12"E	79
7°40'46"W	C25	57.03'42"	80.00	79.67	S89°08'55"W	76
2°19'14"W	C26	90°00'00"	5.00	7.85	N72°40'46"E	7
)°29'29"W	C27	0°42'12"	5629.58	69.12	S34°32'53"W	69
9°02'48"E	C28	02°29'35"	5668.11	246.63	S32°56'59"W	246
9°29'29"E	C30	36°04′16″	61.25	38.56	S71°24′19″E	37.
5°48'13"E	037	12°52'59"	186.25	21.00	N81°34'18"E	2 41.
7.17'0E"F	770	15:16:07"	312.04	83 19	0.70,7023. M 17 00 / 80	α ·
5°48'13"E	C34	22°20′55″	175.00	68.26	N34°54'58"W	67.
5°48'13"E	C35	35.52.08"	88.75	55.56	S71°30'23"E	54.
	C36	12°59'41"	213.75	48.48	N81°41'07"E	48.
	C37	28°50'26"	21.25	10.70	S88°47'54"W	10.5
	C38	37°35'52"	106.35	69.79	S41°27'13"E	68.
	C39	16.10,22,	225.00	63.51	N28°23′54″W	63.3
	C40	75°41'01"	15.00	19.81	S01°19'39"W	100.

FINAL PLAT

FAMILY LEGACY PUD SUBDIVISION CELEBRATION CENTER OF FRANKLIN)

BEING PARCELS 73.00 & 74.01 ON TAX MA 8TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE TAX MAP 53



CITY OF FRANKLIN PROJECT # 6613

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. OF APPROVAL RECORDING CIVIL DISTRICT: ACRES NEW STREETS:_ TOTAL ACRES: OF NEW ROAD: FRANKLIN, WI 22.52 ± 8TH 0.40 0.00 DATE: CLOSURE ERROR: FEET NEW STREETS: __0.00 TOTAL LOTS: TENNESSEE 1:10,000+

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE PREPARED BY: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE— STE. 'R"
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490—6920 AUGUST 1, 2016 REV. 8-31-2016 REV. 12-30-2017 REV. 2-1-2018 JOB NUMBER: 2015-174 SHEET 1 OF 2



