

VICINITY MAP
NOT TO SCALE

SURVEYOR

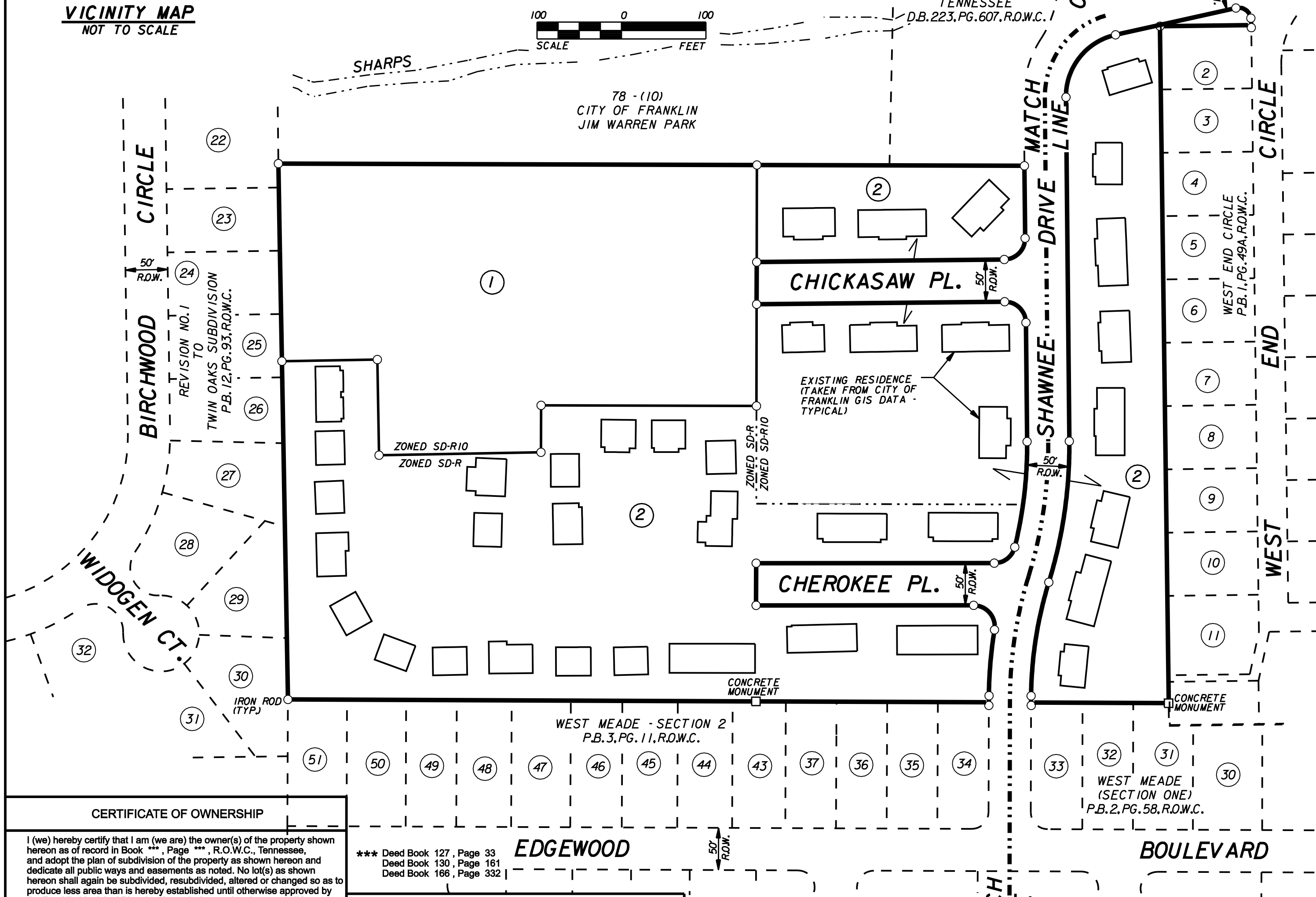
JAMES + ASSOCIATES
ONE VANTAGE WAY
SUITE E220
NASHVILLE, TN. 37228
PHONE: (615) 726-4848
CONTACT: JOHN DUFFER
EMAIL: john.duffer@jamesplus.net

OWNER AND DEVELOPER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN. 37064
PHONE: (615) 794-1247
CONTACT: DOUG JOHNS
EMAIL: djohns@franklinhousingauthority.com

NOTES

1. THIS PLAT IS BEING RECORDED TO CREATE A NEW TAX PARCEL FROM A PORTION OF PARCEL 4, GROUP 'A' ON PROPERTY MAP 78H AND DEDICATE EASEMENTS.
2. BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPS ZONE 4100, NAD83 DATUM.
3. DEED AND PLAT BOOK REFERENCES SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. SUBJECT PROPERTY IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 47187C0192F DATED SEPTEMBER 29, 2006.
5. CURRENT ZONING IS SD-R, SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT - TRADITIONAL STDS. CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT A 6.38 ACRE PORTION HAS BEEN REZONED SD-R10. FRONT YARD AND SIDE STREET SETBACK 25' REAR YARD SETBACK 5' SIDE YARD SETBACK 5'
6. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
7. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
8. 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, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
9. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. 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.
9. 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.
10. ALL STREETS SHOWN HEREON ARE PUBLIC 'LOCAL'.



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 *** , Page *** , 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, resubdivided, 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 _____ Date _____
Owner _____ Date _____

CERTIFICATE OF SURVEY

*** Deed Book 127 , Page 33
Deed Book 130 , Page 161
Deed Book 166 , Page 332

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 25th day of September, 2017.

John M. Duffer 12/12/17
Surveyor Tenn. License No. 1431 Date: 12/12/2017

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

(1) the water and sewer systems designated in _____ Subdivision have 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.

Supt., Water & Sewer _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

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Supt., Streets _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ 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 _____, and this plat has been approved for recording in the Register's Office of Williamson County.

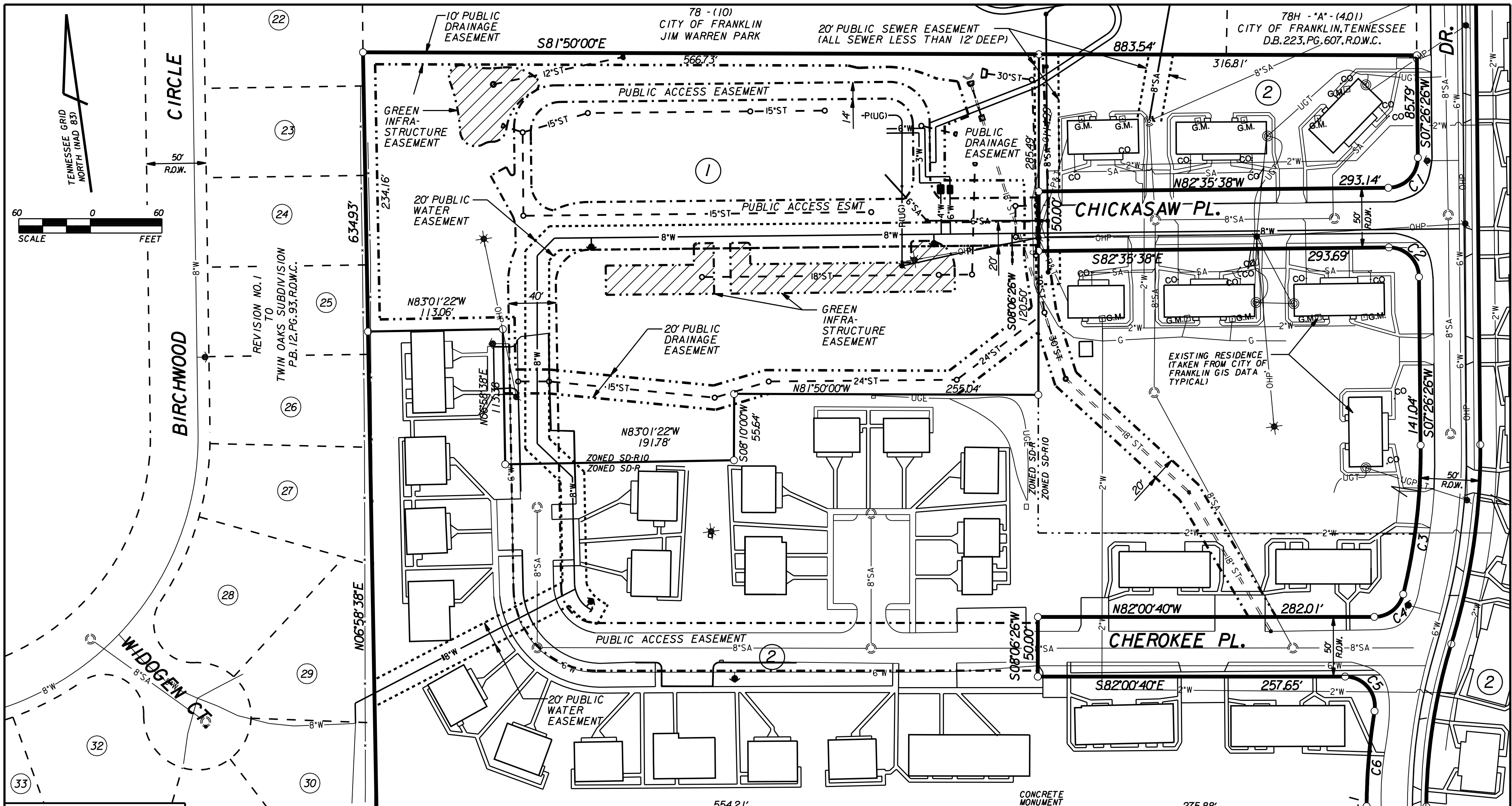
Secretary _____ Date _____
Franklin Municipal Planning Commission



LOT NO.	AREA S.F.	AREA AC.
1	166,139	3.81
2	452,446	10.39
RD.-R/W	0	0
TOTAL	618,585	14.20

CHICKASAW PLACE SUBDIVISION CITY OF FRANKLIN No. 6616

FINAL PLAT - SHEET 1 OF 3			
CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	14.20	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 100'	DATE:	12/12/2017



LINE TABLE		
No.	BEARING	DISTANCE
L1	S08°06'26\"W	3.78'

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Owner _____ Date _____

Owner _____ Date _____

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John M. Duffer 12/12/17
Surveyor Tenn. License No. 1431 Date: 12/12/2017



CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	89°57'56"	25.00'	24.98'	39.25'	35.34' @ S52°25'24\"W
C2	90°02'04"	25.00'	25.02'	39.28'	35.37' @ S37°34'36\"E
C3	14°27'19"	500.00'	63.41'	126.15'	125.81' @ S14°40'05.5\"W
C4	76°05'35"	25.00'	19.56'	33.20'	30.82' @ S59°56'32.5\"W
C5	99°09'05"	25.00'	29.35'	43.26'	38.06' @ S32°26'07.5\"E
C6	08°59'59"	525.00'	41.32'	82.46'	82.38' @ S12°38'25.5\"W

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Supt., Water & Sewer _____ Date _____
Franklin, Tennessee

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Supt., Streets _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency _____ Date _____
Management Agency

CERTIFICATE OF APPROVAL FOR RECORDING

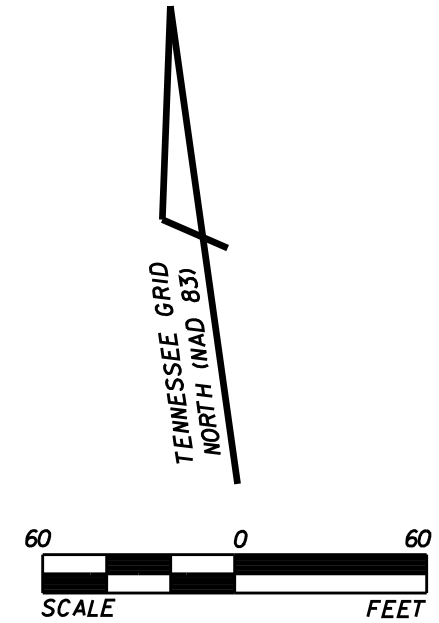
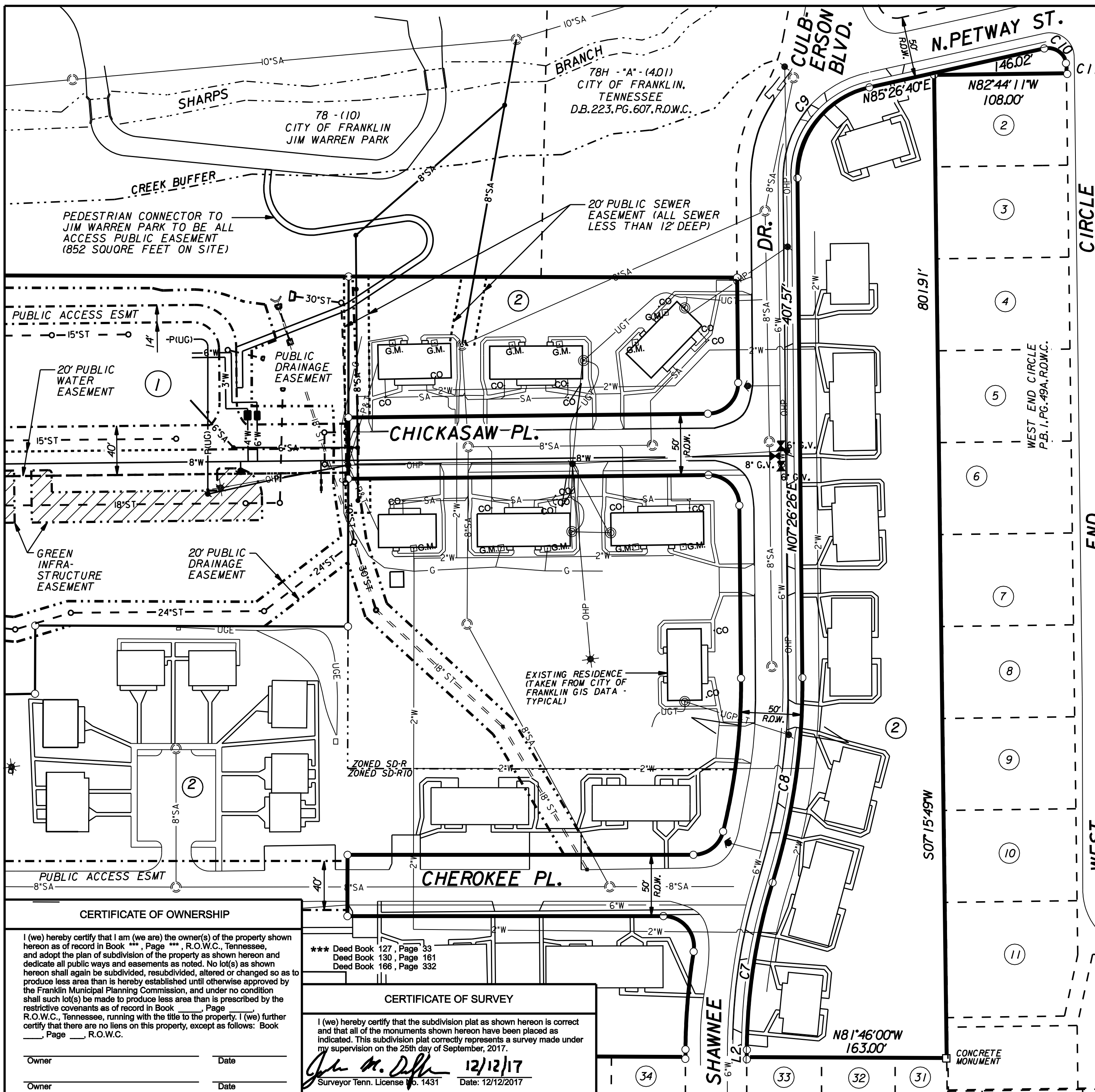
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

FINAL PLAT - SHEET 2 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	14.20	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 60'	DATE:	12/12/2017



CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C7	16°57'46"	475.00'	70.83'	140.63'	140.11' @ N16°37'19"E
C8	17°39'46"	550.00'	85.45'	169.55'	168.88' @ N16°16'19"E
C9	78°00'14"	75.00'	60.74'	102.11'	94.40' @ N46°26'33"E
C10	105°22'14"	15.00'	19.68'	27.59'	23.86' @ S41°52'13"E
C11	02°59'27"	92.00'	2.40'	4.80'	4.80' @ S09°19'10.5"W

LINE TABLE		
No.	BEARING	DISTANCE
L2	N08°08'26"E	3.86'

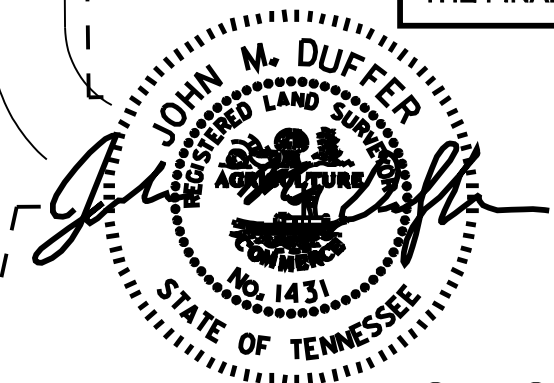
PARKS ORDINANCE - 5.5.4

48 UNITS TOTAL

35 UNITS AT 1,200 SF = 42,000 SF

13 UNITS AT 600 SF = 7,800 SF

TOTAL SQUARE FOOTAGE NEEDED TO MEET ORDINANCE IS 49,800 SF. (FEES SHALL BE PAID AT OR BEFORE THE FINAL PLAT CAN BE RECORDED)



WEST MEADE
(SECTION ONE)
P.B. 2, PG. 58, R.O.W.C.

CHICKASAW PLACE SUBDIVISION

CITY OF FRANKLIN No. 6616

CERTIFICATE OF OWNERSHIP

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Secretary _____ Date _____
Franklin Municipal Planning Commission

FINAL PLAT - SHEET 3 OF 3			
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MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	140,000
SCALE:	1" = 60'	DATE:	12/12/2017