

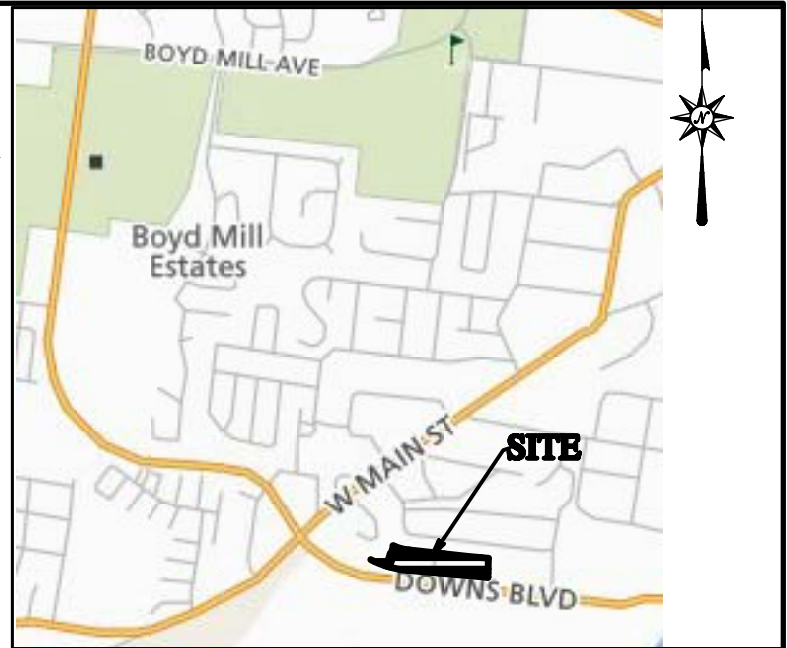
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION REGARDING THE EXISTENCE OF A LIABILITY AND ANNUITY 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 (3) THREE NOR 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 1-800-351-1111.

ZONING	YARD FRONTING ANY STREET	SIDE YARD	REAR YARD
LIGHT INDUSTRIAL (LI)	40' (COLLECTOR) 75'	25'	25'

Natchez AREP 500 Downs, LL
1007 Halcyon Ave.
Nashville, TN 37204"
PHONE 615-347-5131
TAYLOR@THENATCHEZGROUP.COM

500 DOWNS BOULEVARD
FRANKLIN TN.
MAP 78 PARCEL 41.08
SCHOOL MANOR SUBDIVISION
P.B. 2 PG. 27

14. 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.



1. THE PURPOSE OF THIS PLAT IS TO REVISE BUFFER FENCE AREAS.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301. Fipszone 4100; NAD 83 DATUM
3. THE ZONING FOR THIS PROPERTY IS (LI) LIGHT INDUSTRIAL DEVELOPMENT STANDARDS: CONVENTIONAL.
CHARACTER AREA : SH-1
4. ORIGINAL SUBJECT PLATTED PARCEL IS A REPLAT OF LOT 5 - OF DOWNS BOULEVARD PROPERTIES SUBDIVISION PLAT BOOK 20 PAGE 8 WILLIAMSON COUNTY TENNESSEE.
5. OWNER / SUBDIVIDER:
COMPANY: Natchez AREP 500 Downs, LLC
CONTACT: A. TAYLOR PRESTON
ADDRESS: 1007 Halcyon Ave.
Nashville, TN 37204
PHONE 615-347-5131
EMAIL: TAYLOR@THENATCHEZGROUP.COM

SURVEYOR: HARRAH & ASSOCIATES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS C
SUITE B-15, FRANKLIN, TN 370
TEL. NO.: 615 778-0863
EMAIL: rogerh@harrahgroup.com

6. THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0204F DATED SEPTEMBER 29, 2006.

7. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 5 AS SHOWN ON THE FINAL PLAT OF FINAL PLAT OF LOT 5 REV. 11 - DOWNS BOULEVARD PROPERTIES SUBDIVISION RECORDED AT PLAT BOOK 65 PAGE 85 R.O.W.C

9. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.

10. SIDEWALKS AND ACCESS DRIVES OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

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

12. 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 ACTIVITY WITHIN EASEMENTS.

13.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.

JOB NO: T263-015



02-05-18 COF COMMENTS ADDRESSED.

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

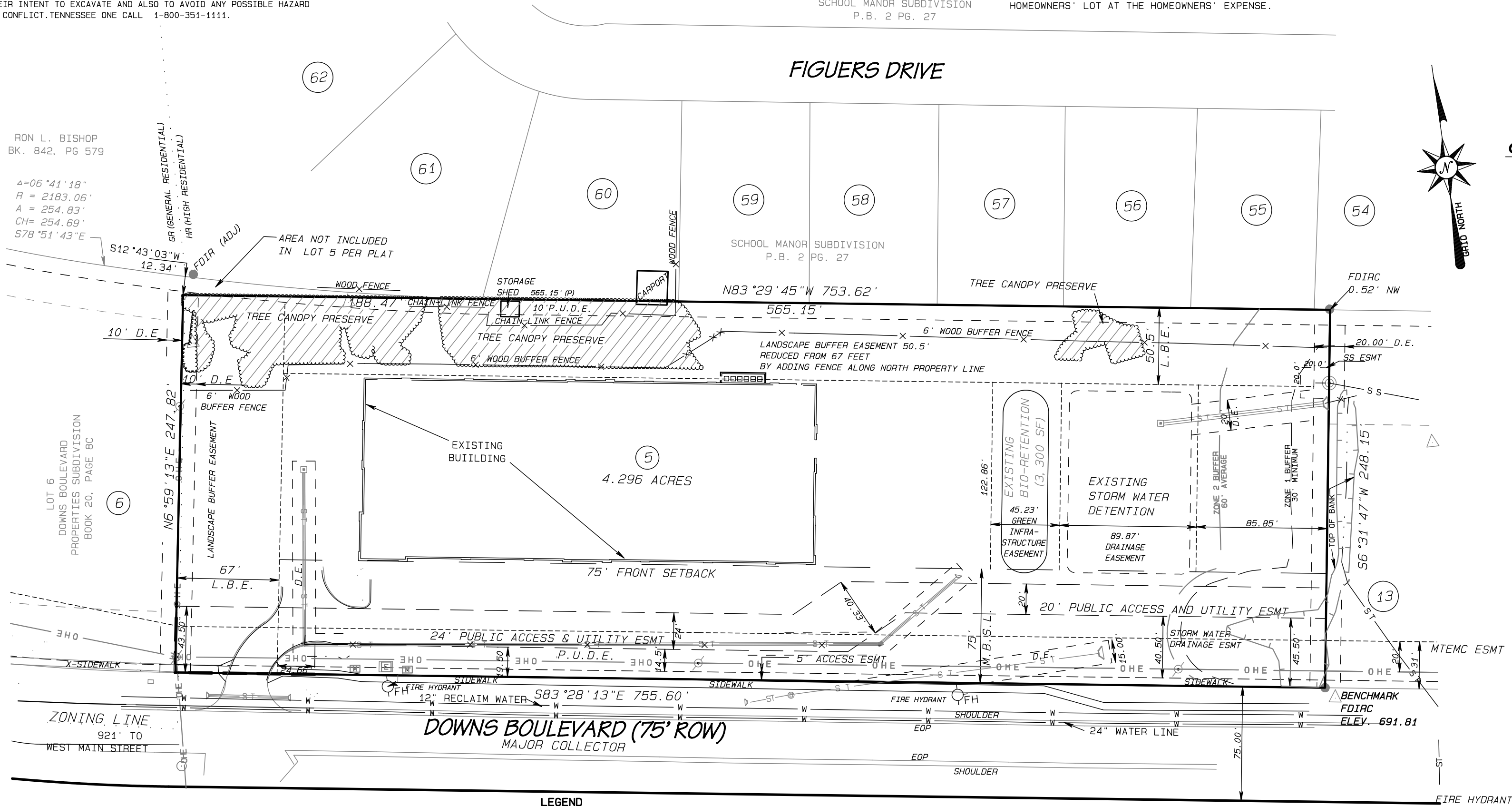
TOTAL ACRES: 4.296 TOTAL LOTS: 1

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1: 10,000

SCALE: 1" = 60' DATE: JANUARY 8TH 2018

SHEET 1 OF 1



●	FOUND IRON ROD (FDIR)
○	SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
□	FOUND CONCRETE MONUMENT (TDO)
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
◎	EXISTING SANITARY MANHOLE
⦿	POWER POLE
←	GUY ANCHOR
⌞	WATER METER
⌞	WATER VALVE
—ST—	STORM SEWER
—W—	WATER LINE
—OE—	OVERHEAD POWER LINE
—SS—	SANITARY SEWER LINE
—G—	GAS LINE
—UE—	UNDERGROUND ELECTRIC
L.B.S.E.	LANDSCAPE BUFFER EASEMENT
☼	LIGHT POLE
⦿	FIRE HYDRANT
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
ESMT	EASEMENT
R.O.W.	RIGHT-OF-WAY

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

LOT 5 - REVISION 1
DOWNS BOULEVARD PROPERTIES SUBDIVISION
PLAT BOOK 20, PAGES 8B & 8C

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN 1.) DEED BOOK 6859 PAGE 240 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 RE-DESIGNED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND UNDER NO CIRCUMSTANCES 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: Natchez AREP 500 Downs, LLC

DATE: _____
BEAU FOWLER

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY
COMMUNICATIONS.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

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 AND SEWER	DATE
FRANKLIN, TENNESSEE	

I HEREBY CERTIFY THAT:

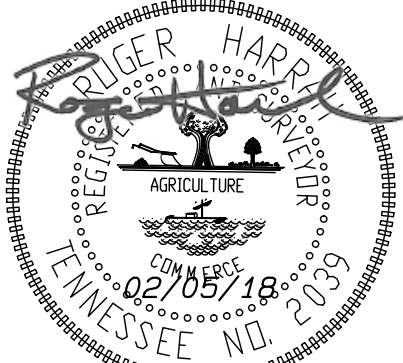
(1) THE STREETS AND DRAINAGE DESIGNATED IN FINAL PLAT OF LOT 5 - REVISION 1 DOWNS BOULEVARD PROPERTIES SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR STREET AND \$_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS	DATE
FRANKLIN, TENNESSEE	

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 FRANKLIN MUNICIPAL PLANNING COMMISSION	DATE
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ROGER HARRAH LS 2039