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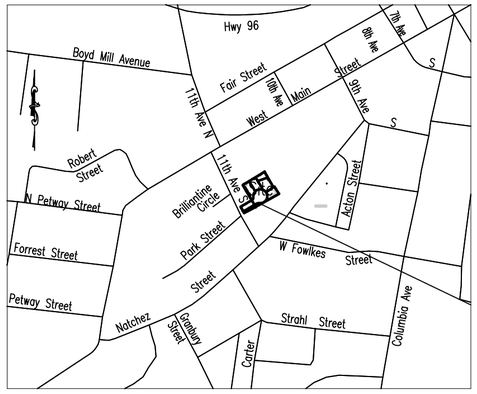
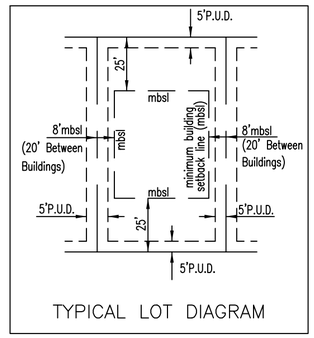


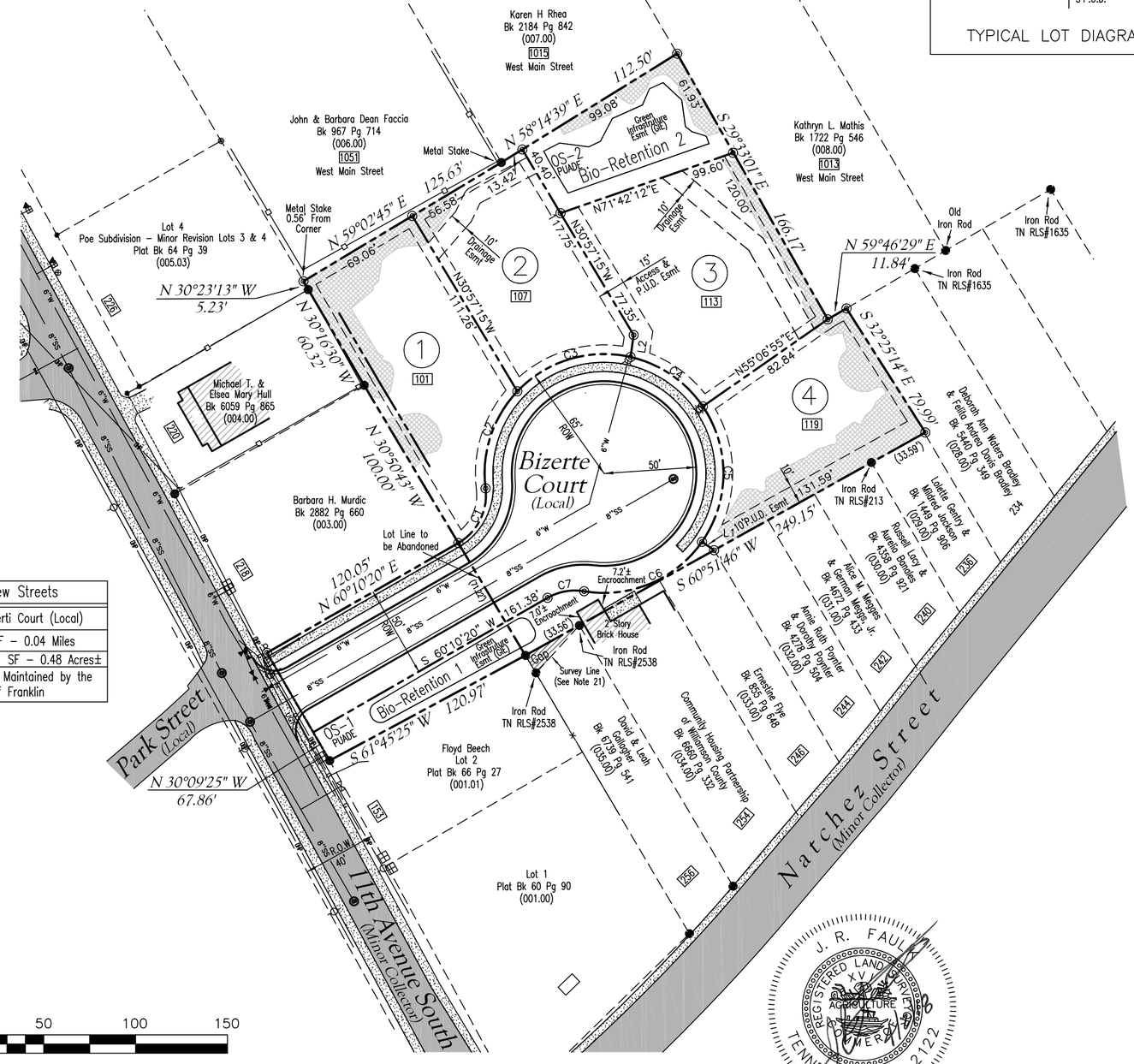
LOT TABLE		
Lot	Acreage	SF
Lot 1	0.22	9,655
Lot 2	0.18	7,991
Lot 3	0.25	11,106
Lot 4	0.19	8,188
OS-1	0.08	3,590
OS-2	0.12	5,037
Street ROW	0.48	20,731
Total Area	1.52	66,298



TYPICAL LOT DIAGRAM

LINE	BEARING	DISTANCE
L1	S 55°24'37" E	8.03'
L2	N 07°57'52" E	12.06'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	67°20'13"	30.00'	35.26'	33.26'	N 26°30'13" E
C2	50°38'22"	65.00'	57.45'	55.60'	N 18°09'18" E
C3	59°22'02"	65.00'	67.35'	64.38'	N 73°09'30" E
C4	42°59'25"	65.00'	48.77'	47.63'	S 55°39'46" E
C5	69°04'32"	65.00'	78.36'	73.70'	S 00°22'12" W
C6	64°40'41"	65.00'	73.38'	69.54'	S 67°14'48" W
C7	39°24'49"	30.00'	20.64'	20.23'	S 79°52'44" W



Legend

- Old Iron Rod
- New Iron Rod
- Wooden Fence Post
- Utility Pole
- Utility Pole Anchor
- LED Street Light w/ Shielding
- Water Meter
- Water Valve
- Fire Hydrant
- Gas Valve
- Sewer Valve
- Sewer Manhole
- Tree Canopy
- 6"W — 6" Water Line
- 8"SS — 8" Sanitary Sewer
- OHP — Overhead Utility Line
- UGT — Underground Telephone Line
- G — G — G — G — G — Gas Line
- X — Wire Fence Line
- Wooden Fence Line
- Concrete Hatch
- Building Hatch
- Gap/Gore Hatch
- Pavement Hatch
- Tree Protection Area Hatch
- [000] Street Address
- OS-0 Open Space Lot
- PUADE Public Utility, Access & Drainage Easement
- mbsl Minimum Building Setback Line

New Streets
Bezerti Court (Local)
235 LF - 0.04 Miles
20,731 SF - 0.48 Acres±
To Be Maintained by the City of Franklin

0 50 100 150

Scale: 1"=50'

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 4 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS.

2) EXISTING ZONING: R6 RESIDENTIAL DISTRICT

3) MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 25 FEET
SIDE YARD: 8 FEET*
REAR YARD: 25 FEET
* 20' Minimum Distance Between Buildings

Character Overlay: Central Franklin
Special Area Classification: CFC03
Applicable Development Standard: Traditional
Other Applicable Development Standards: N/A

4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS MAP 78G GROUP H PARCELS 002.00 & 034.01 FOR WILLIAMSON COUNTY, TENNESSEE.

5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

GERALD KOLE - KOLE CUSTOM HOMEBUILDERS
4020 JESSICA LANE
FRANKLIN, TN 37604
(615) 790-2447
gerald@kolecustomhomebuilders.com

7. SURVEYOR: DIVIDING LINE SURVEY SERVICES
ADDRESS: 403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055
CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz

8. THIS SURVEYOR DOES NOT WARRANT OR GUARANTEE THAT THIS DRAWING DEPICTS ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH AS MAY EXIST.

11. NO PORTION OF THIS PROPERTY LIES IN A FLOOD ZONE AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0192 G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22, 2016.

12. WITHIN NEW DEVELOPMENTS 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.

13. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.

14. COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".

15. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

16. THE OWNER/SUBDIVIDER, GERALD KOLE, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

17. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.

18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITH THE 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.

19. 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 INFRASTRUTURE 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 WIHTIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

20. SUBJECT PROPERTY DOES NOT APPEAR IN AN AREA SUBJECT TO FLOOD AS SHOWN ON FIRM MAP 47187C0192f, EFFECTIVE DATE SEPTEMBER 29, 2006.

21. THE SURVEY OF THE GALLAGHER PROPERTY (BK 6739 PG 541 ROWC, TNO, WHICH WAS THE EXCLUSION IN THE SUBJECT DEED, DID NOT REACH TO THE LOCATION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. INSTEAD THE SURVEYOR OF THE GALLAGHER PROPERTY PARALLELED THE FRONT AND REAR LOT LINES. THIS CREATED THE GAP SHOWN ON THIS DRAWING.

22. ALL STREET LIGHT LOCATIONS AND QUATITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

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

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

J. R. FAULK
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCIAL
TENNESSEE NO. 2122

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Bk 6858 Pg 805 & Bk 6888 Pg 331 ROWC, TN, 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.

Gerald Kole — Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 11th day of April, 2016. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor — Date 4/2/18

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF WATER & SEWAGE SYSTEMS

I hereby certify:

(1) The water & sewer systems designated in "11 South Subdivision" have been installed in accordance with city specifications, or

(2) A performance agreements 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, Water Management Department Franklin, Tennessee — 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 _____, 20__, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the "11 South Subdivision", have been installed in accordance with City specifications, or

(2) A performance bond in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets Franklin, Tennessee — Date

Dividing Line Survey Services Project #16023

11 SOUTH

FINAL PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 1.52 ac.	Total Lots = 2
Civil District : 9th	Closure Error :1/10,000+
Scale : 1"=50' / Date : 4/02/18	City Project No. : 6656

Dividing Line Survey Services
Land Surveying
403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz