GENERAL NOTES

SCALE : 1"= 30'

1. THE PURPOSE OF THIS RECORDING IS TO CREATE 1 LOT, RECORD AN EASEMENT, AND TO MODIFY THE FRONT MINIMUM BUILDING SETBACK LINE.

2. THIS SURVEY MEETS THE REQUIRMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYING FOR THE STATE OF TENNESSEE, DATED JUNE 4, 2014, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

3. PARCEL NUMBER SHOWN HEREON PERTAINS TO PROPERTY TAX MAP 78-F, GROUP"J".

4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.

5. THE PROPERTY SHOWN HEREON CONTAINS 25,313 SQUARE FEET OR 0.58 ACRES OF LAND MORE OR LESS.

6. THIS PROPERTY FALLS WITHIN FLOOD HAZARD AREA ZONE X, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0211G, EFFECTIVE ON 12/22/2016.

7. PROPERTY CORNERS SHOWN THUS ARE MARKED BY IRON RODS.

8. THE PROPERTY SHOWN HEREON IS ZONED AS FOLLOWS:
BASE ZONING DISTRICT: CENTRAL COMMERCIAL DISTRICT(CC)
OVERLAY ZONING DISTRICT: HISTORIC PRESERVATION OVERLAY(HPO)
CHARACTER AREAS: CENTRAL FRANKLIN CFCO-3
LAND USE: COMMERCIAL
DEVELOPMENT STANDARDS: TRADITIONAL

9. PROPERTY OWNERS
204 9TH AVENUE PARTNERS, LLC
204 9TH AVE SOUTH
FRANKLIN, TN 37064

10. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES

11. BEARINGS ARE BASED ON TENNESSEE GRID, NAD 83.

12. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC

13. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE 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.

14. MINERAL RIGHTS:
204 9TH AVE SOUTH LLC
204 9TH AVE SOUTH
FRANKLIN, TN 37064

15. EASEMENT SHOWN SHALL BE A MINIMUM OF 20 FOOT SEWER EASEMENT AS SHOWN.

16. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON 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 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. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

17. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT.

18. 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 OF 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 EXPENCE 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 HOMEOWNER'S EXPENSE.

19. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

20. LOT SHALL CONFORM TO ALL THE REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE.

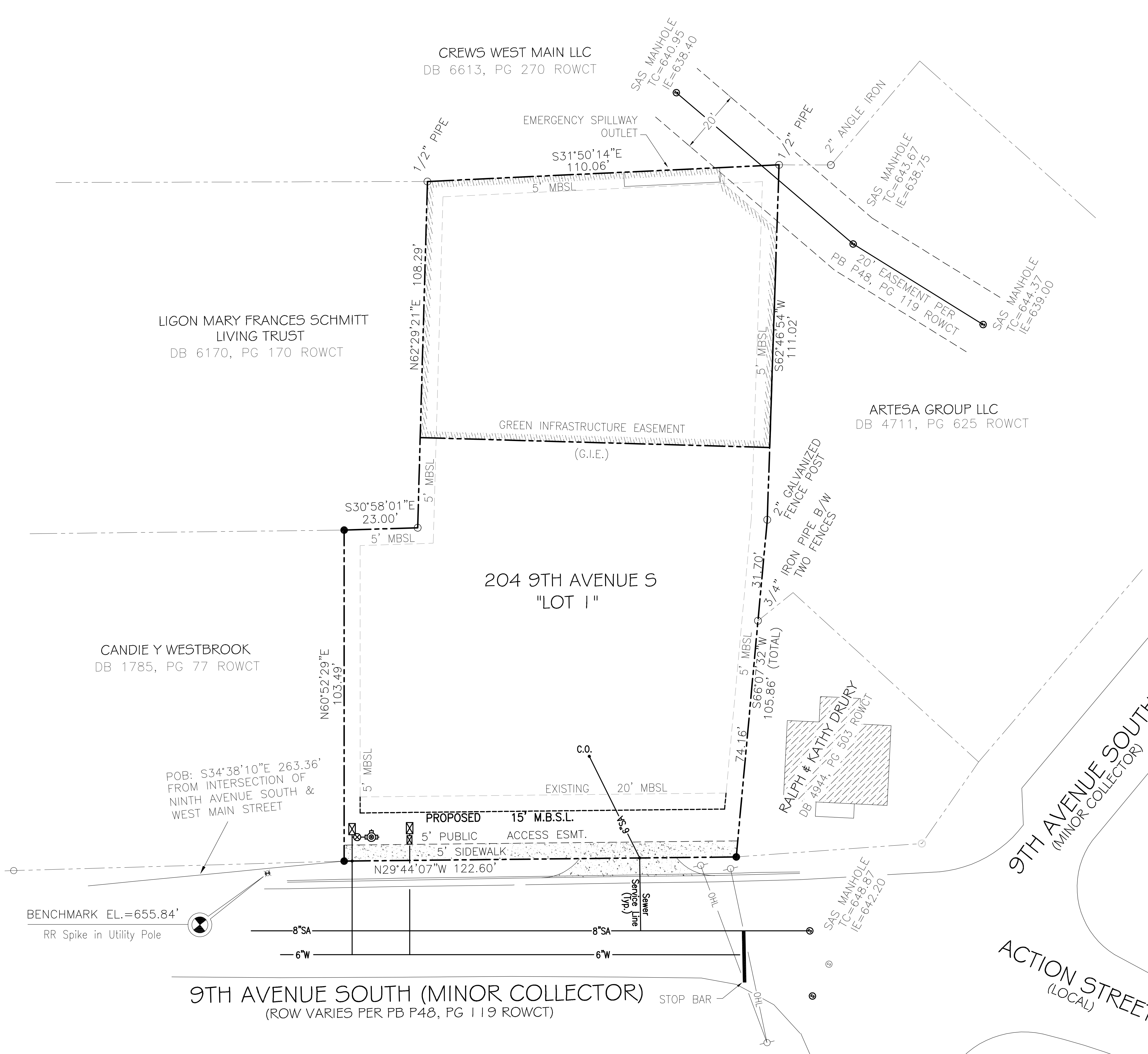
21. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.

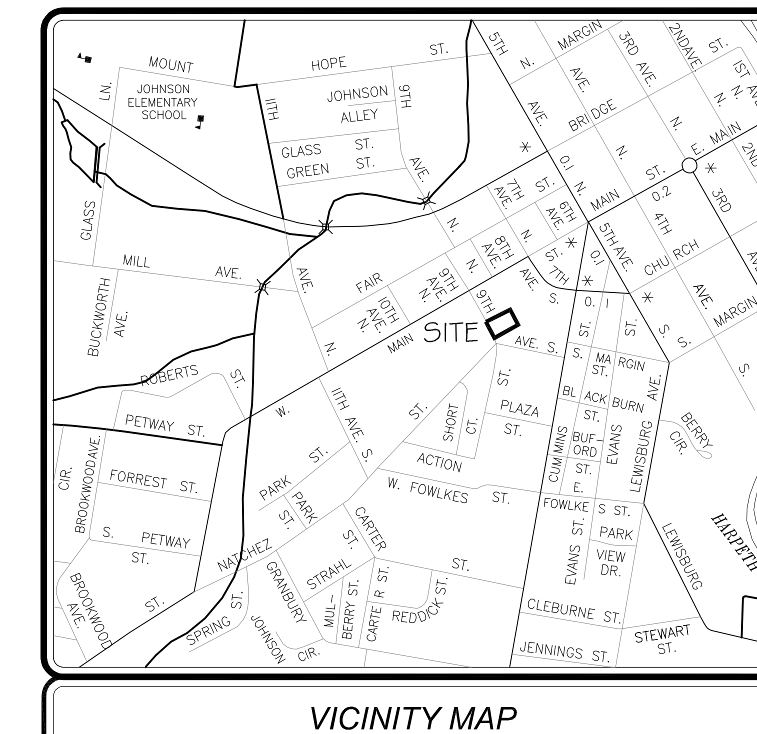
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

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

24. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE PLAN RECORDED AS EXHIBIT B TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BOXWOOD COURT RECORDED IN BOOK 6947, PAGE 573, R.O.W.C.

25. PARKING SHALL BE PERMITED BY AGREEMENT ENTERED ON THE 11TH DAY OF DECEMBER, 2017, BY AND BETWEEN COLUMBIA AVENUE PARTNERS, LLC, 204 9TH AVENUE PARTNERS, LLC AND FRANKLIN SYNERGY BANK, AS RECORDED IN BOOK _____, PAGE______, R.O.W.C., TN.





VICINITY MAP

N.T.S.

LOT TABLE		
LOT	SQUARE FEET	ACRES
1	25,313	0.58

LINETYPE TABLE

Adjoining Properties
Minimum Building Setback Lines
Easement
Property Boundary
Sewer Easement
Green Infrastructure Easement

LEGEND

○ Existing Iron Rod I.R.(O)
● Iron Rod (Set) I.R.(N)
Sanitary Manhole
• Cleanout
Gas Valve
Gas Meter
Water Valve
Water Meter
Fire Hydrant
Utility Pole
Utility Pole W/Light
Catch Basin
Anchor / guy wire
Electric Meter
-G- Gas Line
-W- Water Line
-S- Sanitary Sewer Line
-OHL- Overhead Line

MINIMUM REQUIRED SETBACK LINES

Not to Scale

5' Rear Yard
5' Side Yard
5' Side Yard
15' Front Yard
Street Facing

9TH AVENUE SOUTH

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency Date

City of Franklin Date

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 7087, Page 674, R.O.W.C., Tennessee, and adopt the plan of subdivision of property 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.

By:

Owner(s): Date

OWNER

204 9TH AVENUE PARTNERS, LLC
CONTACT: JASON HERRINGTON
204 9TH AVE SOUTH
FRANKLIN, TN 37064
EMAIL: jason@fsqpartners.com

SURVEYOR

JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2601 ELM HILL PIKE STE R
NASHVILLE, TN. 37214
PHONE: (615) 490-6920
EMAIL : gregt.jta@comcast.net

ENGINEER

BATSON & ASSOCIATES, INC.
CONTACT : GARRY BATSON
5150 REMINGTON DRIVE
BRENTWOOD, TN. 37027
PHONE: (615) 424-4840
EMAIL : batsonengineering@comcast.net

CERTIFICATE OF SURVEY

I(We) hereby [illegible] subdivision plat as shown [illegible] and that all of the monuments shown hereon have been placed [illegible] subdivision plat correctly [illegible] made under my supervision [illegible] the 9th day of February, 2018.

Surveyor [illegible] Date
2287
Tenn. License No.

JAMES G. TERRY · REGISTERED LAND SURVEYOR · AGRICULTURE COMMERCE · TENNESSEE NO. 2287
4-4-18

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Synergy Bank Annex at Ninth Avenue Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of $ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director of Water Management Dept. Date
City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Synergy Bank Annex at Ninth Avenue Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of $ for the system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the day of 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Date
Franklin Municipal Planning Comm.

FRANKLIN COF # 6662

FINAL PLAT

SYNERGY BANK ANNEX AT NINTH AVENUE

Parcel 2001 On Tax Map 78-F, Group "J"
Franklin, Williamson County, TN.
9th Civil District

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.58 TOTAL LOTS: 1

ACRES NEW STREETS: 0.00 FEET NEW STREETS: 0.00

CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000

SCALE: 1"= 30' DATE: March 7th, 2018

S:\Drawings\2018-Surveys\dwg
J.Headrick