

LOCATION MAP

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47026, PANEL NO. 204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT)
FRONT: 30'
SIDE: 15'
REAR: 25'
- 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 TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- 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.
- LOTS 4 AND 5 ARE PART OF A UNIFIED DEVELOPEMENT PLAN (CITY OF FRANKLIN PL#6249 RANCO FARMS SUBDIVISION, SITE PLAN, REVISION 2, LOT 2).
- THERE ARE NO KNOWN MINERAL RIGHTS AT THIS TIME.
- U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION LETTER, DATED MARCH 1, 2016, CLASSIFIED CHANNEL AS AN INTERMITTENT STREAM.
- TDEC HYDRAULIC DETERMINATION LETTER, DATED DECEMBER 23, 2015, CLASSIFIED CHANNEL AS WET WEATHER CONVEYANCE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°40'59"E	42.46'
L2	S82°19'01"E	140.39'
L3	N24°45'20"E	93.14'
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L6	S81°54'15"E	62.49'
L7	S08°22'03"W	234.52'
L8	N65°12'07"W	268.06'

LEGEND

<input type="checkbox"/> CM(O) CONCRETE MONUMENT (OLD)	<input type="checkbox"/> TRANSFORMER PAD	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
<input type="checkbox"/> IR(O) IRON ROD (OLD)	<input type="checkbox"/> SIGN	-UGT-	UNDERGROUND TELEPHONE LINE
<input type="checkbox"/> IR(N) IRON ROD (NEW)	<input type="checkbox"/> PARCEL NUMBER	-UGE-	UNDERGROUND ELECTRIC LINE
(5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	<input type="checkbox"/> UTILITY POLE	-P-	OVERHEAD ELECTRIC POWER LINE
<input type="checkbox"/> FIRE HYDRANT	<input type="checkbox"/> UTILITY POLE W/ ANCHOR	-T-	OVERHEAD TELEPHONE LINE
<input type="checkbox"/> WATER VALVE	<input type="checkbox"/> UTILITY POLE W/ LIGHT	-P/T-	OVERHEAD POWER AND TELEPHONE LINES
<input type="checkbox"/> CATCH BASIN	<input type="checkbox"/> GAS VALVE	-SA-	SANITARY SEWER LINE
<input type="checkbox"/> STORM MANHOLE	<input type="checkbox"/> TELEPHONE RISER	-G-	GAS LINE
<input type="checkbox"/> SANITARY SEWER MANHOLE	<input type="checkbox"/> CABLE TV BOX	-W-	WATER LINE
<input type="checkbox"/> LIGHT STANDARD	<input type="checkbox"/> FENCE		
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT	<input type="checkbox"/> ELECTRIC BOX		
	<input type="checkbox"/> SEWER MANHOLE PROPOSED		
	<input type="checkbox"/> FIRE HYDRANT PROPOSED		

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY FROM THARALDSON MOTELS II, INC., A NEVADA CORPORATION BY QUITCLAIM DEED OF RECORD IN BOOK 7311, PAGE 602, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 21.21 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

PLAT REFERENCE

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 4 AS SHOWN ON THE FINAL PLAT ENTITLED "RANCO FARMS SUBDIVISION, REVISION 3, (RESUBDIVISION OF LOT 2)" OF RECORD IN PLAT BOOK P65, PAGE 108, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

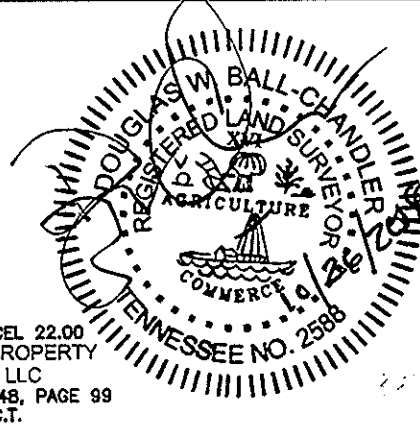
MTEMC CERTIFICATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C4	280.94'	162.72'	33°11'10"	83.71	160.46'	N24°19'53"E
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C10	529.00'	160.30'	17°21'43"	80.77	159.69'	N73°52'58"W

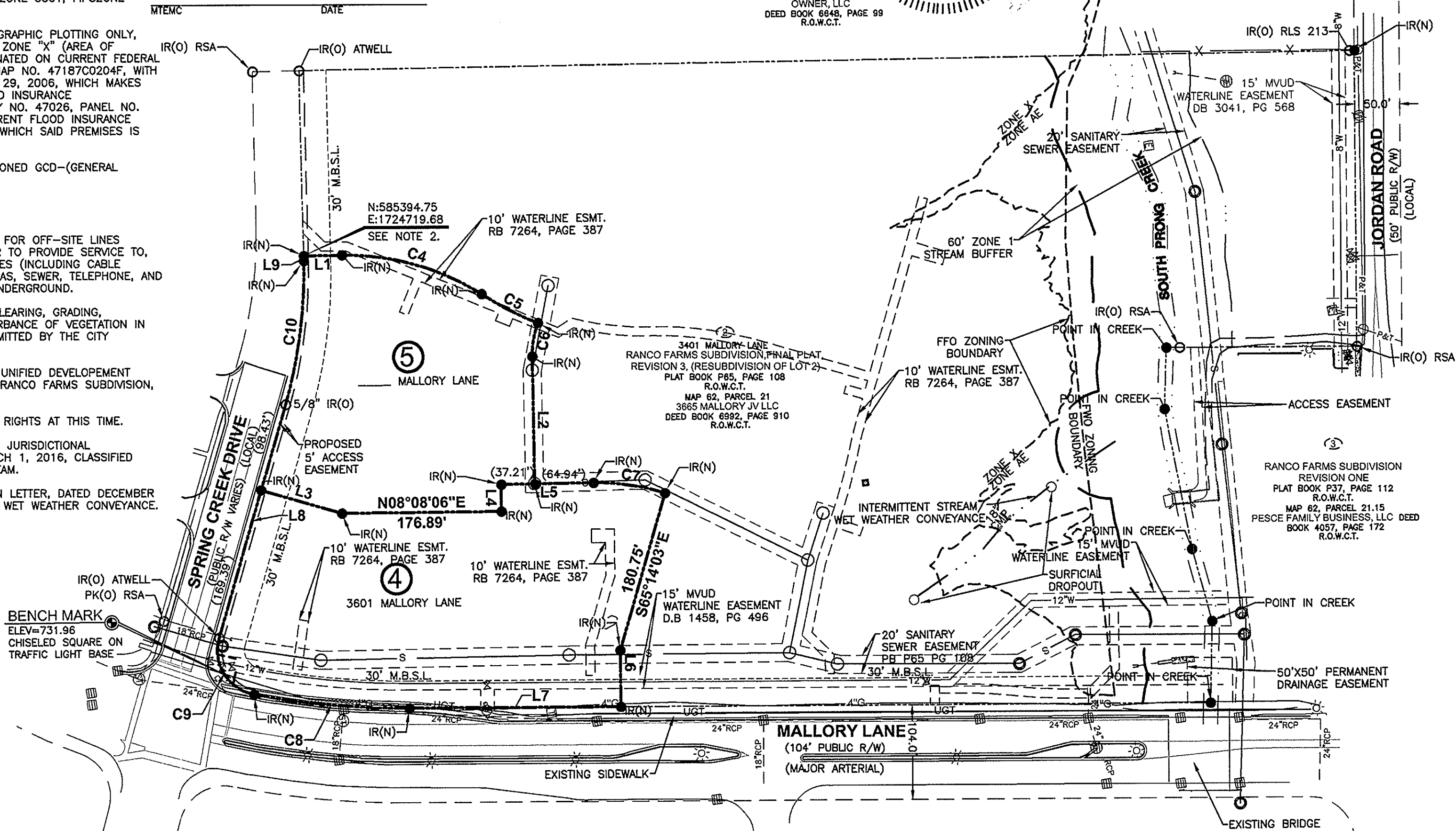
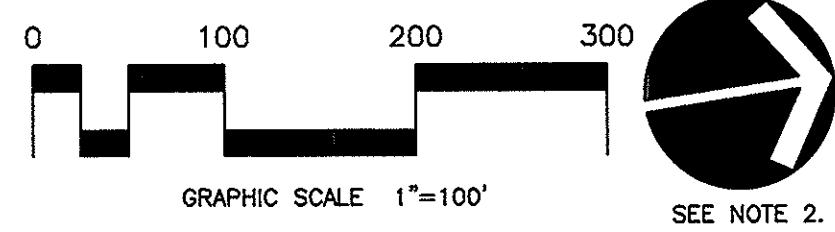
AREA TABLE		
LOT	SQUARE FT.	ACREAGE
4	69,987	1.61
5	101,423	2.33
TOTAL	171,410	3.94

MAP 62, PARCEL 22.00
NR McEWEN PROPERTY
OWNER, LLC
DEED BOOK 6848, PAGE 99
R.O.W.C.T.



NOTE:

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 EASEMENTS 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.



NOTES:

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

SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA.

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

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.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

OWNER

HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY
1202 WESTRAC DR
3RD FLOOR
FARGO, ND 58103
CONTACT: JEFF MCKAY
PHONE: 701-293-4077
jeff@dakotalg.com

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7311, PAGE 602, 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., TENNESSEE.

HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY
H.H. HERITAGE INN OF FRANKLIN, A NEVADA LIMITED LIABILITY COMPANY

AUTHORIZED REPRESENTATIVE _____ DATE _____
AUTHORIZED REPRESENTATIVE _____ DATE _____

CERTIFICATE OF SURVEY

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 15TH DAY OF JULY 20, 2012. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

SURVEYOR _____ DATE 10/26/2018
TN RLS NO. 2588

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS, DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: THE WATER SYSTEMS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS. FUTURE INTERNAL WATERLINES TO LOT 1 AND 2 WILL BE REQUIRED. WATER LINES TO BE DESIGNED AND CONSTRUCTED PER MVUD DESIGN AND SPECIFICATIONS.

MALLORY VALLEY UTILITY DISTRICT _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) 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.

SUPERINTENDENT STREETS _____ DATE _____
FRANKLIN TN.

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 EMERGENCY _____ DATE _____
MANAGEMENT AGENCY

CITY OF FRANKLIN _____ 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 _____ DATE _____
PLANNING COMMISSION

FINAL PLAT

RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4)

CITY OF FRANKLIN PROJECT No. 6834

SPRING CREEK DRIVE & MALLORY LANE

EIGHTH CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

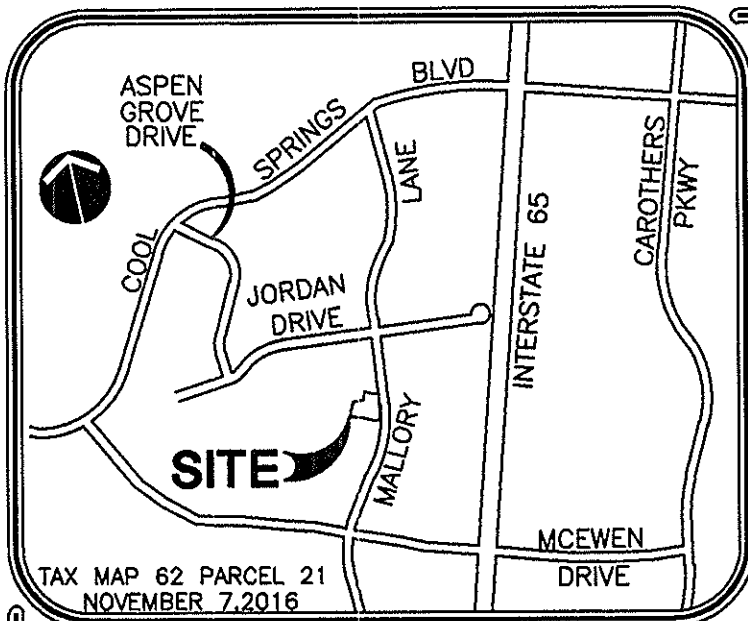
DATE: OCTOBER 8, 2018 JOB NO: 16065 WO: 0569

RAGAN•SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: DOUGLAS BALL-CHANDLER
EMAIL: dchandler@ragansmith.com

TOTAL AREA = 171,410 SQUARE FEET OR 3.94 ACRES ±

SHEET 1 OF 3



LOCATION MAP

GENERAL NOTES

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IRON ROD (NEW)	PARCEL NUMBER
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P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT	ELECTRIC BOX
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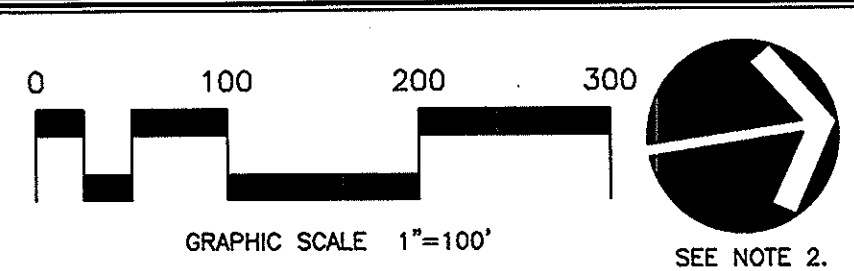
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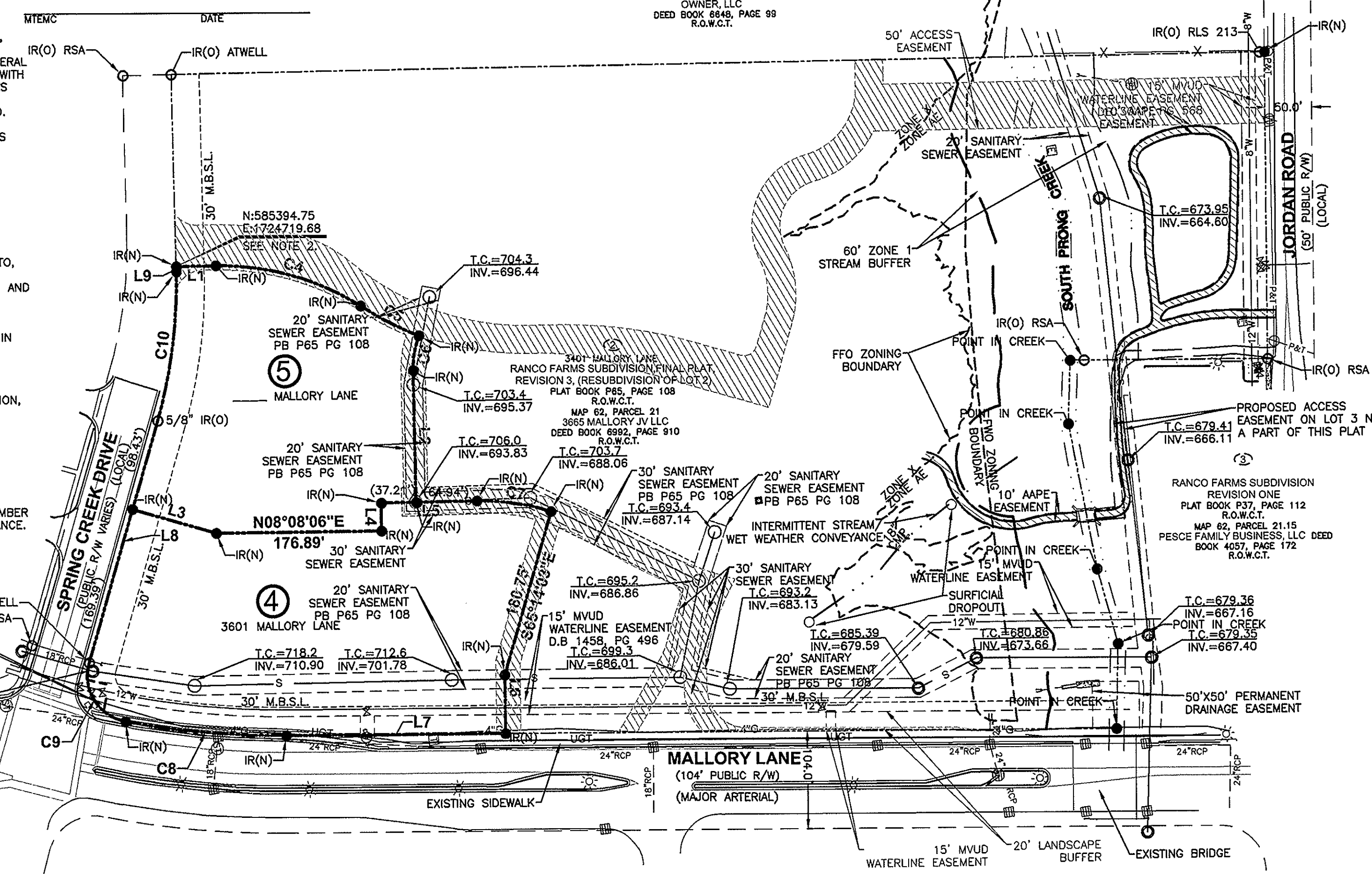
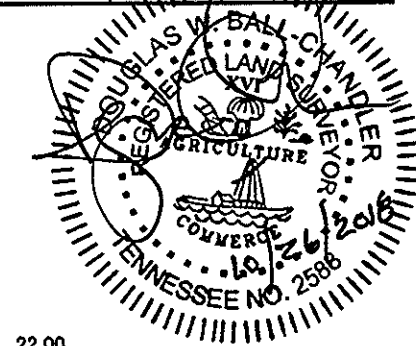
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MAP 62, PARCEL 22.00
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DEED BOOK 6648, PAGE 99
R.O.W.C.T.



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NOTES:
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OWNER

HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY
1202 WESTRAC DR
3RD FLOOR
FARGO, ND 58103
CONTACT: JEFF MCKAY
PHONE: 701-293-4077
jeff@dakotalg.com

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7311, PAGE 602, 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., TENNESSEE.
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H.H. HERITAGE INN OF FRANKLIN, A NEVADA LIMITED LIABILITY COMPANY
AUTHORIZED REPRESENTATIVE _____ DATE _____
AUTHORIZED REPRESENTATIVE _____ DATE _____

CERTIFICATE OF SURVEY
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 15TH DAY OF JULY 20, 2012. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
DATE: 10/26/2018
SURVEYOR: _____
TN RLS NO. 2588

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.
DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT: THE WATER SYSTEMS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS. FUTURE INTERNAL WATERLINES TO LOT 1 AND 2 WILL BE REQUIRED. WATER LINES TO BE DESIGNED AND CONSTRUCTED PER MVUD DESIGN AND SPECIFICATIONS.
MALLORY VALLEY UTILITY DISTRICT _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) 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.
SUPERINTENDENT STREETS _____ DATE _____
FRANKLIN TN.

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 EMERGENCY MANAGEMENT AGENCY _____ DATE _____

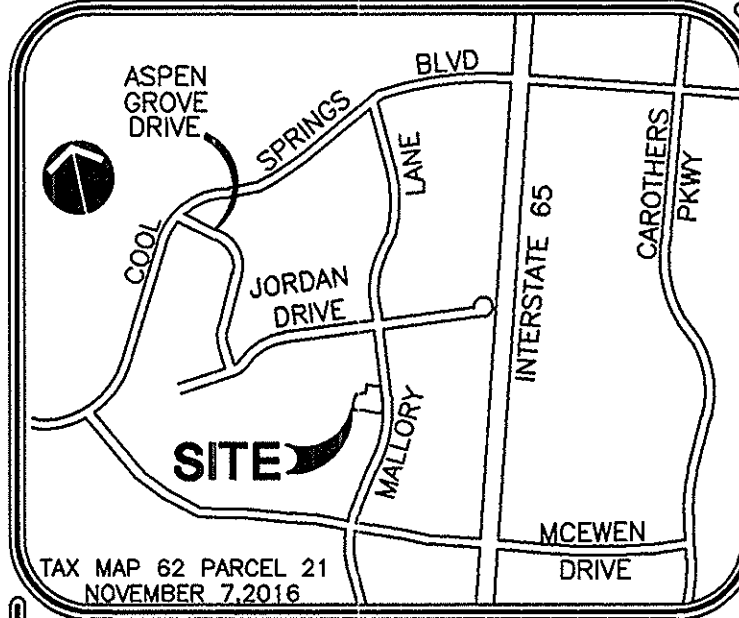
CITY OF FRANKLIN _____ DATE _____

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 _____

_____ DATE _____

FINAL PLAT
RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4)
CITY OF FRANKLIN PROJECT No. 6834
SPRING CREEK DRIVE & MALLORY LANE
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
DATE: OCTOBER 8, 2018 JOB NO: 16085 WO: 0569
RAGAN•SMITH
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8891 WWW.RAGANSMITH.COM
CONTACT: DOUGLAS BALL-CHANDLER
EMAIL: dchandler@ragansmith.com

TOTAL AREA = 171,410 SQUARE FEET OR 3.94 ACRES ±



LOCATION MAP
N.T.S.

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0204F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47026, PANEL NO. 204, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT)
FRONT: 30'
SIDE: 15'
REAR: 25'
- 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 TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- 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.
- LOTS 4 AND 5 ARE PART OF A UNIFIED DEVELOPEMENT PLAN (CITY OF FRANKLIN PL#6249 RANCO FARMS SUBDIVISION, SITE PLAN, REVISION 2, LOT 2).
- THERE ARE NO KNOWN MINERAL RIGHTS AT THIS TIME.
- U.S ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION LETTER, DATED MARCH 1, 2016, CLASSIFIED CHANNEL AS AN INTERMITTENT STREAM.
- TDEC HYDRAULIC DETERMINATION LETTER, DATED DECEMBER 23, 2015, CLASSIFIED CHANNEL AS WET WEATHER CONVEYANCE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°40'59"E	42.46'
L2	S82°19'01"E	140.39'
L3	N24°45'20"E	93.14'
L4	N81°51'54"W	29.94'
L5	N07°40'59"E	102.15'
L6	S81°54'15"E	62.49'
L7	S08°22'03"W	234.52'
L8	N65°12'07"W	268.06'

LEGEND

- CM(O) CONCRETE MONUMENT (OLD) [P]
IR(O) IRON ROD (OLD) [14.16]
IR(N) IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED)
"RAGAN SMITH & ASSOCIATES" [S]
FIRE HYDRANT [H]
WATER VALVE [V]
CATCH BASIN [CB]
STORM MANHOLE [SM]
SANITARY SEWER MANHOLE [SSM]
LIGHT STANDARD [LS]
P.U.D.E. [P]
GREEN INFRASTRUCTURE EASEMENT [GIE]
PB P65 PG 108
- TRANSFORMER PAD [TP]
SIGN [S]
PARCEL NUMBER [PN]
UTILITY POLE [UP]
UTILITY POLE W/ ANCHOR [UPA]
UTILITY POLE W/ LIGHT [UPL]
GAS VALVE [GV]
TELEPHONE RISER [TR]
CABLE TV BOX [CTB]
FENCE [F]
ELECTRIC BOX [EB]
SEWER MANHOLE PROPOSED [SMH]
FIRE HYDRANT PROPOSED [FHP]
UNDERGROUND ELECTRIC EASEMENT [UE]
PB P65 PG 108
- R.O.W.C.T. [R]
REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE [R]
UNDERGROUND TELEPHONE LINE [UTL]
UNDERGROUND ELECTRIC LINE [UEL]
OVERHEAD ELECTRIC POWER LINE [OEL]
OVERHEAD TELEPHONE LINE [OTL]
OVERHEAD POWER AND TELEPHONE LINES [OPTL]
SANITARY SEWER LINE [SSL]
GAS LINE [GL]
WATER LINE [WL]
DRAINAGE EASEMENT [DE]
PB P65 PG 108

DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY FROM THARALDSON MOTELS II, INC., A NEVADA CORPORATION BY QUITCLAIM DEED OF RECORD IN BOOK 7311, PAGE 602, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE
BEING PARCEL NUMBER 21.21 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.

PLAT REFERENCE
THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 4 AS SHOWN ON THE FINAL PLAT ENTITLED "RANCO FARMS SUBDIVISION, REVISION 3, (RESUBDIVISION OF LOT 2)" OF RECORD IN PLAT BOOK P65, PAGE 108, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

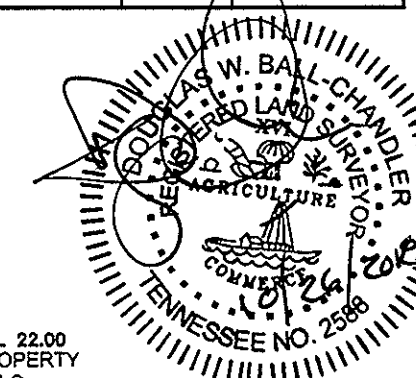
MTEMC CERTIFICATION

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

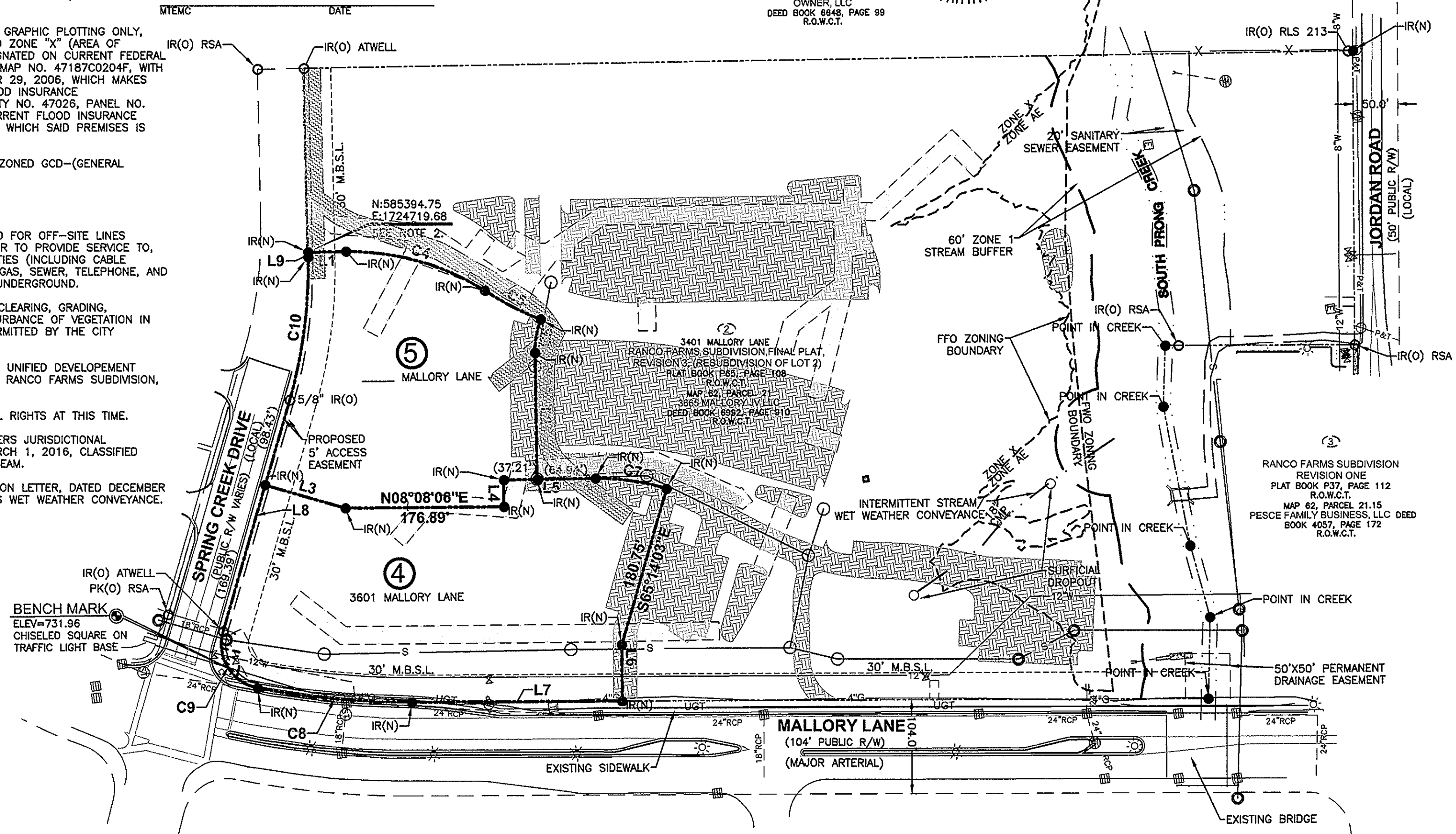
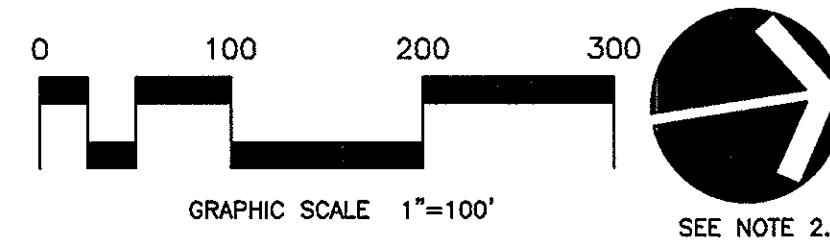
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C4	280.94'	162.72'	33°11'10"	83.71	160.46'	N24°19'53"E
C5	318.07'	70.31'	12°39'54"	35.30	70.16'	N35°54'32"E
C6	100.00'	37.85'	21°41'20"	19.16	37.63'	S71°28'20"E
C7	250.00'	80.44'	18°26'11"	40.57	80.10'	N16°54'05"E
C8	902.93'	172.74'	10°57'41"	86.63	172.48'	S13°50'53"W
C9	50.00'	83.31'	95°28'09"	55.02	74.00'	S67°03'48"W
C10	529.00'	160.30'	17°21'43"	80.77	159.69'	N73°52'58"W

AREA TABLE		
LOT	SQUARE FT.	ACREAGE
4	69,987	1.61
5	101,423	2.33
TOTAL	171,410	3.94

MAP 62, PARCEL 22.00
NR MCEWEN PROPERTY
OWNER, LLC
DEED BOOK 8848, PAGE 99
R.O.W.C.T.



NOTE:
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 EASEMENTS 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.



NOTES:
MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA.
ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
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.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

OWNER

HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY
1202 WESTRAC DR
3RD FLOOR
FARGO, ND 58103
CONTACT: JEFF MCKAY
PHONE: 701-293-4077
jeff@akotatg.com

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7311, PAGE 602, 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., TENNESSEE.
HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY
H.H. HERITAGE INN OF FRANKLIN, A NEVADA LIMITED LIABILITY COMPANY
AUTHORIZED REPRESENTATIVE _____ DATE _____
AUTHORIZED REPRESENTATIVE _____ DATE _____

CERTIFICATE OF SURVEY
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 15TH DAY OF JULY 20, 2012. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
DATE 10/26/2018
SURVEYOR _____
TN RLS. NO. 2588

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT: THE WATER SYSTEMS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS. FUTURE INTERNAL WATERLINES TO LOT 1 AND 2 WILL BE REQUIRED. WATER LINES TO BE DESIGNED AND CONSTRUCTED PER MVUD DESIGN AND SPECIFICATIONS.

MALLORY VALLEY UTILITY DISTRICT _____ DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS
I HEREBY CERTIFY THAT:(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) 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.

SUPERINTENDENT STREETS _____ DATE _____
FRANKLIN TN.

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 EMERGENCY MANAGEMENT AGENCY _____ DATE _____

CITY OF FRANKLIN _____ 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 _____

FINAL PLAT

RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4)

CITY OF FRANKLIN PROJECT No. 6834
SPRING CREEK DRIVE & MALLORY LANE
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
DATE: OCTOBER 8, 2018 JOB NO: 16065 WO: 0569

RAGAN•SMITH

315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: DOUGLAS BALL-CHANDLER
EMAIL: dchandler@ragansmith.com

TOTAL AREA = 171,410 SQUARE FEET OR 3.94 ACRES ±