

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

3. 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

4. THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT) FRONT: 30' SIDE: 15' REAR: 25'

5. 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.

6. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY

7. 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).

8. THERE ARE NO KNOWN MINERAL RIGHTS AT THIS TIME.

9. U.S ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION LETTER, DATED MARCH 1, 2016, CLASSIFIED CHANNEL AS AN INTERMITTENT STREAM.

10. TDEC HYDRAULIC DETERMINATION LETTER, DATED DECEMBER 23, 2015, CLASSIFIED CHANNEL AS WET WEATHER CONVEYANCE.

LINE IADLE		
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

CATCH BASIN

STORM MANHOLE

LIGHT STANDARD

PUBLIC UTILITY AND

DRAINAGE EASEMENT

SANITARY SEWER MANHOLE

LINE TARLE

CM(O) CONCRETE MONUMENT (OLD) REGISTER'S OFFICE FOR TRANSFORMER PAD R.O.W.C.T. WILLIAMSON COUNTY, TENNESSEE SIGN OIR(O) IRON ROD (OLD) UNDERGROUND TELEPHONE LINE (14.16)PARCEL NUMBER IRON ROD (NEW) UNDERGROUND ELECTRIC LINE UTILITY POLE -uge-(5/8" X 18" W/CAP STAMPED Ø OVERHEAD ELECTRIC POWER LINE UTILITY POLE W/ ANCHOR "RAGAN SMITH & ASSOCIATES") Ø--> FIRE HYDRANT Ø- UTILITY POLE W/ LIGHT OVERHEAD TELEPHONE LINE WATER VALVE GAS VALVE 0

SEWER MANHOLE PROPOSED

FIRE HYDRANT PROPOSED

RING

IR(O) ATWELL-

PK(O) RSA-

ELEV=731.96

CHISELED SQUARE ON

TRAFFIC LIGHT BASE -

OVERHEAD POWER AND TELEPHONE LINES TELEPHONE RISER SANITARY SEWER LINE CABLE TV BOX GAS LINE —G— WATER LINE **ELECTRIC BOX**

WILL BE PROVIDED UNTIL MTEMO'S REQUIREMENTS HAVE BEEN MET AND

-IR(O) ATWELL

5/8" (R(0)

5' ACCESS

EASEMENT

_10' WATERLINE ESMT.

RB 7264, PAGE 387

3601 MALLORY LANE

MTEMC'S REQUIREMENTS.

APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY

APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH

E:1724719.68

MALLORY LANE

EXISTING SIDEWALK-

10' WATERLINE ESMT.

RB 7264, PAGE 387

10' WATERLINE ESMT.

RB 7264, PAGE 387

OWNER(S) OR HOA.

ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA AND DARAINAGE EASEMENTS.

NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE

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

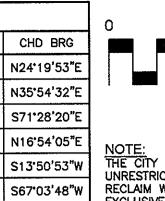
HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY AND H.H. HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY 1202 WESTRAC DR 3RD FLOOR FARGO, ND 58103 CONTACT: JEFF MCKAY

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

MALLORY LANE

(104' PUBLIC R/W)

(MAJOR ARTERIAL)



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

3401 MALLORY LANE RANCO FARMS SUBDIVISION, FINAL PLAT.

REVISION 3. (RESUBDIVISION OF LOT 2)-

PLAT BOOK P65, PAGE 108

MAP 62, PARCEL 21 3665 MALLORY JV LLC

WATERLINE EASEMENT

D.B 1458, PG 496

CURVE RADIUS

280.94

318.07

100.00'

250.00

50.00

902.93' 172.74'

C4

C5

C6

C7

C9

C10

LENGTH

162.72

70.31

37.85

80.44

83.31

529.00' | 160.30' | 17'21'43"

CURVE TABLE

TANGENT

83.71

35.30

19.16

DELTA

33'11'10"

12'39'54'

21'41'20"

18'26'11'

10'57'41"

95*28'09"

40.57 80.10' N16'54'05"E 86.63 172.48' | S13'50'53"W 74.00' S67'03'48"V 55.02 159.69' N73'52'58"W 80.77 BALL CONTRE OF STREET OF S

60' ZONE 1

STREAM BUFFER

FFO ZONING

∠10' WATERLINE ESMT.

RB 7264, PAGE 387

INTERMITTENT STREAM

WET WEATHER CONVEYANCE

SEWER EASEMENT

PB P65 PG 1008/

BOUNDARY

CHORD

160.46

70.16

37.63

INNESSEE NO.

MAP 62, PARCEL 22.00
NR McEWEN PROPERTY
OWNER, LLC
OWNER, LLC

DEED BOOK 6848, PAGE 99 R.O.W.C.T.

OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH

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 RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN

10 26 2018

DATE

I HEREBY CERTIFY THAT: THE WATER SYSTEMS DESIGNATED 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.

CERTIFICATE OF APPROVAL OF STREETS.

DRAINAGE AND SIDEWALKS 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 DRAINAGE, AND _for streets,, **\$**___ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH

SUPERINTENDENT STREETS

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

CITY OF FRANKLIN

CERTIFICATE OF APPROVAL FOR RECORDING APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE DAY THE PLANNING COMMISSION MINUTES FOR THE

_,20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL

DATE: OCTOBER 8, 2018

DATE

JOB NO: 16065 WO: 0569

FINAL PLAT

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

CITY OF FRANKLIN PROJECT No. 6834

SPRING CREEK DRIVE & MALLORY LANE EIGHTH CIVIL DISTRICT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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

SHEET 1 OF 3

CERTIFICATE OF OWNERSHIP I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY 200 SHOWN HEREON AS OF RECORD IN DEED BOOK 7311. PAGE 100 602, 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 GRAPHIC SCALE 1"=100' BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER SEE NOTE 2. NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____ TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY, I (WE) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, PROPERTY. EXCEPT AS FOLLOWS: BOOK _____, PAGE RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS R.O.W.C., TENNESSEE. EXCLUSIVE EASEMENTS, WITHIN THE DEVELOPMENT. IN THE EVENT HERITAGE INN OF FRANKLIN, LLC, A NEVADA LIMITED LIABILITY COMPANY LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE H.H. HERITAGE INN OF FRANKLIN, A NEVADA LIMITED LIABILITY COMPANY INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY AUTHORIZED REPRESENTATIVE ENCROACHMENTS WITHIN THE EASEMENTS WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE AUTHORIZED REPRESENTATIVE 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 **CERTIFICATE OF SURVEY** (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 PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. 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 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. TN RLS NO. 2588 IR(0) RLS 213-· 🔀 15' MVUD-WATERLINE EASEMENT DB 3041, PG 568 JORDAN-ROAD

(50' PUBLIC R/W) —

(LOCAL) 20' SANITARY: SEWER EASEMENT IN CREEK-MALLORY VALLEY UTILITY DISTRICT IN CREEK-ACCESS EASEMENT RANCO FARMS SUBDIVISION MPROVEMENTS. REVISION ONE PLAT BOOK P37, PAGE 112 R.O.W.C.T. MAP 62, PARCEL 21.15 PESCE FAMILY BUSINESS, LLC DEED BOOK 4057, PAGE 172 R.O.W.C.T. -SURFICIAL DROPOUT POINT IN CREEK MANAGEMENT AGENCY ·50'X50' PERMANENT DRAINAGE EASEMENT 24"RCP PLANNING COMMISSION -EXISTING BRIDGE RECORDER'S INFORMATION

NOTES:

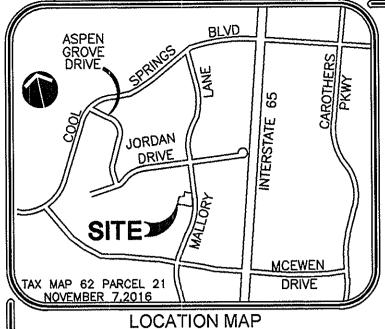
MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY

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

OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY

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.

PHONE: 701-293-4077 jeff@dakotalg.com



GENERAL NOTES

. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE MITEMO'S REQUIREMENTS. STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

3. 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

4. THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT) FRONT: 30'

SIDE: 15' **REAR: 25'**

5. 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.

6. 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.

7. 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).

8. 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.

10. 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	\$81*54*15"E	62.49'
L7	S08*22'03"W	234.52'
L8	N65'12'07"W	268.06

REGISTER'S OFFICE FOR R.O.W.C.T. WILLIAMSON COUNTY, TENNESSEE UNDERGROUND TELEPHONE LINE UNDERGROUND ELECTRIC LINE OVERHEAD ELECTRIC POWER LINE ----P--- OVERHEAD TELEPHONE LINE OVERHEAD POWER AND

SANITARY SEWER LINE

GAS LINE

WATER LINE

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

CORPORATION BY QUITCLAIM DEED OF RECORD IN BOOK 7311, PAGE 602,

REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERNCE

MTEMC CERTIFICATION

NEVADA LIMITED LIABILITY COMPANY FROM THARALDSON MOTELS II, INC., A NEVADA

BEING PARCEL NUMBER 21.21 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSCEDES 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,

PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE

REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEM

NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND

AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING

WILL BE PROVIDED UNTIL MTEMO'S REQUIREMENTS HAVE BEEN MET AND

-IR(O) ATWELL

GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT

WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE

APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY

APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH

N:585394.75

E:1724719.68

20' SANITARY

SEWER EASEMENT

MALLORY LANE

20' SANITARY

(37.2批)

30' SANITARY

SEWER EASEMENT

SEWER EASEMENT

INV.=701.78

NOTES:

OWNER(S) OR HOA.

SEWER EASEMENT

N08°08'06"E

INV.=710.90

PB P65 PG 108

PB P65 PG 108

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL

TELEPHONE LINES

THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR 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.

WATERLINE EASEMENT

15' MVUD

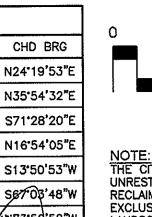
20' SANITARY

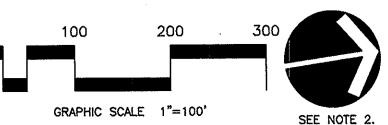
SEWER EASEMENT PB P65 PG 1097

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





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

AUTHORIZED REPRESENTATIVE (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN RLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY/REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THE 15TH DAY OF JULY 20, 2012. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE. SURVEYO

WERG ZOON THE SEE NO 2580 50' ACCESS EASEMENT 20' SANITARY: SEWER EASEMENT INV.=664.60 60' ZONE ' STREAM BUFFER IR(0) RSA-QUINT IN CREEK-FFO ZONING BOUNDARY PROPOSED ACCESS OUNT IN CREEK-T.C.=679.41 EASEMENT ON LOT 3 NOT RANCO FARMS SUBDIVISION SEWER EASEMENT REVISION ONE PLAT BOOK P37, PAGE 112 EASEMENT R.O.W.C.T. INTERMITTENT STREAM 7 MAP 62, PARCEL 21.15 PESCE FAMILY BUSINESS, LLC DEED WET WEATHER CONVEYANCE BOOK 4057, PAGE 172 R.O.W.C.T. IN CREEK-30' SANITARY SEWER EASEMENT T.C.=693.2 INV.=683.13 WATERLINE EASEMEN DROPOUT INV.=667.16 INV.=679.59

4- CREEK-I

-20' LANDSCAPE

MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY

MALLORY LANE

(104' PUBLIC R/W)

(MAJOR ARTERIAL)

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

EXISTING SIDEWALK-

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

NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED

RECORDER'S INFORMATION

50'X50' PERMANENT

DRAINAGE EASEMENT

24 RCP

LEXISTING BRIDGE

SHEET 2 OF 3

SPRING CREEK DRIVE & MALLORY LANE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE DATE: OCTOBER 8, 2018 JOB NO: 16065 WO: 0569

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

APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY. SECRETARY, FRANKLIN MUNICIPAL DATE

,20____, AND THIS PLAT HAS BEEN

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE. WITH THE

CERTIFICATE OF OWNERSHIP 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

DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO

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

TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE)

PAGE _____, R.O.W.C.,

10/26/2018

DATE /

___FOR DRAINAGE, AND

SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND

LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIMDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS

FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS

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

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

CERTIFICATE OF SURVEY

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN

PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF

THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

WATERLINES TO LOT 1 AND 2 WILL BE REQUIRED. WATER LINES

TO BE DESIGNED AND CONSTRUCTED PER MVUD DESIGN AND

CERTIFICATE OF APPROVAL OF STREETS,

HEREBY CERTIFY THAT:(1) THE STREETS, DRAINAGE, AND

PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN

SIDEWALKS DESIGNATED IN RANCO FARMS SUBDIVISION, FINAL

PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF

OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH

CERTIFICATE OF APPROVAL OF SUBDIVISION

NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

_for Streets,, **\$**__

DRAINAGE AND SIDEWALKS

INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A

FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY

I HEREBY CERTIFY THAT: THE WATER SYSTEMS DESIGNATED IN

ACCORDANCE WITH CITY SPECIFICATIONS. FUTURE INTERNAL

RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN

_FOR THE SEWER SYSTEM HAS BEEN POSTED WITH

RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4,

ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A

DIRECTOR WATER MANAGEMENT DEPARTMENT

CITY OF FRANKLIN, TENNESSEE

MALLORY VALLEY UTILITY DISTRICT

SPECIFICATIONS.

IMPROVEMENTS.

SUPERINTENDENT STREETS

WILLIAMSON COUNTY EMERGENCY

MANAGEMENT AGENCY

CITY OF FRANKLIN

(RESUBDIVISION OF LOT 4), HAVE BEEN INSTALLED IN

PROPERTY, EXCEPT AS FOLLOWS: BOOK .

__, R.O.W.C., TENNESSEE.

OF RECORD IN BOOK ...

AUTHORIZED REPRESENTATIVE

2588

TN RLS NO

PLANNING COMMISSION

THE PLANNING COMMISSION MINUTES FOR THE

FINAL PLAT

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

CITY OF FRANKLIN PROJECT No. 6834 EIGHTH CIVIL DISTRICT

/ STREET Z JZ OUT 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

171,410 3.94 MAP 62, PARCEL 22.00 NR MCEWEN PROPERTY OWNER, LLC DEED BOOK 6648, PAGE 99 R.O.W.C.T.

CURVE TABLE

33'11'10"

12'39'54'

21'41'20"

18'26'11

10'57'41'

95'28'09'

17'21'43"

ACREAGE

1.61

2.33

TANGENT

83.71

35.30

19.16

40.57

86.63

55.02

80.77

CHORD

160.46'

70.16

37.63

80.10

172.48

74.00'

SY BAY C

CURVE RADIUS

280.94

318.07

100.00

250.00

902.93

50.00

529.00'

AREA TABLE

SQUARE FT.

69,987

101,423

C4

C5

C6

C9

C10

LOT

TOTAL

LENGTH

162.72

70.31

37.85

80.44

172.74

83.31

160.30

T.C.=704.3RANCO FARMS SUBDIVISION FINAL PLAT.
REVISION 3, (RESUBDIVISION OF LOT 2) PLAT BOOK P65, PAGE 108 R.O.W.C.T. MAP 62, PARCEL 21 3665 MALLORY JV LLC DEED BOOK 6992, PAGE 910 R.O.W.C.T. T.C. = 703.7INV.=693.83 30' SANITARY SEWER EASEMENT

PB P65 PG 108/

INV.=686.86

WATERLINE EASEMENT

D.B 1458, PG 496 T.C.=699.3

15' MVUD

CREEK WARES Ľ(Ņ) IR(O) ATWELL 3601 MALLORY LANE PB P65 PG 108 PK(O) RSA-ELEV=731.96 CHISELED SQUARE ON

C9-

TRAFFIC LIGHT BASE -

LEGEND

CM(O) CONCRETE MONUMENT (OLD) OIR(O) IRON ROD (OLD) (14.16) PARCEL NUMBER IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") Ø-> UTILITY POLE W/ ANCHOR

FIRE HYDRANT WATER VALVE 0 CATCH BASIN \mathbf{C} STORM MANHOLE SANITARY SEWER MANHOLE

LIGHT STANDARD PUBLIC UTILITY AND P.U.D.E. DRAINAGE EASEMENT ELECTRIC BOX SEWER MANHOLE PROPOSED

FIRE HYDRANT PROPOSED

UTILITY POLE W/ LIGHT

ACCESS EASEMENT

TRANSFORMER PAD

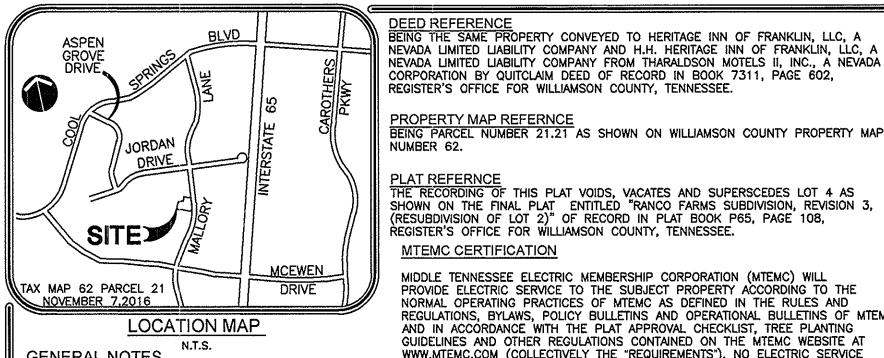
UTILITY POLE

GAS VALVE

TELEPHONE RISER

CABLE TV BOX

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



GENERAL NOTES

REAR: 25'

1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AND DEDICATE EASEMENTS.

2. BEARINGS SHOWN HEREION ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

3. 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

4. THIS PROPERTY IS CURRENTLY ZONED GCD-(GENERAL COMMERCIAL DISTRICT) FRONT: 30 SIDE: 15'

5. 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.

6. 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.

SITE PLAN, REVISION 2, LOT 2). 8. THERE ARE NO KNOWN MINERAL RIGHTS AT THIS TIME.

7. LOTS 4 AND 5 ARE PART OF A UNIFIED DEVELOPEMENT PLAN (CITY OF FRANKLIN PL#6249 RANCO FARMS SUBDIVISION,

U.S ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION LETTER, DATED MARCH 1, 2016, CLASSIFIED CHANNEL AS AN INTERMITTENT STREAM.

10. 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
		7

LEGEND

P.U.D.E.

CATCH BASIN

STORM MANHOLE

LIGHT STANDARD

PUBLIC UTILITY AND

EASEMENT PB P65 PG 108

DRAINAGE EASEMENT

GREEN INFRASTRUCTURE

SANITARY SEWER MANHOLE -X--X-

CM(O) CONCRETE MONUMENT (OLD) REGISTER'S OFFICE FOR TRANSFORMER PAD R.O.W.C.T. SIGN O^{IR(O)} IRON ROD (OLD) (14.16) PARCEL NUMBER IRON ROD (NEW) UNDERGROUND ELECTRIC LINE UTILITY POLE (5/8" X 18" W/CAP STAMPED Ø UTILITY POLE W/ ANCHOR "RAGAN SMITH & ASSOCIATES") 🕬 🧡 FIRE HYDRANT UTILITY POLE W/ LIGHT OVERHEAD TELEPHONE LINE WATER VALVE

SEWER MANHOLE PROPOSED

FIRE HYDRANT PROPOSED

IR(O) ATWELL-PK(O) RSA-

ELEV=731.96

CHISELED SQUARE ON TRAFFIC LIGHT BASE -

> GAS VALVE OVERHEAD POWER AND TELEPHONE LINES TELEPHONE RISER SANITARY SEWER LINE CABLE TV BOX ---G---GAS LINE WATER LINE ELECTRIC BOX

MTEMC CERTIFICATION

MTEMC'S REQUIREMENTS.

IR(O) RSA-

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL

PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMO AS DEFINED IN THE RULES AND

AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING

WILL BE PROVIDED UNTIL MIEMO'S REQUIREMENTS HAVE BEEN MET AND

GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMO WEBSITE AT

WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE

APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY

APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH

REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC

WILLIAMSON COUNTY, TENNESSEE UNDERGROUND TELEPHONE LINE OVERHEAD ELECTRIC POWER LINE

> 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 OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY

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 jeff@dakotalg.com

100 200

SEE NOTE 2.

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, S13'50'53"W S67'03'48"W RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS, WITHIN THE DEVELOPMENT. IN THE EVENT 159.69'\ N73'52'58"W LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH W. BALCO ENCROACHMENTS WITHIN THE EASEMENTS WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE

GRAPHIC SCALE 1"=100'

INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE CITY OF FRANKLIN.

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' FYDERICAL SEEE NO.

MAP 62, PARCEL 22.00 NR McEWEN PROPERTY DEED BOOK 6648, PAGE 99 R.O.W.C.T. -IR(O) ATWELL SANITARY: SEWER EASEMENT E:1<u>7247</u>19.68 60' ZONE 1 STREAM BUFFER IR(0) CREEK-FFO ZONING 3401 MALLORY LANE / RANCO FARMS SUBDIVISION, FINAL PLAT, BOUNDARY REVISION 3 (RESUBDIVISION OF LOT 2) MAP 62 PARCEL 21 POINT IN CREEK-DEED BOOK 6982, PAGE 810 5' ACCESS EASEMENT RANCO FARMS SUBDIVISION **REVISION ONE** PLAT BOOK P37, PAGE 112 R.O.W.C.T. N08°08'06"E INTERMITTENT STREAM WAP 62, PARCEL 21.15 WET WEATHER CONVEYANCE PESCE FAMILY BUSINESS, LLC DEED BOOK 4057, PAGE 172 R.O.W.C.T. N CREEK-3601 MALLORY LANE POINT IN CREEK -50'X50' PERMANENT V- CREEK-DRAINAGE EASEMENT 24"RCP MALLORY LANE (104' PUBLIC R/W) (MAJOR ARTERIAL) EXISTING SIDEWALK

CURVE TABLE

TANGENT

83.71

35.30

19.16

40.57

86.63

55.02

80.77

CHORD

70.16

37.63

80.10

172.48

74.00'

CHD BRG

N35'54'32"E

S71'28'20"E

N16'54'05"E

160.46' N24°19'53"E

DELTA

33'11'10"

12'39'54'

21'41'20"

18'26'11

10'57'41

95'28'09

17'21'43"

CURVE | RADIUS | LENGTH

280.94

318.07

100.00

250.00

902.93'

50.00'

529.00'

SQUARE FT.

69,987

101,423

171,410

AREA TABLE

C5

C6

C7

C8

C9

C10

LOT

TOTAL

162.72

70.31

37.85

80.44

172.74

83.31

160.30'

ACREAGE

1.61

2.33

3.94

NOTES:

MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY

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 DARAINAGE EASEMENTS.

REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED WITHIN EASEMENTS.

PHONE: 701-293-4077

RECORDER'S INFORMATION

-EXISTING BRIDGE

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, RESUBDIMIDED, 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 PAGE . OF RECORD IN BOOK _ 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

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

AUTHORIZED REPRESENTATIVE

SURVEYO

CERTIFICATE OF SURVEY (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

26/2016 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

DATE

DATE

DIRECTOR WATER MANAGEMENT DEPARTMENT 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

CERTIFICATE OF APPROVAL OF STREETS,

DRAINAGE AND SIDEWALKS 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

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

WILLIAMSON COUNTY.

CERTIFICATE OF APPROVAL FOR RECORDING APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE THE PLANNING COMMISSION MINUTES FOR THE __ _,20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

PLAT FINAL

RANCO FARMS SUBDIVISION, FINAL PLAT, REVISION 4, (RESUBDIVISION OF LÓT 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

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 ±

DRAINAGE EASEMENT PB P65 PG 108 UNDERGROUND ELECTRIC EASEMENT PB P65 PG 108

SHEET 3 OF 3