

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO 24 LOTS, 7 OPEN SPACES, 3 FUTURE DEVELOPMENT TRACTS, 1 FUTURE RIGHT-OF-WAY TRACT AND DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, ZONE 4100; NAD 83 DATUM. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0195F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0195, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED SD-R - (SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT). MINIMUM YARD REQUIREMENTS PER CITY OF FRANKLIN ZONING ORDINANCE, DATED SEPTEMBER 29, 2014, ARE AS FOLLOWS:  

FRONT (AND SIDE STREET) - 30' (LOCAL) 40' (COLLECTOR) 50' (ARTERIAL/MACK HATCHER)  
SIDE - 5' (MINIMUM 12' BETWEEN DWELLINGS)  
REAR - 30'
5. 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.
6. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
7. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
8. PROPERTY OWNER(S) OR THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES.
9. 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.
10. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
11. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) HOA.

CONDO LOT AREA TABLE			
LOT	SQ. FT.±	ACRES±	
23	47,710	1.10	
24	126,201	2.90	

FORMAL OPEN SPACE TABLE		
LOT	SQ. FT.±	ACRES±
100	44,894	1.03
102	6,083	0.14

INFORMAL OPEN SPACE TABLE		
LOT	SQ. FT.±	ACRES±
101	16,475	0.38
103	195	0.00
104	130	0.00

OPEN SPACE (P.U.A.D.E) AREA TABLE		
LOT	SQ. FT.±	ACRES±
105	76,111	1.75
106	2,746	0.06
107	1,940	0.04

RIGHT-OF-WAY AREA TABLE	
SQ. FT.±	ACRES±
111,661	2.56

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	2,532	0.06
2	1,918	0.04
3	1,917	0.04
4	2,786	0.06
5	2,783	0.06
6	1,912	0.04
7	1,912	0.04
8	2,540	0.06
9	2,997	0.07
10	1,915	0.04
11	1,916	0.04
12	2,484	0.06
13	3,393	0.08
14	2,049	0.05
15	2,683	0.06
16	2,611	0.06
17	1,946	0.04
18	1,915	0.04
19	2,999	0.07
20	2,826	0.06
21	2,181	0.05
22	2,426	0.06

(GENERAL NOTES - CONTINUED)

12. 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.
13. 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 HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
14. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 12,196 AS SHOWN HEREON.

JOHN T. DARNALL, R.L.S. NO. 1571  
DATE 01/03/19

PARKLAND INFORMATION

35 UNITS AT 1,200 SQUARE FEET = 42,000 SQUARE FEET  
147 UNITS AT 600 SQUARE FEET = 88,200 SQUARE FEET  
42,000 SQUARE FEET + 88,200 SQUARE FEET = 130,200

PROPERTY MAP REFERENCE

BEING A PART OF PARCEL NUMBER 028.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 090.

DEED REFERENCE

BEING A PART OF THE SAME PROPERTY CONVEYED TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7285, PAGE 144, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

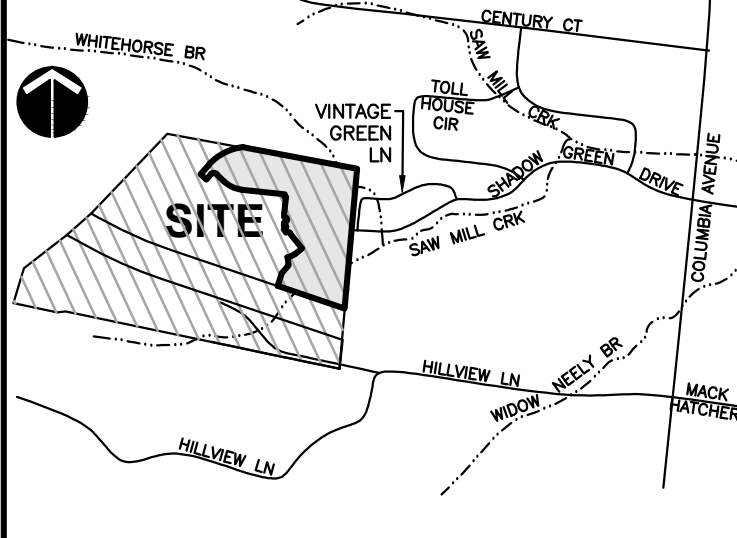
SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.  
TOM DARNALL, RLS  
315 WOODLAND STREET  
NASHVILLE, TENNESSEE 37206  
(615) 244-8591  
tdarnall@ragansmith.com

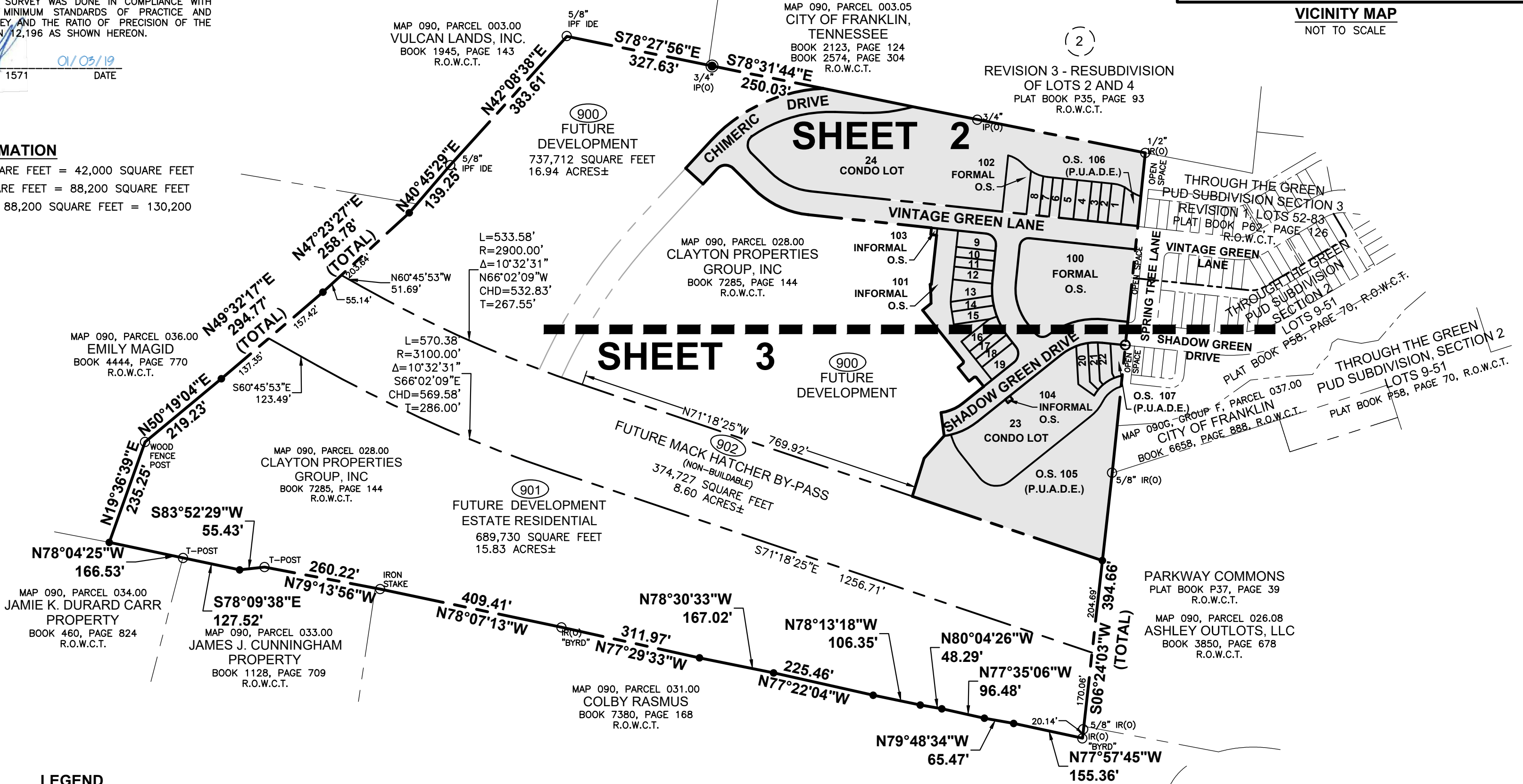
OWNER/DEVELOPER

GOODALL HOMES  
TAYLOR DEKALB  
393 MAPLE STREET, SUITE 100  
GALLATIN, TENNESSEE 37206  
(615) 451-5029  
taylor.dekalb@goodallhomes.com

SEE NOTE 2.



VICINITY MAP  
NOT TO SCALE



LEGEND

- IRON ROD (NEW)  
(1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IR(O) IRON ROD (OLD)
- IP(O) IRON PIPE (OLD)
- P.U.A.D.E PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
- (XX) LOT NUMBER
- S. OPEN SPACE
- HOA HOME OWNER'S ASSOCIATION
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

RECORDER'S INFORMATION

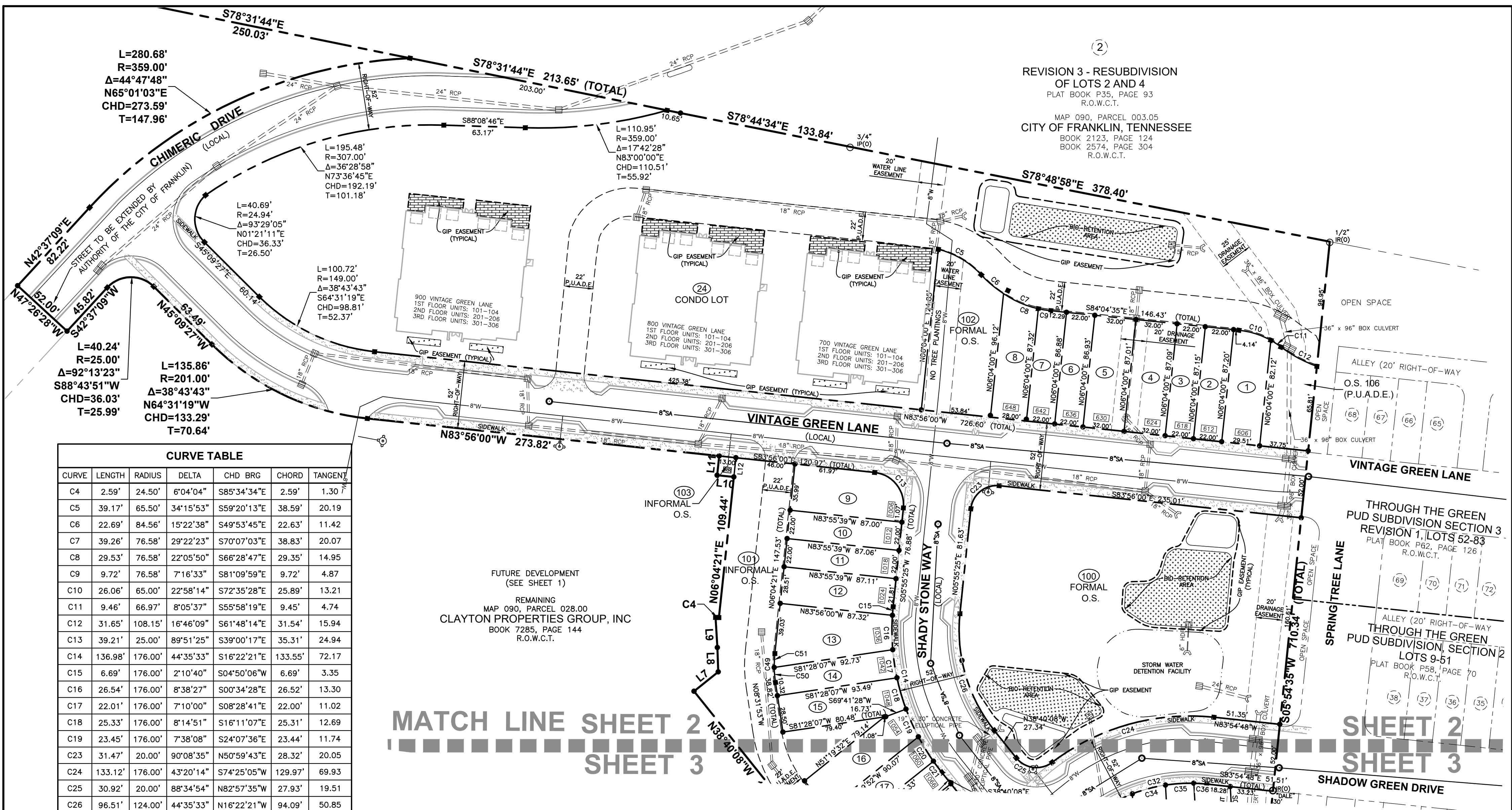
SHADOW GREEN  
PUD SUBDIVISION  
SECTION ONE

C.O.F. # 6885

REVISED: JANUARY 3, 2019  
1ST SUBMITTAL DATE: DECEMBER 10, 2018  
JOB NO: 16155 W.O: 0722  
DRAWN BY: S. LEWIS SCALE: 1"=100'

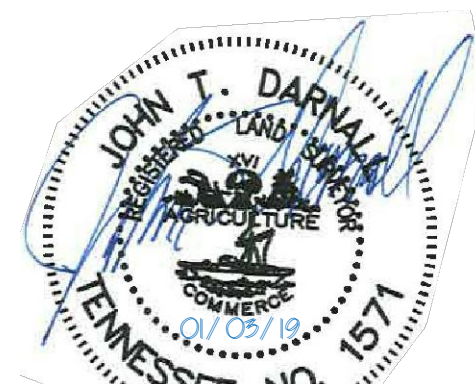
CERTIFICATE OF OWNERSHIP	CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF THE APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
<p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7285, PAGE 144, R.O.W.C.T. AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED 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 UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 7285, PAGE 144, R.O.W.C.T., 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.T.</p> <p>CLAYTON PROPERTIES GROUP, INC. DATE _____</p> <p>PRINT NAME AND TITLE</p>	<p>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 26TH DAY OF NOVEMBER, 2018.</p> <p>JOHN T. DARNALL RLS #1571 DATE 01/03/19</p>	<p>I HEREBY CERTIFY THAT:</p> <p>(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "SHADOW GREEN, SECTION ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR</p> <p>(2) A PERFORMANCE AGREEMENT 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.</p> <p>DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE DATE _____</p>	<p>I HEREBY CERTIFY THAT:</p> <p>(1) THE STREETS AND DRAINAGE IN "SHADOW GREEN, SECTION ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR</p> <p>(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.</p> <p>SUPERINTENDENT, STREETS FRANKLIN, TENNESSEE DATE _____</p>	<p>SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.</p> <p>WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____</p>	<p>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 _____, 2018, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY.</p> <p>SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____</p>	<p>CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE</p> <p>NET AREA: 11.18 TOTAL LOTS: 24 ACRES NEW ROAD: 2.56 CIVIL DISTRICT: 5TH MILES NEW ROAD: 0.7 CLOSURE ERROR: 1:12,196</p> <p>OWNER: CLAYTON PROPERTIES GROUP, INC SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC. SCALE: 1"=200' 0 100' 200' 400'</p> <p>SHEET 1 OF 3</p>





CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C4	2.59'	24.50'	6°04'04"	S85°34'34"E	2.59'	1.30'
C5	39.17'	65.50'	34°15'53"	S59°20'13"E	38.59'	20.19'
C6	22.69'	84.56'	15°22'38"	S49°53'45"E	22.63'	11.42'
C7	39.26'	76.58'	29°22'23"	S70°07'03"E	38.83'	20.07'
C8	29.53'	76.58'	22°05'50"	S66°28'47"E	29.35'	14.95'
C9	9.72'	76.58'	7°16'33"	S81°09'59"E	9.72'	4.87'
C10	26.06'	65.00'	22°58'14"	S72°35'28"E	25.89'	13.21'
C11	9.46'	66.97'	8°05'37"	S55°58'19"E	9.45'	4.74'
C12	31.65'	108.15'	16°46'09"	S61°48'14"E	31.54'	15.94'
C13	39.21'	25.00'	89°51'25"	S39°00'17"E	35.31'	24.94'
C14	136.98'	176.00'	44°35'33"	S16°22'21"E	133.55'	72.17'
C15	6.69'	176.00'	2°10'40"	S04°50'06"W	6.69'	3.35'
C16	26.54'	176.00'	8°38'27"	S00°34'28"E	26.52'	13.30'
C17	22.01'	176.00'	7°10'00"	S08°28'41"E	22.00'	11.02'
C18	25.33'	176.00'	8°14'51"	S16°11'07"E	25.31'	12.69'
C19	23.45'	176.00'	7°38'08"	S24°07'36"E	23.44'	11.74'
C23	31.47'	20.00'	90°08'35"	N50°59'43"E	28.32'	20.05'
C24	133.12'	176.00'	43°20'14"	S74°25'05"W	129.97'	69.93'
C25	30.92'	20.00'	88°34'54"	N82°57'35"W	27.93'	19.51'
C26	96.51'	124.00'	44°35'33"	N16°22'21"W	94.09'	50.85'
C49	22.43'	88.00'	14°36'13"	S01°13'46"E	22.37'	11.28'
C50	11.72'	88.00'	7°37'54"	N04°42'56"W	11.71'	5.87'
C51	10.71'	88.00'	6°58'20"	N02°35'11"E	10.70'	5.36'

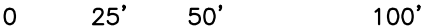
LINE TABLE		
LINE	BEARING	DISTANCE
L7	N51°19'52"E	24.00'
L8	N01°56'30"W	18.88'
L9	N03°28'32"W	23.35'
L10	N83°56'00"W	13.00'
L11	N06°04'21"E	15.00'
L12	N06°04'21"E	15.00'












RECORDER'S INFORMATION	

**SHADOW GREEN**  
**PUD SUBDIVISION**  
**SECTION ONE**  
**C.O.F. # 6885**

REVISED: JANUARY 3, 2019  
1ST SUBMITTAL DATE: DECEMBER 10, 2018  
JOB NO: 16155 W.O: 0722  
DRAWN BY: S. LEWIS SCALE: 1"=50'

<h1 style="margin: 0;">FINAL SUBDIVISION PLAT</h1>			
<h2 style="margin: 0;">CITY OF FRANKLIN</h2>			
<h3 style="margin: 0;">WILLIAMSON COUNTY, TENNESSEE</h3>			
NET AREA:	<u>11.18</u>	TOTAL LOTS:	<u>24</u>
ACRES NEW ROAD:	<u>2.56</u>	CIVIL DISTRICT:	<u>5TH</u>
MILES NEW ROAD:	<u>0.70</u>	CLOSURE ERROR:	1:15000+
OWNER: <u>CLAYTON PROPERTIES GROUP, INC</u>			
SURVEYOR: <u>RAGAN - SMITH - ASSOCIATES, INC.</u>			
<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">SCALE: 1"=50'</div>  </div>			

G:\16155-0722\1-SURVEY\PLAT\SECTION 1\FINAL PLAT\16155-0722 SECTION ONE FINAL PLAT.DWG

<b>LEGEND</b>		
■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	 FIRE HYDRANT
●	IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	 WATER LINE
○ IR(O)	IRON ROD (OLD)	 WATER METER
○ IP(O)	IRON PIPE (OLD)	 CATCH BASIN/CURB INLET
◎	SANITARY SEWER MANHOLE	 RCP
—SA—	SANITARY SEWER LINE	 HDPE
O.S.	OPEN SPACE	 ST
GIP	GREEN INFRASTRUCTURE PRACTICE	 LOT NUMBER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	 P.U.A.D.E



MATCH LINE SHEET 2  
SHEET 3

SHEET 2  
SHEET 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°44'38"W	52.00'
L2	N51°20'12"E	58.61'
L3	N38°40'08"W	25.00'
L4	S51°19'52"W	13.50'
L5	N38°40'08"W	39.00'
L6	N51°19'52"E	13.50'
L13	S26°02'47"E	10.71'
L14	S38°25'36"E	11.10'
L15	S46°04'15"E	24.97'
L16	S54°24'16"E	42.82'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	53.44'	99.06'	30°54'32"	N66°47'34"E	52.79'	27.39
C2	7.07'	4.50'	90°00'00"	N83°40'08"W	6.36'	4.50
C3	7.07'	4.50'	90°00'00"	N06°19'52"E	6.36'	4.50
C20	22.19'	176.00'	7°13'20"	S31°33'20"E	22.17'	11.11
C21	10.76'	176.00'	3°30'08"	S36°55'04"E	10.76'	5.38
C22	39.27'	25.00'	90°00'26"	S06°20'05"W	35.36'	25.00
C25	30.92'	20.00'	88°34'54"	N82°57'35"W	27.93'	19.51
C30	66.38'	151.07'	25°10'34"	N63°55'35"E	65.85'	33.73
C31	15.12'	150.49'	5°45'25"	S79°22'54"W	15.11'	7.57
C32	96.85'	124.00'	44°44'55"	N73°42'45"E	94.40'	51.04
C33	38.21'	124.00'	17°39'21"	N60°09'58"E	38.06'	19.26
C34	26.56'	124.00'	12°16'25"	N75°07'52"E	26.51'	13.33
C35	22.03'	124.00'	10°10'44"	N86°21'26"E	22.00'	11.04
C36	10.04'	124.00'	4°38'24"	S86°13'59"E	10.04'	5.02
C37	79.01'	91.00'	49°44'37"	N54°30'08"E	76.55'	42.19
C38	18.49'	91.00'	11°38'24"	S73°33'15"W	18.46'	9.28
C39	29.38'	91.00'	18°29'43"	S58°29'11"W	29.25'	14.82
C40	15.49'	91.00'	9°45'11"	S44°21'44"W	15.47'	7.76
C41	15.65'	91.00'	9°51'19"	S34°33'29"W	15.63'	7.85
C42	50.93'	68.00'	42°54'39"	N49°57'59"E	49.75'	26.72
C43	45.75'	98.47'	26°36'59"	N39°33'32"E	45.34'	23.29
C44	73.83'	47.00'	90°00'00"	N83°40'08"W	66.47'	47.00
C45	31.79'	97.69'	18°38'40"	N31°19'02"W	31.65'	16.04
C46	11.66'	111.00'	6°01'05"	N19°37'06"W	11.65'	5.83

REMAINING  
MAP 090, PARCEL 028.00  
CLAYTON PROPERTIES GROUP, INC  
BOOK 7285, PAGE 144  
R.O.W.C.T.

FUTURE DEVELOPMENT  
(SEE SHEET 1)

STREET TO BE  
EXTENDED BY  
AUTHORITY OF THE  
CITY OF FRANKLIN)

MAP 090, PARCEL 028.00  
CLAYTON PROPERTIES GROUP, INC  
BOOK 7285, PAGE 144  
R.O.W.C.T.

FUTURE MACK HATCHER BY-PASS  
(NON-BUILDABLE)  
(SEE SHEET 1)  
CLAYTON PROPERTIES GROUP, INC  
MAP 090, PARCEL 028.00  
BOOK 7285, PAGE 144  
R.O.W.C.T.

MAP 090, PARCEL 037.00  
ASHLEY OUTLOTS, LLC  
BOOK 3850, PAGE 678  
R.O.W.C.T.

PARKWAY COMMONS  
PLAT BOOK P37, PAGE 39  
R.O.W.C.T.

## SHADOW GREEN PUD SUBDIVISION SECTION ONE C.O.F. # 6885

REVISED: JANUARY 3, 2019  
1ST SUBMITTAL DATE: DECEMBER 10, 2018  
JOB NO: 16155 W.O: 0722  
DRAWN BY: S. LEWIS SCALE: 1"=50'

### FINAL SUBDIVISION PLAT

#### CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

NET AREA: 11.18 TOTAL LOTS: 24  
ACRES NEW ROAD: 2.56 CIVIL DISTRICT: 5TH  
MILES NEW ROAD: 0.70 CLOSURE ERROR: 1:15000+

OWNER: CLAYTON PROPERTIES GROUP, INC

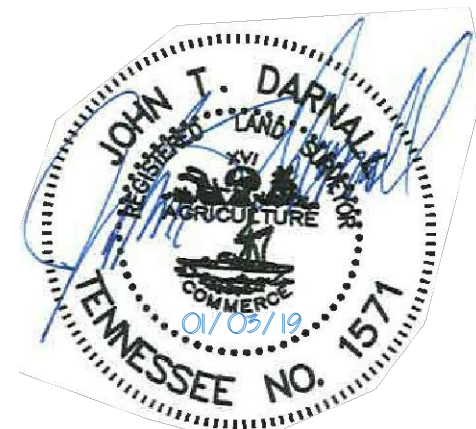
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1"=50' 0 25' 50' 100'

SHEET 3 OF 3

### LEGEND

■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊙	FIRE HYDRANT
●	IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—W—	WATER LINE
○IR(O)	IRON ROD (OLD)	⊞	WATER METER
⊙	SANITARY SEWER MANHOLE	⊞	CATCH BASIN/CURB INLET
—SA—	SANITARY SEWER LINE	====	REINFORCED CONCRETE PIPE
O.S.	OPEN SPACE	⊞	STORM MANHOLE
GIP	GREEN INFRASTRUCTURE PRACTICE	⊞	LOT NUMBER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	P.U.A.D.E.	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
		P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
		XXX	ADDRESS



### RECORDER'S INFORMATION