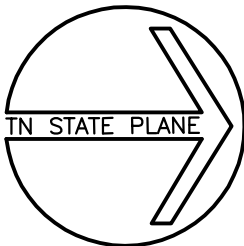


LOCATION SKETCH (NTS)



Bearings based on: TN State Plane
Coordinate System, Zone 5301,
Fipzone 4100; NAD 83 Datum

SHEET INDEX
FOR REFERENCE ONLY
SEE SHEETS 2 AND 3 OF 3 FOR PLAT

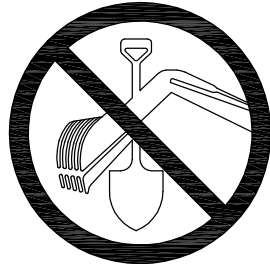
PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS AND RECORD EASEMENTS.
2. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET 8 FT
SIDE YARD 10 FT
REAR YARD 0 FT
3. OWNER/SUBDIVIDER: STREAM VALLEY PROPERTIES, LLC
P.O. BOX 314
FRANKLIN, TN 37065
PHONE: 615-305-1033
EMAIL: TYLER.RING@TENNCONTRACTORS.COM
CONTACT: TYLER RING
4. SURVEYOR: WEATHERFORD AND ASSOCIATES, LLC
5011 MARKET PLACE, UNIT F
MT. JULIET, TN 37212
PHONE: 615-754-5925
EMAIL: pweatherford@tds.net
5. Subsurface and/or Environmental conditions were not examined or considered as part of this survey.
6. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
7. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
8. 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.

9. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
10. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. This surveyor was not provided with a title report when providing the services shown hereon.
11. Maintenance of all Stormwater Management features shall be the responsibility of the property owner(s) or HOA.
12. A portion of this property is located in a Special Flood Hazard Area AE as shown on F.E.M.A. Flood Insurance Rate Map, 47187C0355 "F", DATED 09/29/2006. A LOMR has been issued dated September 30, 2016, Case No. 15-04-8778P
13. Deed Reference: Land in Williamson County, TN, being a Portion of Map 117, Parcel 019.00 as recorded in Book 5559, Page 782, in the R.O.W.C., Tennessee.
14. 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 any further permission from the property owner or HOA. The property owner or HOA shall be responsible for the 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 the structures removed or disturbed by the City of Franklin within the easement on the homeowner's lot at the homeowner's expense.
15. All public utilities as shown hereon are proposed to be less than 12 feet in depth.
16. Unless otherwise noted, all utilities are private utilities serving the individual proposed multifamily buildings.
17. 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.

CALL BEFORE YOU DIG

TENNESSEE ONE CALL



IN TENNESSEE
CALL
811

**THREE WORKING DAYS
BEFORE YOU DIG**

IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND POSSIBLY INCOMPLETE, THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

**STREAM VALLEY PUD SUBDIVISION
SECTION 19**

CITY OF FRANKLIN'S PROJECT # 6878

SHEET 1 OF 3

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES 22.01 TOTAL LOTS: 2

ACRES NEW STREETS: 0.09 AC. NEW STREETS: 82 L.F.

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000

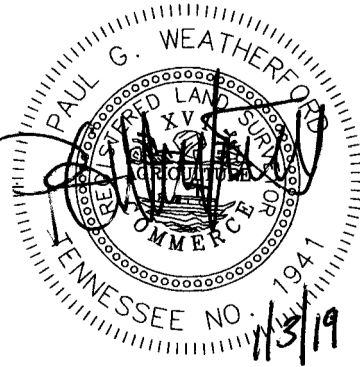
SCALE: 1" = 200' DATE: 12/10/2018

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 _____, Page _____ R.O.W.C. Tennessee 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 until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lots(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.

Owner _____ Date: _____



CERTIFICATE OF SURVEY

I (we) hereby certify that the consolidation 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 22th day of October, 2018.

Surveyor _____ Date: 1/3/19
Paul G. Weatherford
Tenn. License No. 1941

**CERTIFICATE OF APPROVAL OF
STREETS AND DRAINAGE**

I hereby certify that: (1) the streets and drainage designated in Stream Valley PUD Subdivision, Section 19 have been installed in accordance with City specification, 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 _____ Date: _____
Franklin, Tennessee

**CERTIFICATE OF APPROVAL OF
WATER SYSTEM**

I hereby certify that: (1) the WATER system designated in Stream Valley PUD Subdivision, Section 19 have been installed in accordance with HB&TS Utility District Specifications, or (2) a performance bond in the amount of \$_____ for the sewer system has been posted with the HB&TS Utility District to assure completion of such improvements.

AUTHORIZED SIGNATURE _____ Date: _____

**CERTIFICATE OF APPROVAL OF
SUBDIVISION AND STREET NAMES**

Subdivision Name and Street Names Approved by the Williamson County Department of Emergency Communications

Williamson County Department _____ Date: _____
Emergency Communications

**CERTIFICATE OF APPROVAL OF
SEWER SYSTEM**

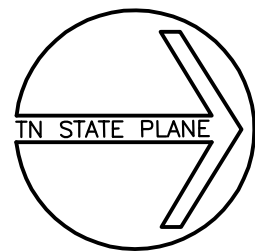
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Supt. Water and Sewer _____ Date: _____
Franklin, Tennessee

**CERTIFICATE OF APPROVAL OF
FOR RECORDING**

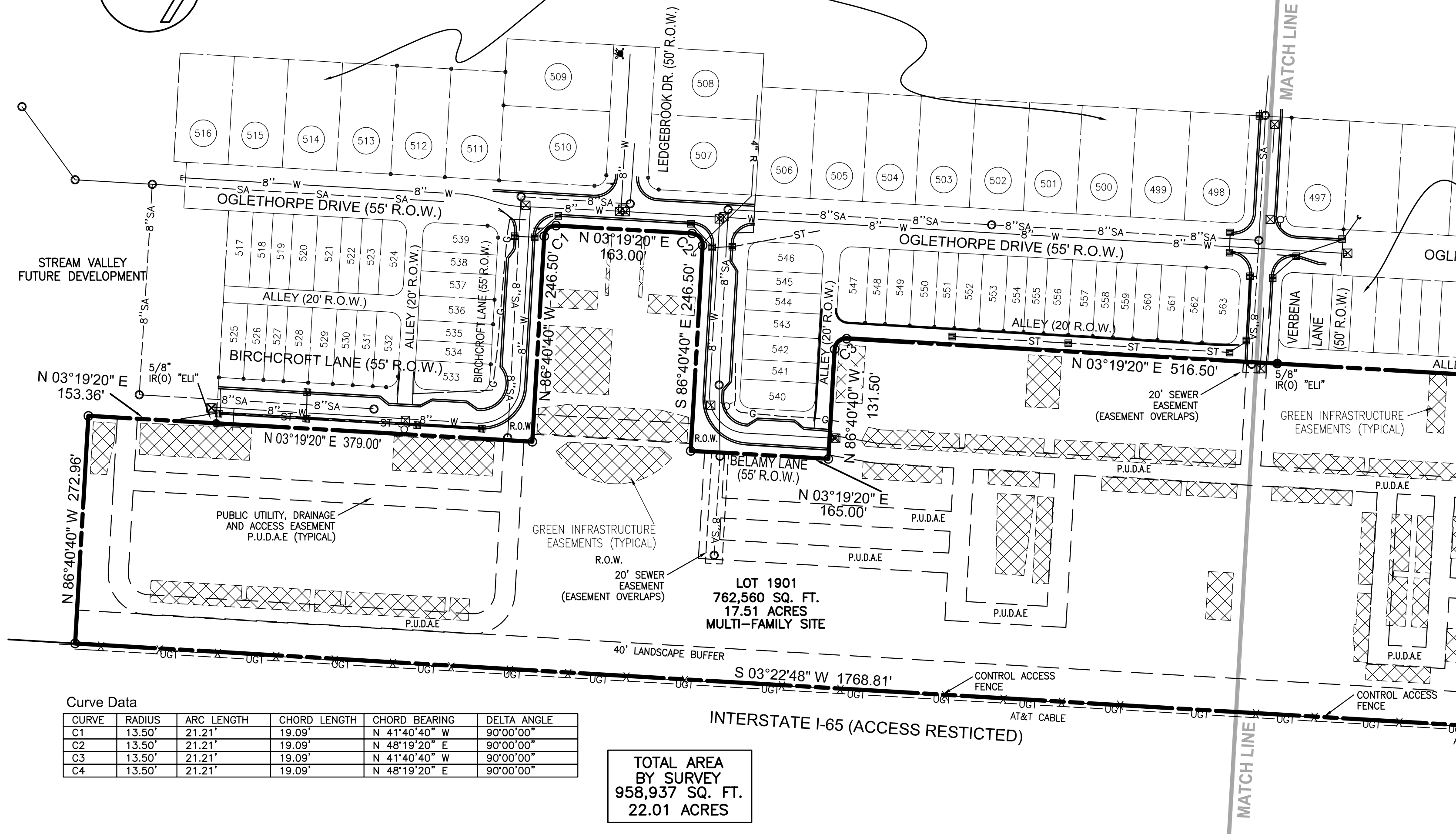
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ Day of _____, 20____, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary, Franklin Municipal _____ Date: _____
Planning Commission



Bearings based on: TN State Plane
Coordinate System, Zone 5301,
Fipzone 4100; NAD 83 Datum

STREAM VALLEY
SECTION 16
PLAT BOOK 68, PAGE 60
R.O.W.C., TN



Curve Data

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 13.50' | 21.21' | 19.09' | N 41°40'40" W | 90°00'00" |
| C2 | 13.50' | 21.21' | 19.09' | N 48°19'20" E | 90°00'00" |
| C3 | 13.50' | 21.21' | 19.09' | N 41°40'40" W | 90°00'00" |
| C4 | 13.50' | 21.21' | 19.09' | N 48°19'20" E | 90°00'00" |

TOTAL AREA
BY SURVEY
958,937 SQ. FT.
22.01 ACRES

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TENNESSEE ONE CALL



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Paul G. Weatherford
Surveyor

Paul G. Weatherford
Tenn. License No. 1941

1/3/19
Date

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Subdivision Name and Street Names Approved by the Williamson County Department of Emergency Communications

Williamson County Department _____ Date: _____
Emergency Communications

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Franklin, Tennessee

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FOR RECORDING

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Secretary, Franklin Municipal _____ Date: _____
Planning Commission

STREAM VALLEY PUD SUBDIVISION
SECTION 19

CITY OF FRANKLIN'S PROJECT # 6878

SHEET 2 OF 3

FINAL SUBDIVISION PLAT

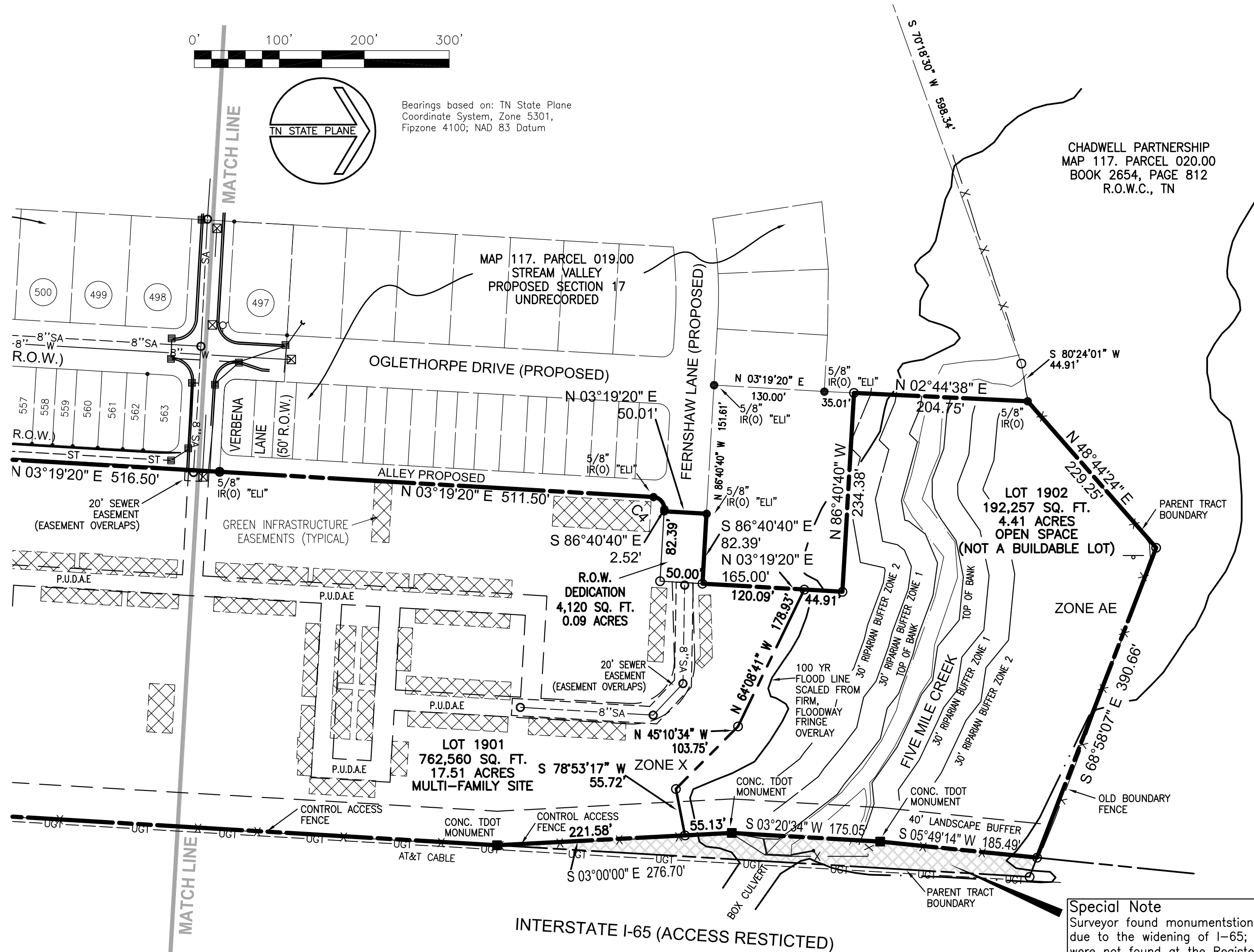
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES 22.01 TOTAL LOTS: 2

ACRES NEW STREETS: 0.09 AC NEW STREETS: 82 LF

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000

SCALE: 1" = 100' DATE: 12/10/2018



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WITHHELD.

CHADWELL PARTNERSHIP
MAP 117. PARCEL 020.00
BOOK 2654, PAGE 812
R.O.W.C., TN

Special Note

Surveyor found monumentation for additional Rights-of-Way due to the widening of I-65; however, fee simple conveyances were not found at the Register's Office. The hatched area represents Surveyor's opinion of the additional Rights-of-Way based on monumentation. The area is 14,577 SF, or 0.33 Acres.



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Franklin, Tennessee

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AUTHORIZED SIGNATURE

Date:

Subdivision Name and Street Names
Approved by the Williamson County
Department of Emergency
Communications

Williamson County Department of
Emergency Communications

Date:

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Secretary, Franklin Municipal
Planning Commission

Date:

STREAM VALLEY PUD SUBDIVISION
SECTION 19

CITY OF FRANKLIN'S PROJECT # 6878

SHEET 3 OF 3

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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ACRES NEW STREETS: 0.09 AC. NEW STREETS: 82 LF

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000

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