

REAMS FLEMING PARTNERSHIP
PARCEL ID: 117 03005 00010117
BERRY FARMS - REAMS FLEMING TRACT
PUD SUBDIVISION LOT 2
(P.B. P69, PG. 49 R.O.W.C.,TN)

LOT 2

STORM SEWER

S87° 24' 39"E 315.91'

S87° 24' 39"E

135.01'

S66° 23' 38"E

169.36'

LOT 1

REAMS FLEMING PARTNERSHIP
PARCEL ID: 117 03003 00010117
BERRY FARMS - REAMS FLEMING TRACT
PUD SUBDIVISION LOT 1
(P.B. P69, PG. 49 R.O.W.C.,TN)

LOT 1

S81° 30' 22"E 675.88'

OVERHEAD ELECTRIC (existing)

12' BUILDING SETBACK LINE

GARY L. PIERCE TR &
JOHNNIE SUE PIERCE TR
PARCEL ID:
117 04204 00010117

OHE

6" PUBLIC MAIN (EXISTING)

DENIS R. WIEGANDT &
CARMELIA A. WIEGANDT
PARCEL ID:
117 04205 00010117

JAMES W. WHITE
PARCEL ID:
117 04206 00010117

GRADY ELTON DYAL &
PEGGY ANN DYAL
PARCEL ID:
117 04202 00010117

STREAM VALLEY FRANKLIN, LLC
PARCEL ID:
117 01900 00010117

COMMUNICATION SYSTEMS RIGHT
OF WAY & ESMT. AGREEMENT
BK 586, PG 444; BK 586, PG 448

STORM SEWER

SANITARY SEWER LINE

LOT 6

S28° 15' 53"E 331.09'

37' RIGHT OF WAY DEDICATION LINE

WATER METER

5' PUBLIC ACCESS EASEMENT

12' BUILDING SETBACK LINE

12' RECLAIMED WATER MAIN EASEMENT (EXCLUSIVE)

RECLAIMED WATER MAIN

12" WATER MAIN

LOT 8

EXISTING BOUNDARY ALONG CENTERLINE OF PRATT LANE

12' BUILDING SETBACK LINE

25' RIGHT OF WAY DEDICATION LINE

PRATT LANE (LOCAL)

(R.O.W. VARIES)

S12° 33' 01"W 182.45'

S8° 27' 38"W 213.28'

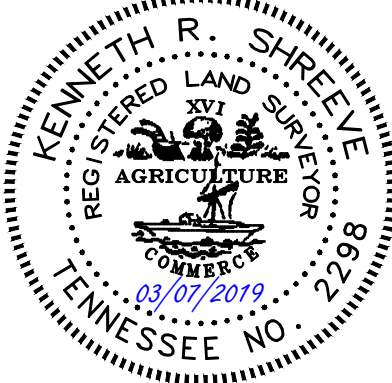
LOT 7

S84° 06' 46"E 508.62'

EASEMENTS:
A. WATER, WASTEWATER AN/OR RECLAIMED WATER MAINS: WHEN REQUIRED, PERMANENT EXCLUSIVE EASEMENTS MUST BE PROVIDED WITH A MINIMUM WIDTH OF 20 FEET. EASEMENT WIDTH REQUIREMENTS ARE AS FOLLOWS:

1. 0'-12' DEPTH REQUIRES 20' EASEMENT.
2. 13'-20' DEPTH REQUIRES 30' EASEMENT.
3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.

A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	156.83	418.50	21.47	S17° 31' 44"E	155.92
C2	146.06	274.00	30.54	S2° 43' 16"E	144.34
C8	433.95	1718.50	14.47	N21° 01' 50"W	432.80
C9	136.85	381.50	20.55	N17° 59' 19"W	136.11
C10	1206.52	1681.50	41.11	S7° 42' 33"E	1180.80

Gresham Smith

Genuine Ingenuity

GreshamSmith.com

222 Second Avenue South

Suite 1400

Nashville, TN 37201

615.770.8100

COF PROJECT NO. 6911

FINAL PLAT
BERRY FARMS - REAMS-FLEMING
TRACT PUD SUBDIVISION

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 45.16

TOTAL LOTS: 4

ACRES NEW STREETS: 1.43

FEET NEW STREETS: 1,671

CIVIL DISTRICT: 10TH

CLOSURE ERROR: >1:10,000

DATE: 2/11/2019

PROJECT NO.41138.02

DETAIL SHEET - NORTH

SHEET 2 OF 3

I hereby certify that this is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03-.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey is 1: 131,974 as shown herein.

03/07/2019

Surveyor:
Kenneth Shreeve, TN RLS 2298
[P] 615.770.8100
[E] Ken.Shreeve@greshamsmith.com

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 6598, Page 586 R.O.W.C.,Tennessee (Tax Map 117 Parcel 30.01), 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.

Owner(s)

Matt 5:14-16 LLC

Date

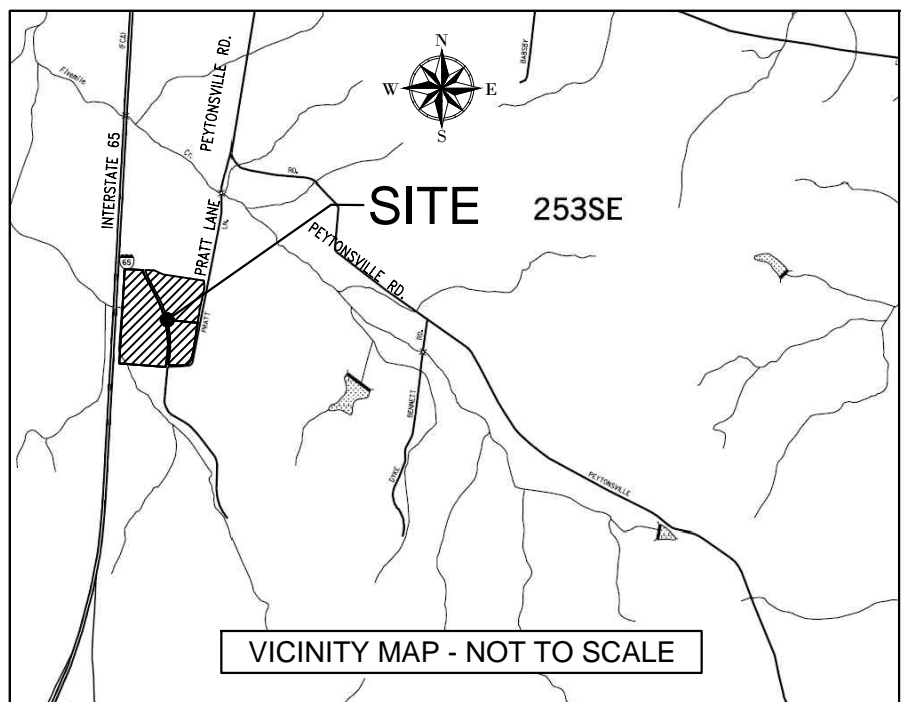
Certificate of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7281, Page 563 R.O.W.C.,Tennessee (Tax Map 117 Parcel 30.02), 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.

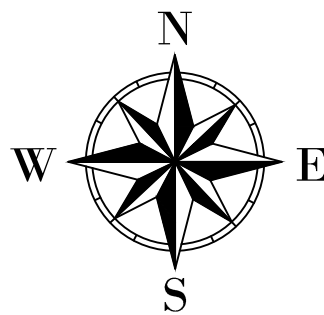
Owner(s)

Industrial Development Board of
Williamson County

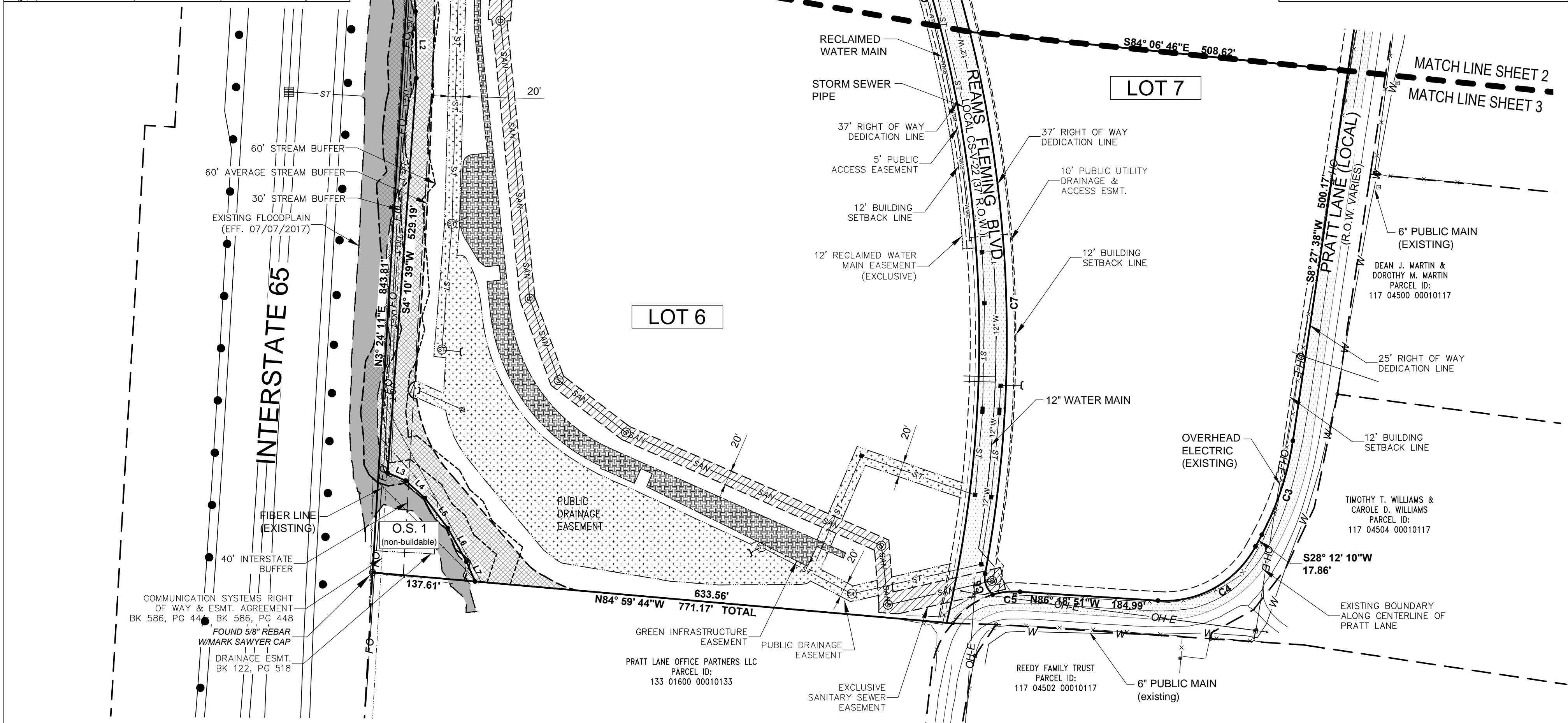
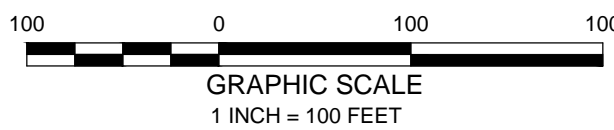
Date



LEGEND			
ST	STORM LINE		EXISTING LIGHT POLE
W	WATER LINE		EXISTING GUY LINE ANCHOR
FO	EXISTING UNDERGROUND FIBER OPTIC LINE		EXISTING CATCH BASIN
---	EXISTING COMMUNICATION LINE EASEMENT		EXISTING UTILITY POLE
OH-E	EXISTING OVERHEAD ELECTRIC LINE		EXISTING PROPERTY CORNER AS NOTED ON PLAT
---	PROPOSED DRAINAGE EASEMENT		NEW 1/2 REBAR SET WITH GRESHAM SMITH CAP UNLESS OTHERWISE NOTED
---	PROPOSED INTERSTATE BUFFER		PUBLIC DRAINAGE EASEMENT
---	EXISTING FENCE LINE		PROPOSED GREEN INFRASTRUCTURE EASEMENT
---	STORM DRAINAGE EASEMENT		STREAM BUFFER AREA
---	PROPERTY BOUNDARY LINE		FLOOD ZONE AE
---	ADJOINER BOUNDARY LINE (NOT A SURVEY LINE)		PROPOSED SANITARY SEWER EASEMENT
---	EXISTING EASEMENT LINE		PROPOSED RIGHT OF WAY DEDICATION



SOURCE OF NORTH
TENNESSEE COORDINATE
SYSTEM OF 1983 (NAD83)
ZONE 5301 - FIPZONE 4100
GPS GEIOD 12B (NAVD 88)



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Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	133.00	386.00	19.74	S18° 19' 54" W	132.35
C4	157.72	138.00	65.48	S60° 56' 40" W	149.27
C5	37.05	110.00	19.30	S84° 02' 17" W	36.87
C6	24.30	27.50	50.64	N14° 44' 56" W	23.52
C7	730.86	1718.50	24.37	N1° 36' 47" W	725.36

Parcel Line Table		
Line #	Direction	Length
L1	S4° 33' 37.04" E	92.29
L2	S0° 47' 00.67" E	89.15
L3	S66° 20' 57.99" E	26.44
L4	S47° 47' 18.19" E	34.75
L5	S37° 17' 58.10" E	50.61
L7	S23° 19' 19.20" E	27.79



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Detail Sheet - South	SHEET 3 OF 3

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Owner(s)
Industrial Development Board of
Williamson County

Date