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'S. Any approval is at all times, contingent upon continuing compliance with MTEMC'S Requirements.

Middle Tennessee Electric
Membership Corporation

Dai

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

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

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that

(1) the streets, drainage, and sidewalks designated in ______ Subdivision 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.

Director, Streets Department City of Franklin, Tennessee

Certificate of Approval of Water and Sewer Systems

nereby certify tha

(1) The water and sewer systems designated in ______ Subdivision habeen installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$_____ for the water and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such system.

Director Water Management Department City of Franklin, Tennessee

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monumnets shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 12th day of October, 2016.

03/07/2019

PLAT NOTES:

where their offsite lines may be overhead.

accurate title search will reveal.

The purpose of this plat is to create 4 Lots, dedicate right of way and create easements.

All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.

repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.

structures removed or disturbed by the City of Franklin within an easement on the homeowners's lot at the homeowner's expense.

Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.

Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

According to the Federal Emergency Management Association (FEMA) flood map number 47187C0355F, which has an effective date of 9/29/2006, a portion of this property

(excluding transformers), gas, sewer, telephone, and water lines shall be placed underground, with the exception of Light Industrial (LI) and Heavy Industrial (HI) Districts,

This survey has been prepared from the current deed 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

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 Property Owners Association.

All open space shall be Public Utility, Access, and Drainage Easements and shall be maintained by the Property Owners (s) or the Property Owners Association.

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.

No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City of Franklin is not responsible for

The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located

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 openspace lots and in area owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for

within its exclusive easements with the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin

is falls within the Flood Zone AE. The Flood Zone is shown hereon per the revised flood zone that was established from Letter of Map Revision Case No. 16-04-8246P.

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

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

Certificate of Approval of Subdivision Name, Street Names an Addressing

I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency (FMA)

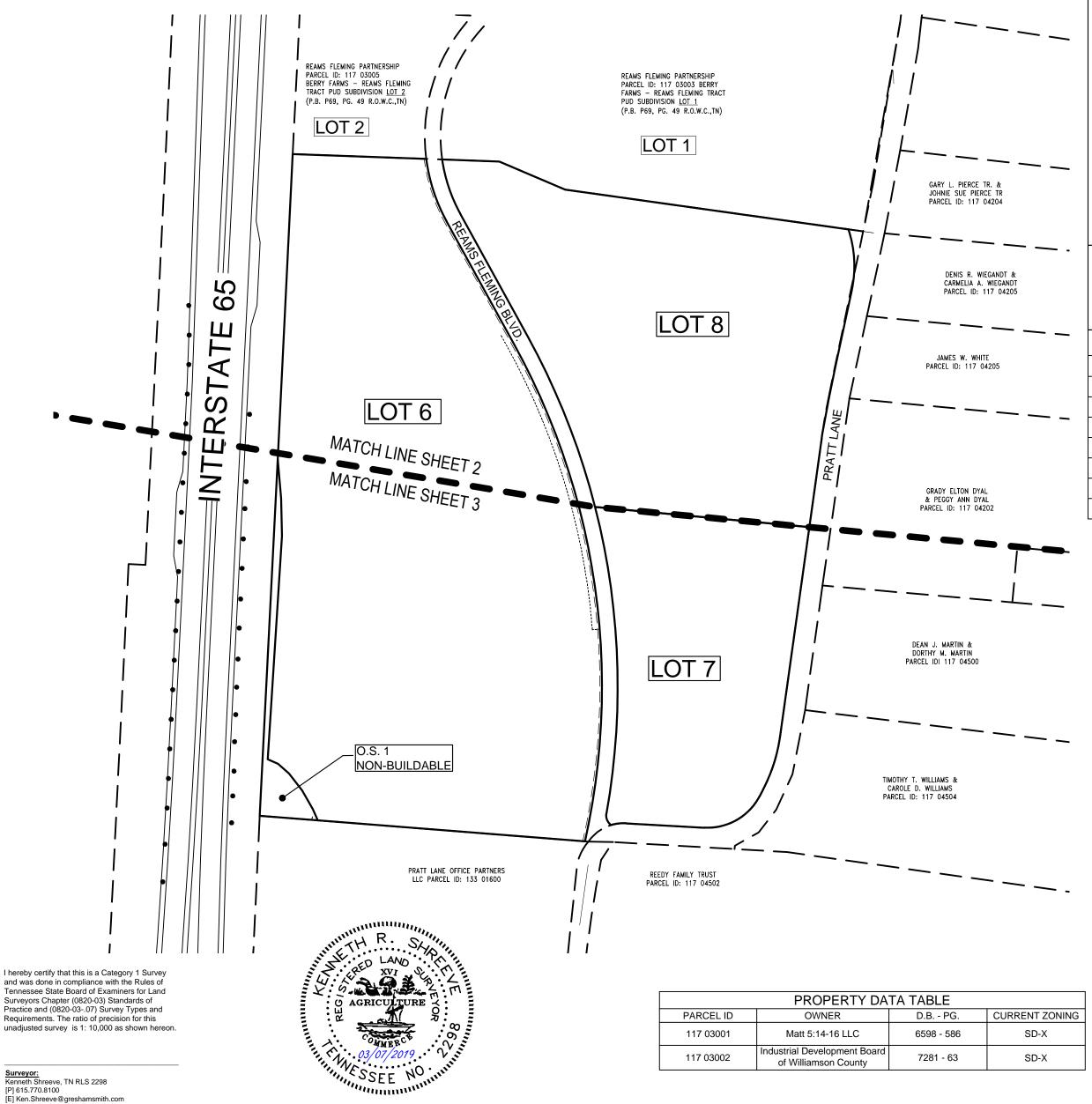
Williamson County
Emergency Management Agency

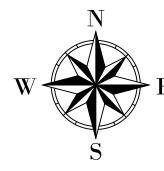
Certificate of Approval for Recording

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 ____, 2019, and this plat has been approved for recording in the Register's Office of Williamson County.

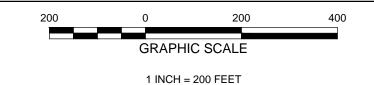
Secretary
Franklin Municipal Planning Commission

_____ Date





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



Area Table		
LOT#	Area - Sq.Ft ±	Area - Acres ±
LOT 1	997,011	22.89
LOT 101	22,096	0.51
LOT 102	300,253	6.89
LOT 103	539,860	12.39
PRATT LANE R.O.W. DEDICATION	45,997	1.06
REAMS FLEMING BLVD. R.O.W. DEDICATION	62,419	1.43
TOTAL SITE AREA	1,967,636	45.17

LEGEND		
sr	STORM LINE	
W	WATER LINE	
FO	EXISTING UNDERGROUND FIBER OPTIC LINE	
	EXISTING COMMUNICATION LINE EASEMENT	
—— ОН-Е ——	EXISTING OVERHEAD ELECTRIC LINE	
	PROPOSED DRAINAGE EASEMENT	
	PROPOSED INTERSTATE BUFFER	
xxx	EXISTING FENCE LINE	
	STORM DRAINAGE EASEMENT	
	PROPERTY BOUNDARY LINE	
	ADJOINER BOUNDARY LINE (NOT A SURVEYED LINE)	
	EXISTING ELECTRICAL LINE EASEMENT	
	EXISTING GAS LINE EASEMENT	
	EXISTING EASEMENT LINE	
	EXISTING WATER LINE EASEMENT	
$\bigcirc \Rightarrow$	EXISTING LIGHT POLE	
(EXISTING GUY LINE ANCHOR	
Ш	EXISTING CATCH BASIN	
Ø	EXISTING UTILITY POLE	
0	EXISTING PROPERTY CORNER AS NOTED ON PLAT	
•	$NEW_{\frac{1}{2}}^{\frac{1}{2}}REBAR$ SET WITH GRESHAM SMITH CAP UNLESS OTHERWISE NOTED	
+ + + + + + + + +	PROPOSED PUBLIC DRAINAGE EASEMEN	
	PROPOSED GREEN INFRASTRUCTURE EASEMENT	
	STREAM BUFFER AREA	
	FLOOD ZONE AE	
	PROPOSED SANITARY SEWER EASEMENT	
	PROPOSED RIGHT OF WAY DEDICATION	

Gresham Smith

Genuine Ingenuity

GreshamSmith.com

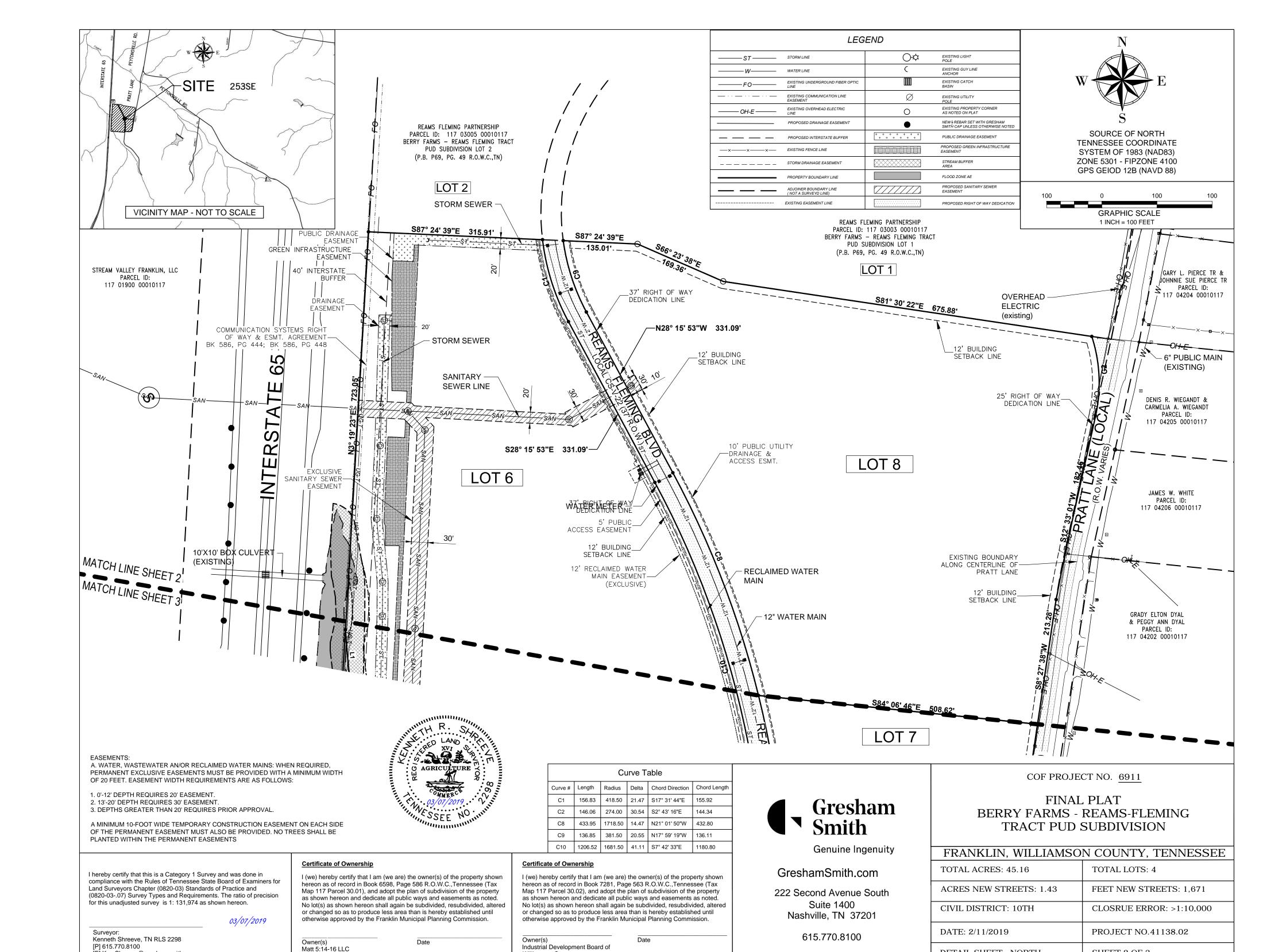
222 Second Avenue South Suite 1400 Nashville, TN 37201

615.770.8100

COF PROJECT NO. <u>6911</u>

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: 9TH	CLOSRUE ERROR: >1:10,000	
DATE: 2/11/2019	PROJECT NO.41138.02	
MAP KEY	SHEET 1 OF 3	



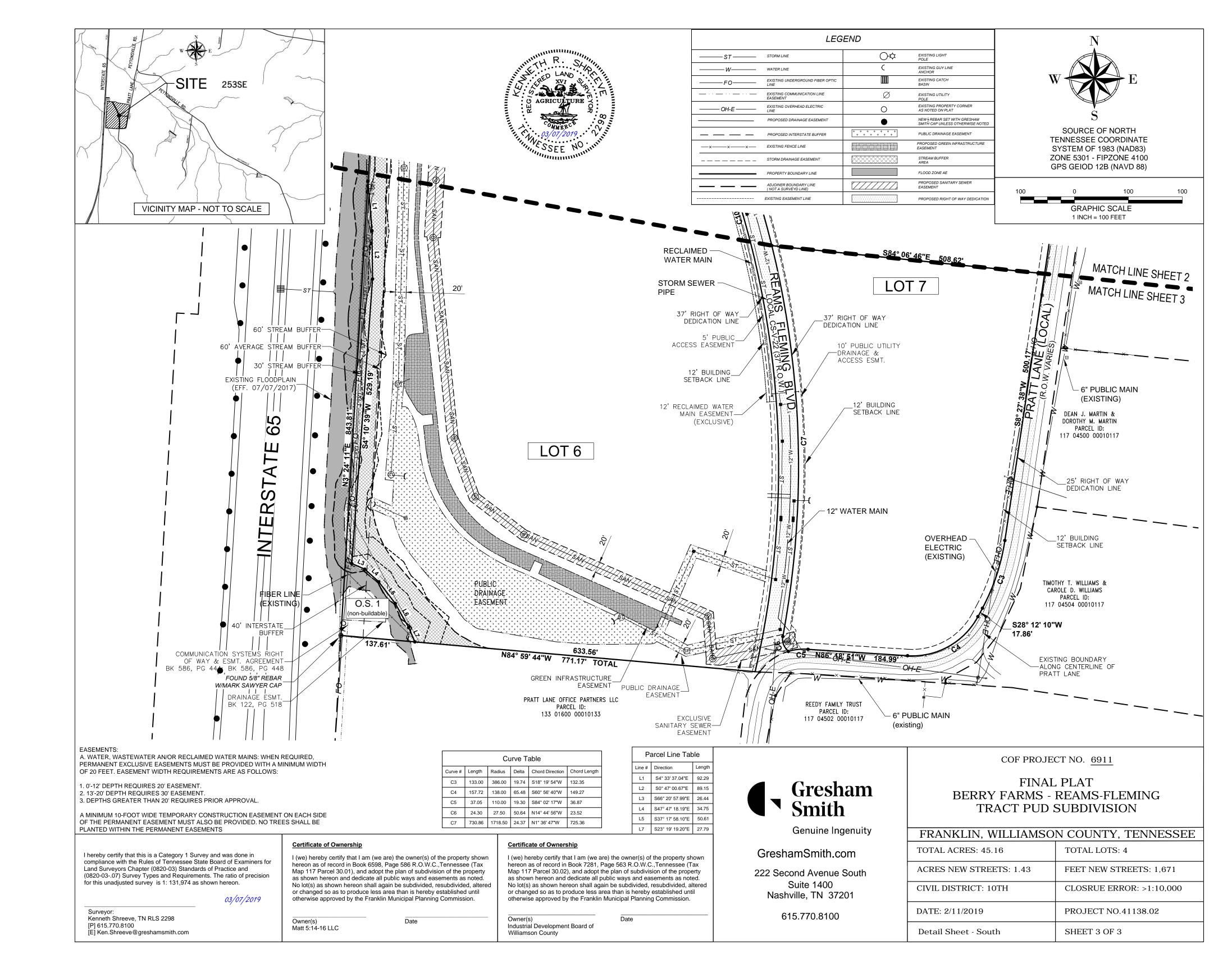
Williamson County

DETAIL SHEET - NORTH

SHEET 2 OF 3

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[E] Ken.Shreeve@greshamsmith.com



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