

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Carothers Crossing West P.U.D. Subdivision has 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

Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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](http://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. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF MILCROFTON WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Carothers Crossing West P.U.D. Subdivision has 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 system.

Milcrofton Utility District

Date

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

Date

City of Franklin

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 7254, Page 983.

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 (excluding any such easements designated as private or created by separate easement. 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 lot(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 Porter Family LP

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer systems designated in Carothers Crossing West P.U.D. Subdivision has been installed in accordance with City Specifications, or

(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

Director Sewer Management Department  
City of Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL OF MALLORY VALLEY UTILITY DISTRICT

I hereby certify that:

(1) the water system designated in Carothers Crossing West P.U.D. Subdivision has 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 system.

Mallory Valley Utility District

CERTIFICATE OF APPROVAL OF 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 Register's Office of Williamson County, Tennessee.

Secretary  
Franklin Municipal Planning Commission

Date

IF YOU CAN READ  
THIS, YOU ARE  
HOLDING AN  
UNRECORDED COPY

FINAL PLAT of  
CAROTHERS CROSSING WEST  
P.U.D. SUBDIVISION  
LIBERTY PIKE & CAROTHERS PARKWAY

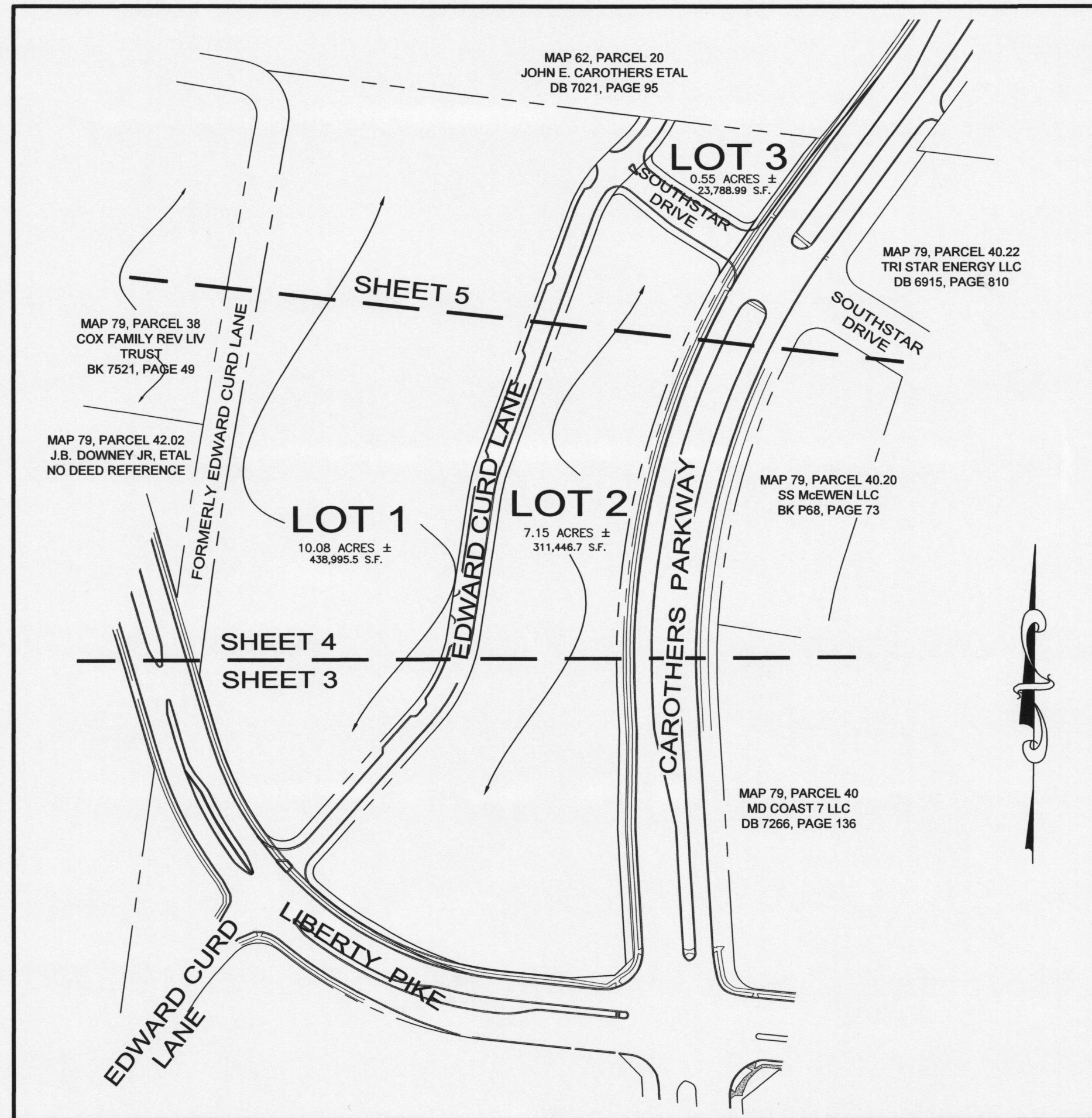
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

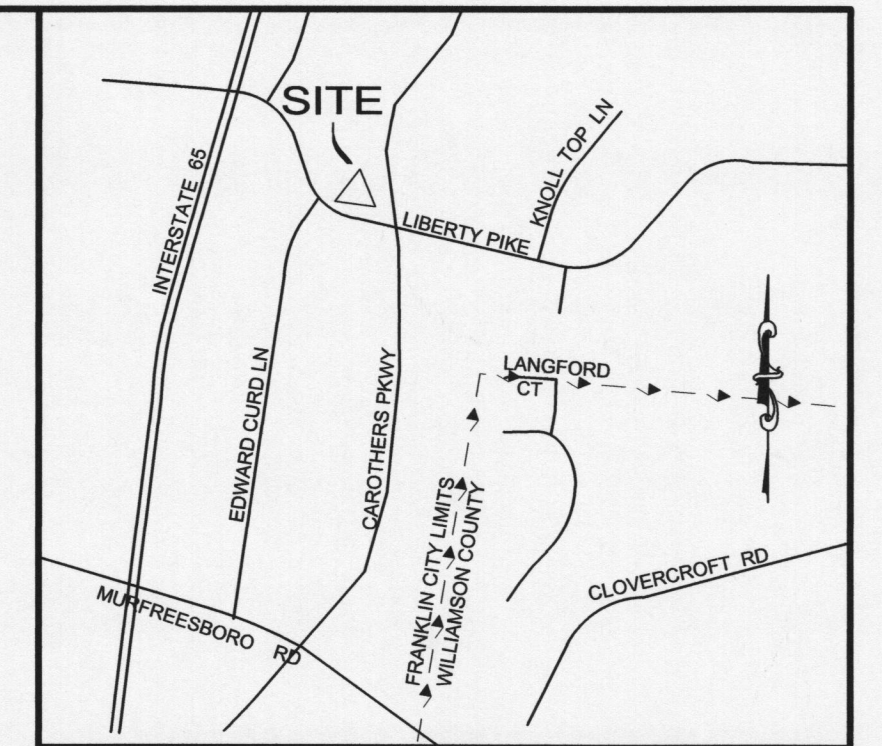
TOTAL ACRES	19.67	TOTAL # OF LOTS	3
ACRES NEW RD/ST	1.89	L.F. OF NEW RD/ST	1,692.72
ACRES OPEN SPACE	0.00	CIVIL DISTRICT	9
DRAWN BY	JAG	CLOSURE ERROR	< 1:10,000
SCALE	No Scale	DATE	03/26/2019

COF PROJECT # 6970

SHEET 1 OF 5



KEY MAP  
NOT TO SCALE



VICINITY MAP  
NOT TO SCALE

NOTE:

ALL LINE AND CURVE TABLES AND NOTES FOR THIS PLAT APPEAR ON SHEET 2 OF 5.



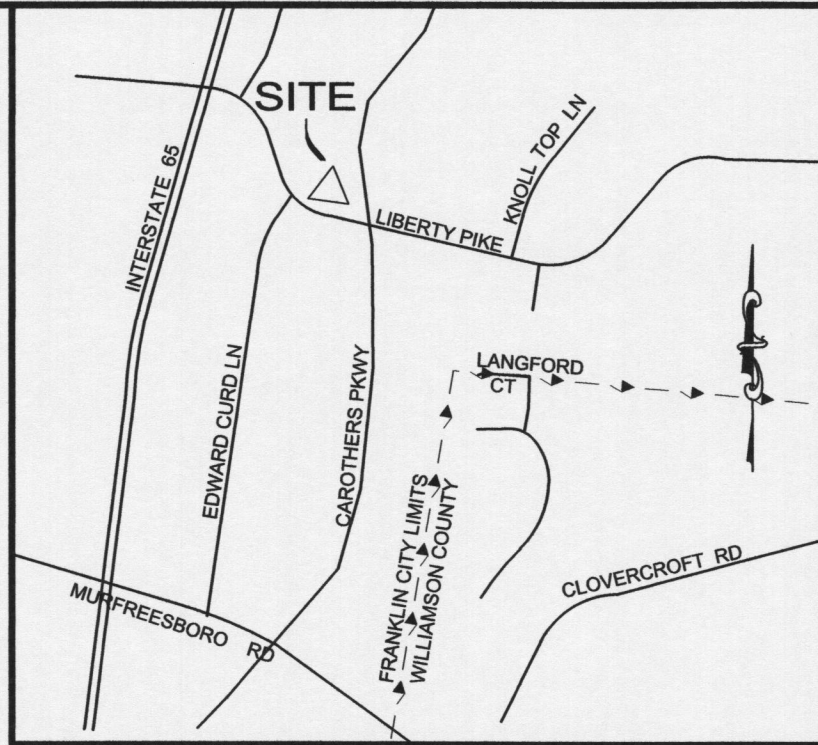
Parcel Line Table		
Line #	Length	Direction
L11	211.60	S3°27'50"E
L10	151.24	S1°04'36"W
L9	37.88	S3°24'15"E
L8	75.17	S58°09'03"E
L7	76.05	S50°29'30"E
L6	412.30	N20°05'04"E
L5	218.48	N8°36'02"E
L4	290.41	N41°24'27"E
L2	68.74	S86°33'24"W
L1	24.02	S46°11'06"W
L3	106.77	N84°11'13"W
L25	18.80	N50°29'30"W
L24	117.03	N58°09'03"W

Parcel Line Table		
Line #	Length	Direction
L22	33.18	S39°59'25"W
L23	122.75	S35°53'58"W
L21	222.75	S82°58'19"E
L20	54.88	S82°58'19"E
L18	218.48	S8°36'02"W
L17	412.30	S20°05'04"W
L16	44.43	S45°30'30"W
L15	586.75	S82°58'19"E
L14	485.44	N9°49'30"E
L13	86.16	N7°16'41"E
L12	96.39	N16°16'21"W
L19	270.82	S41°24'24"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.10'	517.96'	7°31'58"	N80°25'14"W	68.05'
C2	140.61'	563.64'	14°17'37"	N64°29'01"W	140.25'
C3	91.89'	509.27'	10°20'17"	N52°58'10"W	91.77'
C4	29.58'	19.00'	89°12'28"	N3°11'47"W	26.68'
C5	154.27'	275.50'	32°04'58"	N24°38'32"E	152.26'
C6	45.00'	224.50'	11°29'02"	N14°20'33"E	44.92'
C7	42.54'	176.00'	13°50'50"	N27°00'29"E	42.43'
C8	22.52'	13.50'	95°34'36"	N81°43'12"E	20.00'
C9	21.59'	161.50'	7°39'33"	S54°19'16"E	21.57'
C10	28.29'	18.50'	87°37'23"	S14°20'21"E	25.61'
C11	701.98'	1222.27'	32°54'23"	S13°01'50"W	692.38'
C12	64.15'	35.50'	103°31'58"	N86°49'37"W	55.77'
C13	169.85'	517.96'	18°47'17"	N25°39'59"W	169.09'
C14	298.84'	6722.66'	2°32'49"	N8°33'06"E	298.81'
C15	95.82'	85.43'	64°15'56"	N22°18'28"W	90.88'
C16	41.25'	173.00'	13°39'39"	S38°40'41"W	41.15'
C17	100.73'	227.00'	25°25'26"	S32°47'47"W	99.90'
C18	125.40'	224.50'	32°00'17"	S24°36'11"W	123.78'
C19	55.22'	275.50'	11°29'02"	S14°20'33"W	55.13'
C20	27.75'	18.50'	85°56'59"	S78°52'27"W	25.22'
C21	25.00'	187.00'	7°39'33"	N54°19'16"W	24.98'
C22	21.59'	13.50'	91°38'19"	N4°40'20"W	19.36'
C23	59.43'	224.00'	15°12'08"	N33°32'45"E	59.26'

## PLAT NOTES

- The purpose of this plat is to create two buildable lots and one open space lot, modify/abandon existing easements, create new easements, and dedicate right-of-way.
- 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.
- All open space lots shall be Public Utility, Access, and Drainage Easements and shall be maintained by the Property Owner(s) or HOA.
- Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
- This site is located in Franklin, Williamson County, TN and is identified as Parcel 40.03 on Williamson County Property Map 79. Subject property is located at the northwest intersection of Liberty Pike and Carothers Parkway.
- Subject property is zoned SD-X, Specific Development Variety. Building setbacks are:
  - Front 30'
  - Side 15'
  - Rear 25'
- Bearings are based on TN grid system (NAD 83 datum, Zone 5301, FIPS Zone 4100).
- Subject property is not within a flood hazard area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0212F, with a revision date of September 29, 2006, Community No. 470206, Panel No. 0212, Suffix X.
- 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, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
- 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 repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- This surveyor has not physically located the underground utilities. Above-grade and underground utilities shown were taken from visible appurtenances at the site. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities are in the exact location indicated. therefore, reliance upon the type, size, and location of utilities shown should be done so with this circumstance considered. detailed verification of existence, location, and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per the "Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-800-351-1111.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- 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 of 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 shall be located 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 homeowners' lot at the homeowners' expense.
- All storm and sanitary manholes are less than 12 feet in depth and require a 20'-wide easement. A minimum 10-foot wide temporary construction easement on each side of the permanent easement must be provided. No trees shall be planted within the permanent easements.



VICINITY MAP  
NOT TO SCALE

## FINAL PLAT of CAROTHERS CROSSING WEST P.U.D. SUBDIVISION LIBERTY PIKE & CAROTHERS PARKWAY

### FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES	19.67	TOTAL # OF LOTS	3
ACRES NEW RD/ST	1.89	L.F. OF NEW RD/ST	1,619.72
ACRES OPEN SPACE	0.00	CIVIL DISTRICT	9
DRAWN BY	JAG	CLOSURE ERROR	< 1:10,000
SCALE	Not to Scale	DATE	03/26/2019

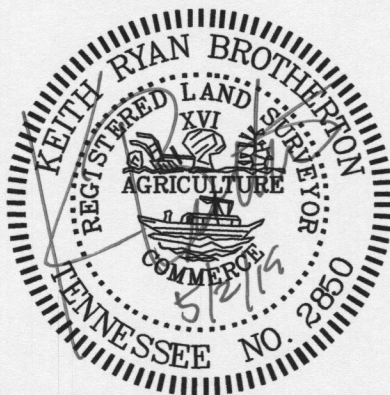
COF PROJECT # 6970

SHEET 2 OF 5

#### Certificate of Survey

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 7th day of March, 2019.

Keith Ryan Brotherton, Tennessee RLS No. 2850  
Wilson & Associates, P.C.  
Engineering/Surveying/Environmental  
108 Beasley Drive, Franklin, TN 37064  
Office: 615.794.2275 FAX 615.794.2176  
kbrotherton@wilsonpc.com



Legend

- Existing Iron Rod
- Iron Rod Set
- Conc. Mon. Found
- Curb Inlet
- Storm Manhole
- Sewer Manhole
- Street Address
- Water Meter
- Water Valve

Legend (cont.)

- Fire Hydrant (Existing)
- Fire Hydrant (Proposed)
- Light Pole
- Sidewalk Pattern
- Public Utility & Drainage Esmt.
- Public Drainage Esmt.
- Public Utility & Access Esmt.
- Green Infrastructure Esmt.
- Public Drainage Esmt.

#### CERTIFICATE OF APPROVAL OF RECORDING

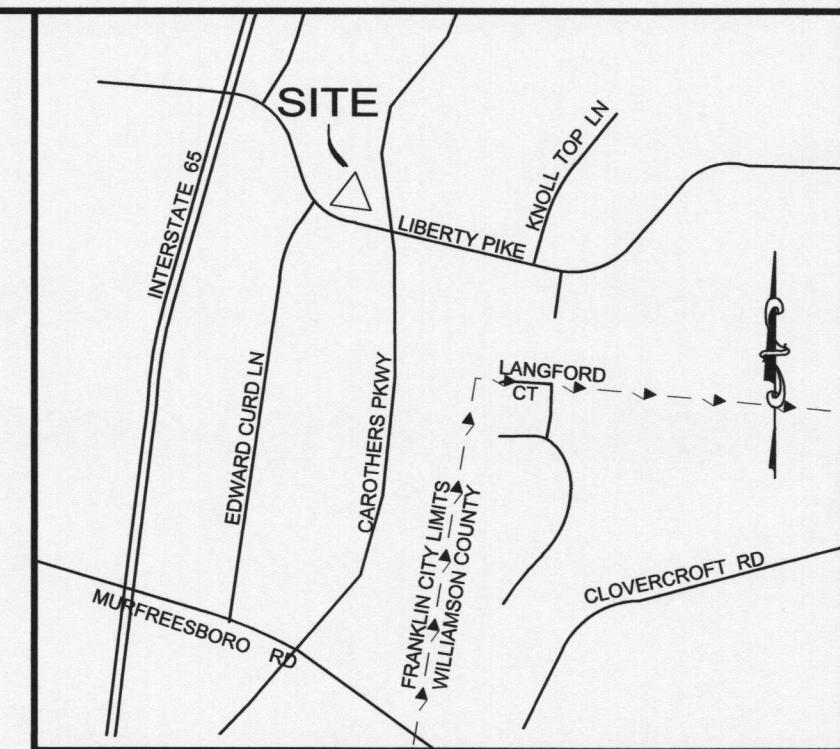
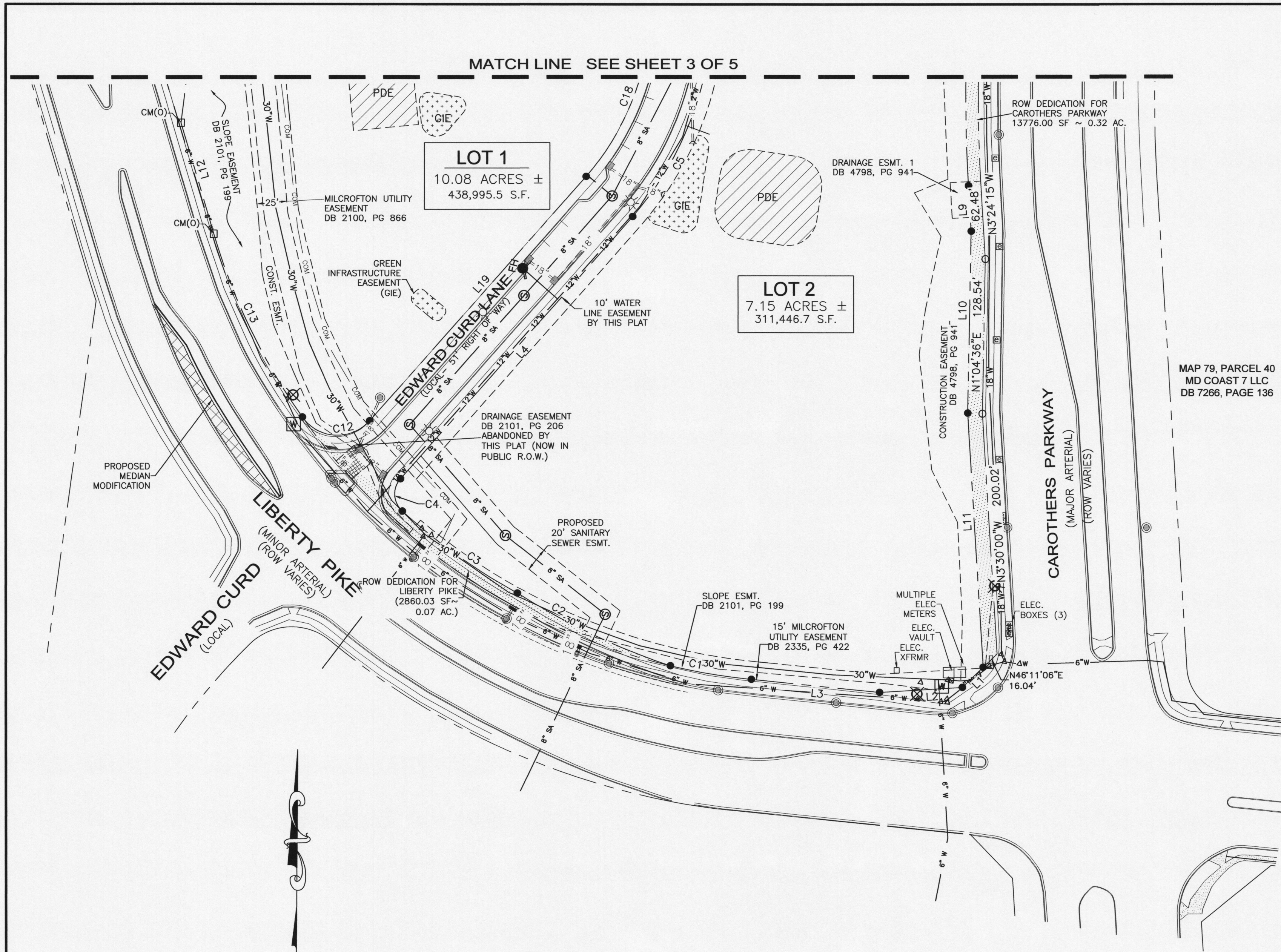
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.

Secretary  
Franklin Municipal Planning Commission

Date

IF YOU CAN READ  
THIS, YOU ARE  
HOLDING AN  
UNRECORDED COPY





VICINITY MAP  
NOT TO SCALE

MAP 79, PARCEL 40  
MD COAST 7 LLC  
DB 7266, PAGE 136

**NOTE:**

ALL LINE AND CURVE TABLES AND NOTES FOR THIS  
PLAT APPEAR ON SHEET 2 OF 5.

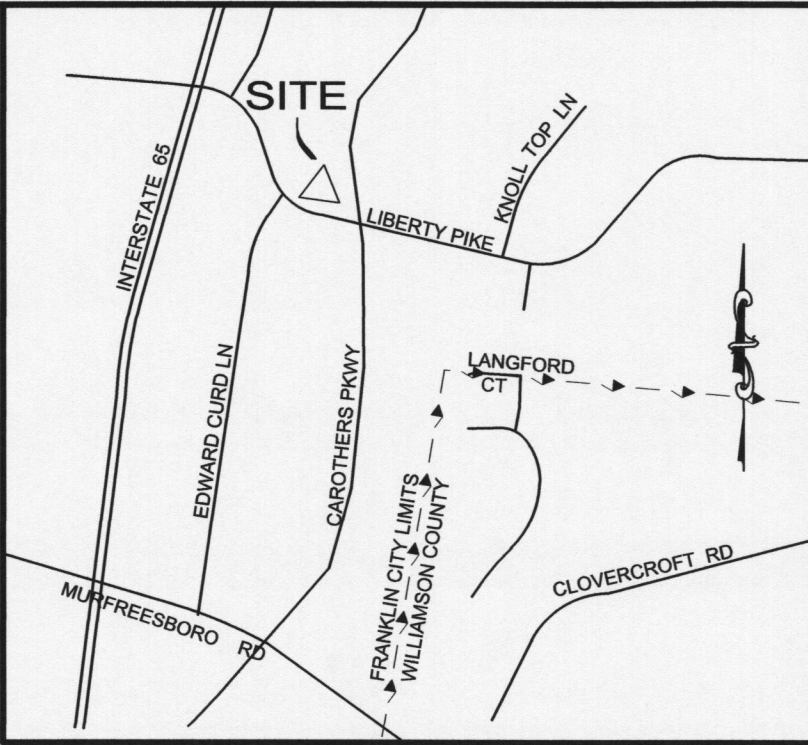
FINAL PLAT of  
**CAROTHERS CROSSING WEST**  
P.U.D. SUBDIVISION  
LIBERTY PIKE & CAROTHERS PARKWAY

<p><b>CERTIFICATE OF APPROVAL OF RECORDING</b></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 _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee.</p> <p>Secretary _____ Date _____</p> <p>Franklin Municipal Planning Commission</p>	<p>IF YOU CAN READ THIS, YOU ARE HOLDING AN UNRECORDED COPY</p>		<p><b>Certificate of Survey</b></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 7th day of March, 2016.</p> <p><i>Keith Ryan Brotherton</i> 5/2/19</p> <p>Keith Ryan Brotherton, RLS #2850 Wilson &amp; Associates, P.C. Engineering/Surveying/Environmental 108 Beasley Drive, Franklin, TN 37064 Office: 615.794.2275 FAX 615.794.2176 kbrotherton@wilsonpc.com</p>	<p><b>Legend</b></p> <table style="width: 100%;"> <tr> <td>Existing Iron Rod</td> <td>○</td> <td>Fire Hydrant (Existing)</td> <td>⊕</td> </tr> <tr> <td>Iron Rod Set</td> <td>●</td> <td>Fire Hydrant (Proposed)</td> <td>⊕</td> </tr> <tr> <td>Conc. Mon. Found</td> <td>□</td> <td>Light Pole</td> <td>⊕</td> </tr> <tr> <td>Curb Inlet</td> <td>⊕</td> <td>Sidewalk Pattern</td> <td>▨</td> </tr> <tr> <td>Storm Manhole</td> <td>⊕</td> <td>Public Utility &amp; Drainage Esmt.</td> <td>P.U.D.E.</td> </tr> <tr> <td>Sewer Manhole</td> <td>⊕</td> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> </tr> <tr> <td>Street Address</td> <td>1234</td> <td>Public Utility &amp; Access Esmt.</td> <td>P.U.A.E.</td> </tr> <tr> <td>Water Meter</td> <td>⊕</td> <td>Green Infrastructure Esmt.</td> <td>G.I.E.</td> </tr> <tr> <td>Water Valve</td> <td>⊕</td> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> </tr> </table> <p><b>Legend (cont.)</b></p> <table style="width: 100%;"> <tr> <td>Fire Hydrant (Existing)</td> <td>⊕</td> <td>Public Utility &amp; Drainage Esmt.</td> <td>P.U.D.E.</td> </tr> <tr> <td>Fire Hydrant (Proposed)</td> <td>⊕</td> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> </tr> <tr> <td>Light Pole</td> <td>⊕</td> <td>Public Utility &amp; Access Esmt.</td> <td>P.U.A.E.</td> </tr> <tr> <td>Sidewalk Pattern</td> <td>▨</td> <td>Green Infrastructure Esmt.</td> <td>G.I.E.</td> </tr> <tr> <td>Public Utility &amp; Drainage Esmt.</td> <td>P.U.D.E.</td> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> </tr> <tr> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> <td></td> <td></td> </tr> </table>	Existing Iron Rod	○	Fire Hydrant (Existing)	⊕	Iron Rod Set	●	Fire Hydrant (Proposed)	⊕	Conc. Mon. Found	□	Light Pole	⊕	Curb Inlet	⊕	Sidewalk Pattern	▨	Storm Manhole	⊕	Public Utility & Drainage Esmt.	P.U.D.E.	Sewer Manhole	⊕	Public Drainage Esmt.	P.D.E.	Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.	Water Meter	⊕	Green Infrastructure Esmt.	G.I.E.	Water Valve	⊕	Public Drainage Esmt.	P.D.E.	Fire Hydrant (Existing)	⊕	Public Utility & Drainage Esmt.	P.U.D.E.	Fire Hydrant (Proposed)	⊕	Public Drainage Esmt.	P.D.E.	Light Pole	⊕	Public Utility & Access Esmt.	P.U.A.E.	Sidewalk Pattern	▨	Green Infrastructure Esmt.	G.I.E.	Public Utility & Drainage Esmt.	P.U.D.E.	Public Drainage Esmt.	P.D.E.	Public Drainage Esmt.	P.D.E.		
Existing Iron Rod	○	Fire Hydrant (Existing)	⊕																																																													
Iron Rod Set	●	Fire Hydrant (Proposed)	⊕																																																													
Conc. Mon. Found	□	Light Pole	⊕																																																													
Curb Inlet	⊕	Sidewalk Pattern	▨																																																													
Storm Manhole	⊕	Public Utility & Drainage Esmt.	P.U.D.E.																																																													
Sewer Manhole	⊕	Public Drainage Esmt.	P.D.E.																																																													
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.																																																													
Water Meter	⊕	Green Infrastructure Esmt.	G.I.E.																																																													
Water Valve	⊕	Public Drainage Esmt.	P.D.E.																																																													
Fire Hydrant (Existing)	⊕	Public Utility & Drainage Esmt.	P.U.D.E.																																																													
Fire Hydrant (Proposed)	⊕	Public Drainage Esmt.	P.D.E.																																																													
Light Pole	⊕	Public Utility & Access Esmt.	P.U.A.E.																																																													
Sidewalk Pattern	▨	Green Infrastructure Esmt.	G.I.E.																																																													
Public Utility & Drainage Esmt.	P.U.D.E.	Public Drainage Esmt.	P.D.E.																																																													
Public Drainage Esmt.	P.D.E.																																																															
<p>GRAPHIC SCALE</p>																																																																
<p><b>FINAL SUBDIVISION PLAT</b></p> <p>FRANKLIN - WILLIAMSON COUNTY - TENNESSEE</p> <table style="width: 100%;"> <tr> <td>TOTAL ACRES 19.67</td> <td>TOTAL # OF LOTS 3</td> </tr> <tr> <td>ACRES NEW RD/ST 1.89</td> <td>L.F. OF NEW RD/ST 1,619.72</td> </tr> <tr> <td>ACRES OPEN SPACE 0.00</td> <td>CIVIL DISTRICT 9</td> </tr> <tr> <td>DRAWN BY JAG</td> <td>CLOSURE ERROR ≤ 1:10,000</td> </tr> <tr> <td>SCALE = 1"=60'</td> <td>DATE = 03/26/2019</td> </tr> </table> <p>COF PROJECT # 6970 SHEET 3 OF 5</p>					TOTAL ACRES 19.67	TOTAL # OF LOTS 3	ACRES NEW RD/ST 1.89	L.F. OF NEW RD/ST 1,619.72	ACRES OPEN SPACE 0.00	CIVIL DISTRICT 9	DRAWN BY JAG	CLOSURE ERROR ≤ 1:10,000	SCALE = 1"=60'	DATE = 03/26/2019																																																		
TOTAL ACRES 19.67	TOTAL # OF LOTS 3																																																															
ACRES NEW RD/ST 1.89	L.F. OF NEW RD/ST 1,619.72																																																															
ACRES OPEN SPACE 0.00	CIVIL DISTRICT 9																																																															
DRAWN BY JAG	CLOSURE ERROR ≤ 1:10,000																																																															
SCALE = 1"=60'	DATE = 03/26/2019																																																															

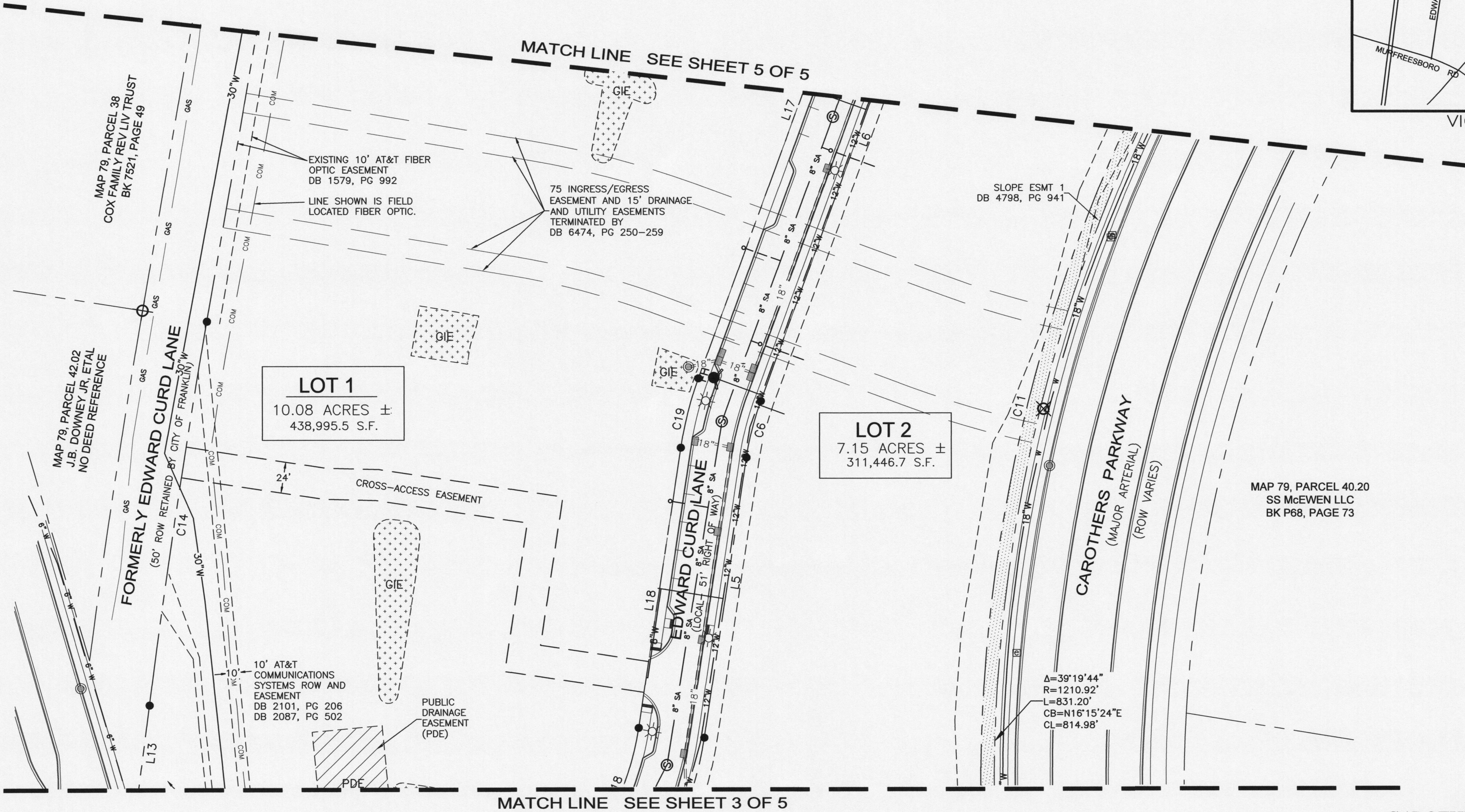


NOTE:

ALL LINE AND CURVE TABLES AND NOTES FOR THIS PLAT APPEAR ON SHEET 2 OF 5.



VICINITY MAP  
NOT TO SCALE



MAP 79, PARCEL 40.20  
SS McEWEN LLC  
BK P68, PAGE 73

FINAL PLAT of  
CAROTHERS CROSSING WEST  
P.U.D. SUBDIVISION  
LIBERTY PIKE & CAROTHERS PARKWAY

CERTIFICATE OF APPROVAL OF 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 Register's Office of Williamson County, Tennessee.

Secretary \_\_\_\_\_ Date \_\_\_\_\_  
Franklin Municipal Planning Commission

IF YOU CAN READ  
THIS, YOU ARE  
HOLDING AN  
UNRECORDED COPY



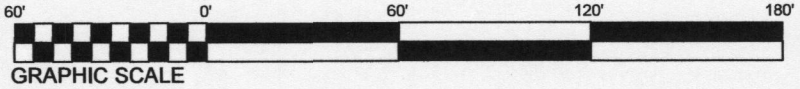
Certificate of Survey

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 7th day of March, 2016.

Keith Ryan Brotherton, RLS #2880  
Wilson & Associates, P.C.  
Engineering/Surveying/Environmental  
108 Beasley Drive, Franklin, TN 37064  
Office: 615.794.2275 FAX  
615.794.2176  
kbrotherton@wilsonpc.com

Legend  
Existing Iron Rod  
Iron Rod Set  
Conc. Mon. Found  
Curb Inlet  
Storm Manhole  
Sewer Manhole  
Street Address  
Water Meter  
Water Valve

Legend (cont.)  
Fire Hydrant (Existing)  
Fire Hydrant (Proposed)  
Light Pole  
Sidewalk Pattern  
Public Utility & Drainage Esmt.  
Public Drainage Esmt.  
Public Utility & Access Esmt.  
Green Infrastructure Esmt.  
Public Drainage Esmt.



FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

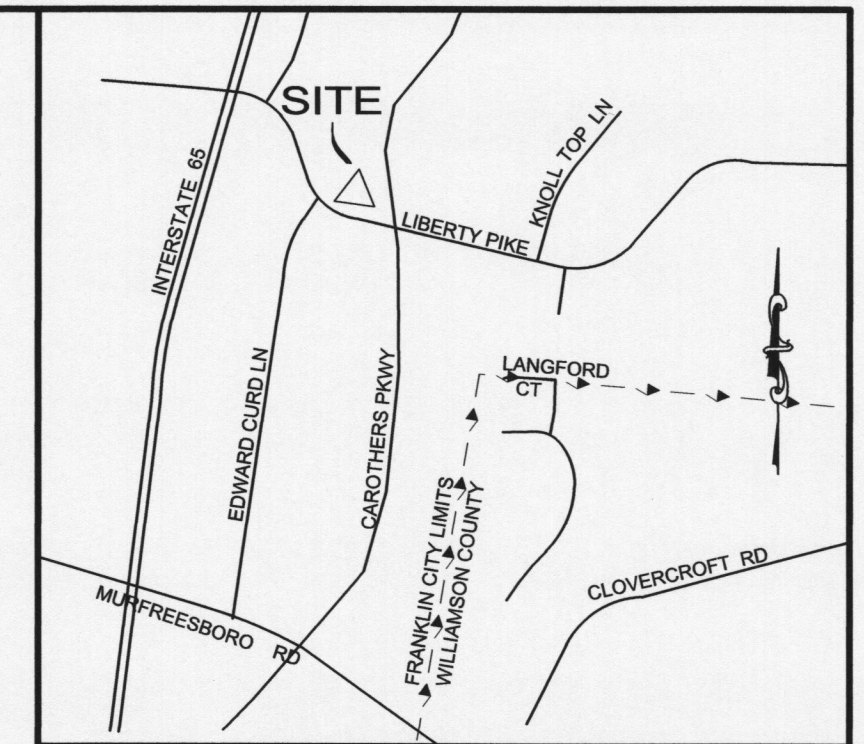
TOTAL ACRES 19.67 TOTAL # OF LOTS 3  
ACRES NEW RD/ST 1.89 L.F. OF NEW RD/ST 1,619.72  
ACRES OPEN SPACE 0.00 CIVIL DISTRICT 9  
DRAWN BY JAG CLOSURE ERROR < 1:10,000  
SCALE = 1"=60' DATE = 03/26/2019

COF PROJECT # 6970

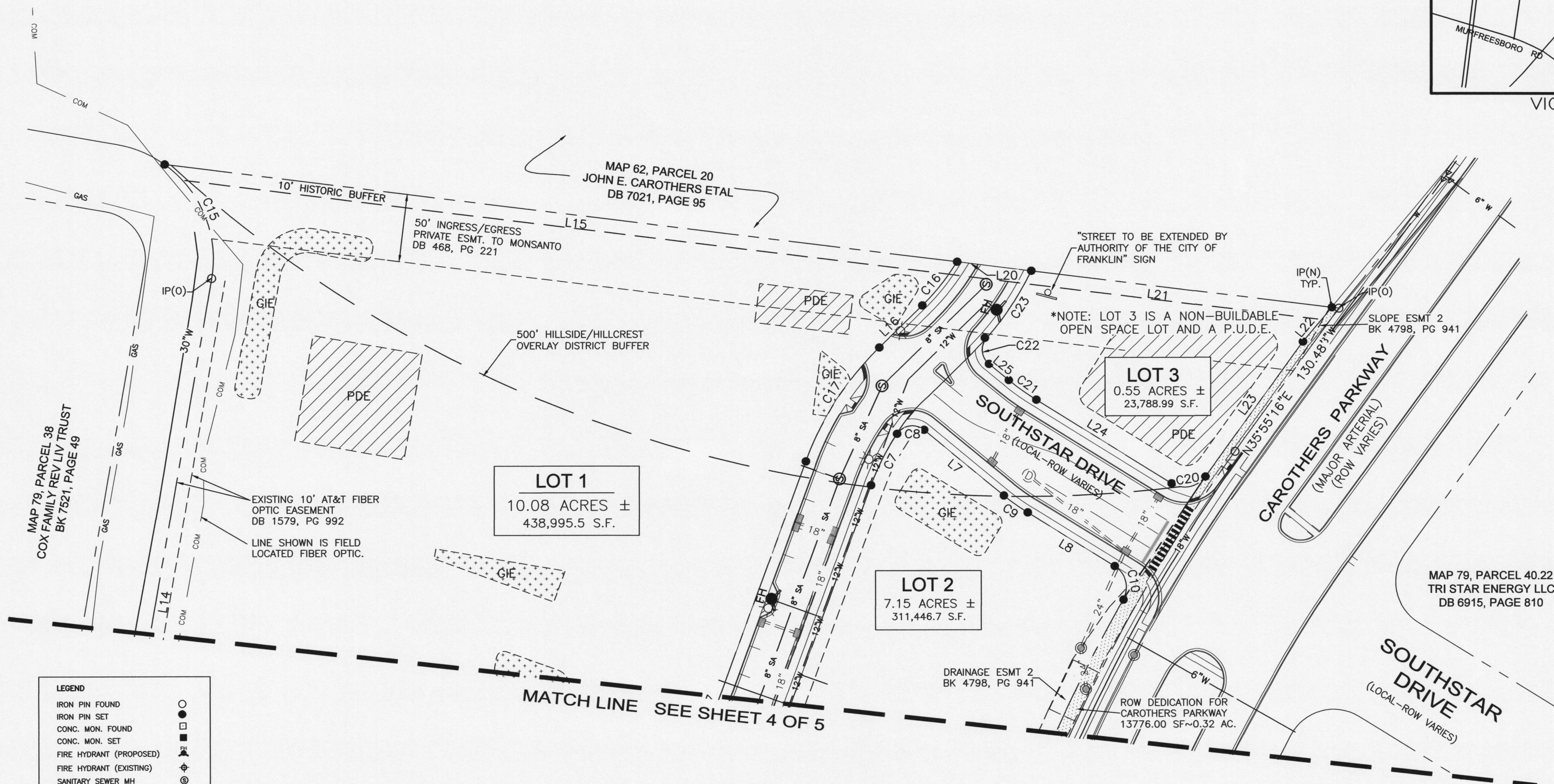
SHEET 4 OF 5



ALL LINE AND CURVE TABLES AND NOTES FOR THIS  
PLAT APPEAR ON SHEET 2 OF 5.



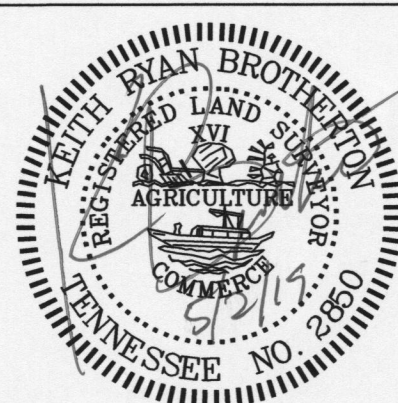
VICINITY MAP  
NOT TO SCALE



*FINAL PLAT of*  
***CAROTHERS CROSSING WEST***  
***P.U.D. SUBDIVISION***  
***LIBERTY PIKE & CAROTHERS PARKWAY***

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 Register's Office of Williamson County, Tennessee.

IF YOU CAN READ  
THIS, YOU ARE  
HOLDING AN  
UNRECORDED COPY



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 7th day of March, 2016.

Legend	Legend (cont.)
Existing Iron Rod	Fire Hydrant (Existing)
Iron Rod Set	Fire Hydrant (Proposed)
Conc. Man. Found	Light Pole
Curb Inlet	Sidewalk Pattern
Storm Manhole	Public Utility & Drainage Esmt.
Sewer Manhole	Public Drainage Esmt.
Street Address	Public Utility & Access Esmt.
Water Meter	Green Infrastructure Esmt.
Water Valve	Public Drainage Esmt.

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 19.67 TOTAL # OF LOTS 3  
ACRES NEW RD/ST 1.89 L.F. OF NEW RD/ST 1,692.72  
ACRES OPEN SPACE 0.00 CIVIL DISTRICT 9  
DRAWN BY JAG CLOSURE ERROR < 1:10,000  
SCALE = 1"=60' DATE = 03/26/2019

COF PROJECT # 6970

*SHEET 5 OF 5*