McEWEN DR	- WATER LINE EASEMENT	LSIDE/HILLCREST OVERLAY DIST
	+ + + +	ENT DRAINAGE EASEMENT
	- COMMUNICATION LINE EASEMENT	
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	-   -	
WALLORY LN MALLORY LN MALLORY LN MALLORY LN MALENSIALE 66 MALENSIALE 65 MALLORY LN MALLORY LN MALLO	IRON PIN SET	
NORTH		
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LIBERTY PIKE		$\begin{array}{c} + & + & + \\ + & + & + & + \\ \end{array}$
	HUFFINES DEVELOPMENT, LLC.	+ + + + + + + + + + + + + + + + + + +
VICINITY MAP - NOT TO SCALE	MAP 62 PARCEL 19.05 + + +	+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$
Certificate of Approval of Streets, Drainage, and Sidewalks		+ + + + + + + + + + + + + + + + + + + +
I hereby certify that: (1) The streets, drainage, and sidewalks designated in Final Plat Huffines Ridge PUD Subdivision have been		+ + + + + + + + + + + + + + + + + + + +
installed in accordance with City specifications, or (2) A performance agreement and surety in the amount of \$ for streets, \$ for	FIRE HYDRANT	+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$
drainage, and \$ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such systems.		+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$
	HUFFINES DEVELOPMENT, LLC.	+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$
Director Date Streets Department, City of Franklin, Tennessee	BK: 6344 PG: 325	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
Certificate of Approval of Subdivision Name, Street Names, and Addressing	MAG NAIL	+ + + + + + + + + + + + + + + + + + +
Subdivision name and street names approved by the Williamson County Emergency Management Agency.	ASPHALI N:581653.590 E:1725929.022	+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$
	EL:814.88	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
Williamson County Date Emergency Management Agency		
City of Franklin Date		
Certificate of Approval of Water System		
I hereby certify that:		
<ul> <li>(1) The water system designated in Final Plat Huffines Ridge PUD Subdivision has been installed in accordance with City specifications, or</li> <li>(2) A performance agreement and surety in the amount of \$ for the water system and has been</li> </ul>		+ + +
posted with the Mallory Valley Utility District, Franklin, Tennessee, to assure completion of such systems.		
	T T S S N T	
Mallory Valley Utility District     Date       Certificate of Approval of Sewer System	20' MILCROFTON UTILITY WATER LINE EASEMENT	
I hereby certify that:	R/W WIDTH	
<ul> <li>(1) The sewer system designated in Final Plat Huffines Ridge PUD Subdivision has been installed in accordance with City specifications, or</li> <li>(2) A performance agreement and surety in the amount of \$ for the water system and has been</li> </ul>	PAVEMENT	-
posted with the Franklin Water Management, Franklin, Tennessee, to assure completion of such systems.	CHURCH LIFECHANGE	
	MAP 79 PARCEL 39.01 BK: 5263 PG: 601 AND IS BASED UPON LOCATION AS MARKED BY UTILITY PROVIDER/	
Franklin Water Management Date		
<u>Certificate of Approval of Electric Power</u> I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins,		
plat approval checklist and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.		
	IRON PIN SET N:581213.462 E:1725897.221 &	
Electric Provider     Date		*
Certificate of Approval for Recording		N82° 58' 52''
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 theday of	- The second sec	
, 2019, and this plat has been approved for recording in the Register's Office of Williamson County.	SURVEY NOTES         I <t< th=""><th></th></t<>	
	<ol> <li>The purpose of this plat is to create three (3) lots.</li> <li>Area Lot 1: 549,212 SF (+/-) or 12.61 AC (+/-)</li> </ol>	
Secretary Date Franklin Municipal Planning Commission	Area Lot 2: 439,558 SF (+/-) or 10.09 AC (+/-) Area Lot 3: 40,127 SF (+/-) or 0.92 AC (+/-)	LEGI
Certificate of Ownership	Total Area:1,028,897 SF (+/-) or 23.62 AC (+/-)         3. This property is located in the MECO-4 McEwen Character Area Overlay District.	BENCHMARK
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 7656, Page 501, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon	<ol> <li>This property is located in the Hillside/Hillcrest Overlay District 4 - HHO.</li> <li>This property development standard is Conventional.</li> <li>This property is zoned: CI - Civil &amp; Industrial District</li> </ol>	IRON PIN (FOUND)
and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise	SD-X Specific Development - Variety District 7. As per the the PUD Resolution of the Developed Portion of the subject property is zoned SD-X.	IRON PIN (SET)
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,	50' Front (Carothers), 30' Rear (Huffines), and 5' Side Setbacks 8. Survey is in the Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100 (NAD 83). 9. FEMA Flood Panel Number: FM47187C0212F Dated: September 29, 2006 Zone "X"	MONUMENT (FOUND)
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.	10. 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 television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground, with the	W WATER METER
	exception of Light Industrial and Heavy Industrial (HI) Districts, where their off-site lines may be overhead. 11. Recorded documents do not indicate ownership of Mineral Rights or Statement of Claim in accordance with TCA Code 67-5-90. 12. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Drainage Easements between	WATER VALVE
Eric Bell Date Legacy Cool Springs, LLC	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.	
25101 Chagrin Blvd., Suite 300 Beachwood, Ohio 44122 Phone: 216-831-6100	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	P.U.D.E. PUBLIC UTIL
Email: ebell@goldbergcompanies.com	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	M.B.S.L. MINIMUM BU
Certificate of Survey	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	
I hereby certify that to the best of my knowledge and belief the hereon shown subdivison plat represents a Class "1" survey	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. 14. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.	
having an unadjusted ratio of precision of at least 1:10,00 and that all of the monuments shown hereon will be place upon completion of construction.	15. The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the	X
The field work was completed on July 8, 2019	<ul> <li>opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.</li> <li>16. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement,</li> </ul>	W
Date of Plat or Map: August 9, 2019 (REV 9/5/19)	setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat. 17. Survey not final without Seal and Signature of Surveyor.	SAN
· <09/.05/20140.	<ol> <li>All set property corners are marked with 5/8" diameter rebar with a CESO cap.</li> <li>This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.</li> </ol>	OHE
······································	20. As shown on survey, there are no gaps or gores between tracts.	F0

