

CERTIFICATE OF APPROVAL OF

WATER SYSTEMS

I hereby certify that the following water system outlined or indicated on the final subdivision plat entitled Cool Springs Market Subdivision, Final Plat, Revision 1 has been installed in accordance with current local and/or state Gov't. requirements or a Security Bond in the amount of \$ _____ has been posted with Mallory Valley U.D. to assure completion of all required improvements in case of default.

Mallory Valley Utility District Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES, 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 APPROVAL OF RECORDING FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., 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 for Williamson County.

Secretary: Franklin Municipal Planning Commission 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 _____, Page _____, 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. 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.

KRG Cool Springs, LLC
Book 5902, Page 124 Date

Prefco XIX Limited Partnership
Book 1986, Page 330 Date

REGISTERS OFFICE (STATE OF TENNESSEE) WILLIAMSON COUNTY

Received for record the _____ day of _____, 20____, at _____ o'clock _____ M. Noted in Note Book _____, Page _____ and recorded in _____, Page _____. Fee \$ _____.

Register of Deeds Date

CERTIFICATE OF APPROVAL OF SURVEY

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been places as indicated. This subdivision plot correctly represents a survey made under my supervision on the 28th day of October, 2018.

Surveyor 2048 09/05/19
Tenn. License No. Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:
(1) the water sand sewer systems designated in the Cool Springs Market Subdivision, Final Plat, Revision 1 have been installed in accordance with accordance with City specifications, or 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 of such systems.

Director Water Management Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in the Cool Springs Market Subdivision, Final Plat, Revision 1 have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department Date
City of Franklin, Tennessee

Michael H. Charette R.L.S. # 2048

CONCRETE MONUMENT OLD	→	□
IRON ROD/PK NAIL OLD	→	○
PROPERTY LINE	→	_____
ACCESS EASEMENT	→	_____
WATERLINE EASEMENT	→	_____
SEWER EASEMENT	→	_____
DRAINAGE EASEMENT	→	_____
PUBLIC UTILITY & DRAINAGE EASEMENT	→	_____
GAS EASEMENT	→	_____
EASEMENT MISC.	→	_____
SETBACK LINE/BUFFER	→	_____
WATER LINE	→	_____ W _____ 6"
SEWER LINE	→	_____ SA _____ 8"
GAS LINE	→	_____ G _____ 4"

Notes

- EXISTING ZONING: GC (GENERAL COMMERCIAL DISTRICT)
- 2) MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ON ANY STREET: 50'
SIDE YARD: 25'
REAR YARD: 40'
- 3) OWNER/SUBDIVIDER: KRG COOL SPRINGS, LLC
ADDRESS: 30 S. MERIDIAN STREET #1100
INDIANAPOLIS, IN 46204
TELEPHONE NUMBER: 317-577-5600
- 4) SURVEYOR: CHERRY LAND SURVEYING, INC.
ADDRESS: 622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
TELEPHONE NUMBER: 615-269-3972
- 5) THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 INTO 3 LOTS (1, 6, 7) AND REDEFINE PUBLIC ACCESS EASEMENT ON LOT 5.
- 6) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. 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 PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, 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 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 7) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 8) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 9) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 10) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 11) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47187C0204F", DATED: SEPTEMBER 29, 2006. FLOOD ZONE "X".
- 12) LOT NUMBERS SHOWN AS THUS (4) REFERS TO COOL SPRINGS MARKET SUBDIVISION, AS OF RECORD IN PLAT BOOK 20, PAGE 123, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- 13) LOT NUMBERS SHOWN AS THUS (804) REFERS TO THE GALLERIA COMMERCIAL COMPLEX SUBDIVISION REVISION 32 (RE-SUBDIVISION OF LOT 91), AS OF RECORD IN PLAT BOOK 45, PAGE 117, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- 14) LOT NUMBERS SHOWN AS THUS [91] REFERS TO THE GALLERIA COMMERCIAL COMPLEX SUBDIVISION, REVISION 33 (RE-SUBDIVISION OF LOT 91 & 805), AS OF RECORD IN PLAT BOOK 47, PAGE 11, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- 15) LOT NUMBERS SHOWN AS THUS (1) REFERS TO THE RESUBDIVISION OF LOTS 4 & 5; COOL SPRINGS MARKET SUBDIVISION, THIS PLAT.
- 16) THIS PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT, AS OF RECORD IN DEED BOOK 1298, PAGE 983, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SAID EASEMENT IS BLANKET IN NATURE.
- 17) PARCEL NUMBERS SHOWN AS THUS (118.03) REFERS TO WILLIAMSON COUNTY TAX MAP 53.
- 18) PARCEL NUMBERS SHOWN AS THUS {7.02} REFERS TO WILLIAMSON COUNTY TAX MAP 62.
- 19) NORTHING IS BASED UPON ZONE 5301, FIPSIZE 4100; NAD 83 DATUM.
- 20) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 21) PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
- 22) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITH 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.
- 23) PUBLIC ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE PUBLIC ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE PUBLIC ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- 24) LOT 7 SHALL NOT HAVE DIRECT ACCESS TO MALLORY LANE.
- 25) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEMS 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 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.
- 26) THE 20' SEWER EASEMENT THAT FALLS WITHIN EXISTING BUILDINGS ARE EXEMPT OF SAID EASEMENT. THE CITY OF FRANKLIN WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE THAT MAY ARISE TO THE EXISTING STRUCTURE OR SURROUNDING APPURTENANCES, DUE TO MAINTENANCE OR REPLACEMENT OF THE EXISTING SANITARY SEWER MAIN. THE OWNER TAKES ALL RESPONSIBILITY OF THE STRUCTURE AT WHICH POINT MAINTENANCE OR REPLACEMENT OF THE LINE IS DEEMED NECESSARY BY THE CITY OF FRANKLIN AND ITS DESIGNEE.
- 27) LOTS 1, 6 & 7 ARE SUBJECT TO AN AGREEMENT, AS OF RECORD IN DEED BOOK 1336, PAGE 238, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SAID AGREEMENT IS BLANKET IN NATURE.
- 28) THIS PROPERTY IS SUBJECT TO A DECLARATION OF PROTECTIVE COVENANTS AND OWNERS ASSOCIATION, AS OF RECORD IN DEED BOOK 1228, PAGE 344 AND AMENDED IN DEED BOOK 1329, PAGE 575, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	32.75'	936.00'	S28°15'45"W	32.75'	02°00'18"
C2	17.03'	28.00'	S43°18'44"E	16.77'	34°50'45"
C3	34.88'	20.00'	N69°18'08"E	30.63'	99°55'31"
C4	150.63'	1613.32'	N21°08'49"E	150.58'	05°20'58"
C5	207.26'	142.00'	S60°20'28"W	189.34'	83°37'33"
C6	47.04'	346.00'	S81°35'03"E	47.01'	07°47'25"
C7	64.66'	53.00'	S74°23'12"W	60.73'	69°54'19"
C8	96.62'	275.50'	S29°23'12"W	96.13'	20°05'42"
C9	367.07'	427.48'	N57°50'46"E	355.90'	49°11'58"
C10	440.26'	2164.48'	S86°12'34"W	439.50'	1°139'15"
C11	133.93'	80.00'	S77°13'35"W	118.83'	95°55'23"
C12	22.10'	275.50'	S37°08'10"W	22.10'	04°35'47"
C13	74.52'	275.50'	S27°05'19"W	74.30'	15°29'55"

Plat	Reference
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The recording of this plat voids, vacates and supersedes the recording of Lots 1 & 5 of Cool Springs Market Subdivision, as of record in Plat Book 20, Page 123, at the Register's Office for Williamson County, Tennessee.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°37'16"E	128.42'
L2	N71°06'33"W	76.11'
L3	S71°58'44"W	34.41'
L4	N29°15'58"E	77.56'
L5	S60°44'07"E	136.69'
L6	N60°44'07"W	130.57'
L7	N31°05'18"E	19.62'
L8	N58°54'42"W	11.99'
L9	N31°05'18"E	131.96'
L10	S42°33'57"E	19.27'
L11	S67°03'00"E	99.00'
L12	S70°39'38"E	29.73'
L13	N19°20'22"E	48.45'
L14	S70°39'38"E	5.00'
L15	S69°18'56"E	127.96'
L16	S13°41'33"E	32.95'
L17	S12°34'23"W	76.76'
L18	N88°46'25"W	53.99'
L19	N89°37'57"W	135.02'
L20	S74°19'33"W	95.47'
L21	S54°48'44"E	12.72'

Deed Reference

Tax Map 53, Parcel 118.01

Deed reference for this parcel is Deed Book 5902, Page 124, at the Register's Office for Williamson County, Tennessee. Owner of record being: KRG Cool Springs, LLC

Tax Map 53, Parcel 118.02

Deed reference for this parcel is Deed Book 1986, Page 330, at the Register's Office for Williamson County, Tennessee. Owner of record being: Prefco XIX Limited Partnership

Area Table

Lot	Square Feet	Acres
1	921,071	21.145
5	311,484	7.151
6	143,916	3.304
7	31,960	0.734
Total	1,408,431	32.333

Adjoining Owners Table

Tax Map	Parcel	Owner	Book	Page
62	7.02	US Bank National Association	2890	752
62	7.03	B F Nashville, Inc.	6102	308
53	118.03	SouthTrust Corp Realty	1471	758
53	132.03	WB Sports of Nashville, LLC	3687	395
53	132.06	WB Sports MOB of Cool Springs, LLC	4069	923
53	132.07	PHG Franklin, LLC	6779	933

SHEET 2 OF 2 PROJECT #7064

Cool Springs Market Subdivision
Final Plat, Revision 1
(Resubdivision of Lots 1 & 5)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 32.333 TOTAL LOTS: 4
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 8 CLOSURE ERROR: 1:10000
SCALE: 1" = 100' DATE: September 05, 2019

Notes

- 29) THIS PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT AGREEMENT, AS OF RECORD IN DEED BOOK 1257, PAGE 8 AND AMENDED IN DEED BOOK 1330, PAGE 361; DEED BOOK 1359, PAGE 471; DEED BOOK 1979, PAGE 417 AND DEED BOOK 1979, PAGE 444, AT THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SAID EASEMENT IS BLANKET IN NATURE.