

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOT 900, SHADOW GREEN PUD SUBDIVISION, SECTION ONE (OF RECORD IN PLAT BOOK P70, PAGE 142, R.O.W.C.T.) INTO FIVE LOTS AND DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, ZONE 4100; NAD 83 DATUM. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0195F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0195, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED SD-R - (SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT). MINIMUM YARD REQUIREMENTS PER CITY OF FRANKLIN ZONING ORDINANCE, DATED SEPTEMBER 29, 2014, ARE AS FOLLOWS:
- FRONT 10' SIDE - 0'-6' REAR - 0'-20'
5. 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 (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
6. 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.
7. PROPERTY OWNER(S) OR THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES.
8. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN 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.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
10. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 900 OF PLAN ENTITLED "SHADOW GREEN, PUD SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK P70, PAGE 142, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

CONDO LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
25	114,566	2.63

FORMAL OPEN SPACE TABLE

LOT	SQ. FT.±	ACRES±
108	5,136	0.12
109	6,059	0.14

CONSERVATION AREA
LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
900	320,037	7.35

INFORMAL OPEN SPACE TABLE

LOT	SQ. FT.±	ACRES±
110	224,904	5.16

LEGEND

- IRON ROD (NEW)
(1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IR(O) IRON ROD (OLD)
- IP(O) IRON PIPE (OLD)
- PUADE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
- ⓧ LOT NUMBER
- OS OPEN SPACE
- HOA HOME OWNER'S ASSOCIATION
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

(GENERAL NOTES - CONTINUED)

11. 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.
12. 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 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 HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
13. ALL STORMWATER INFRASTRUCTURE WITHIN PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNERS(S) OR THE HOA.
14. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS(S) OR THE HOA.
15. TOTAL AREA: 16.94 ACRES; A PORTION IS WITHIN THE HHO BUFFER.
16. THIS PROJECT LIES WITHIN THE SOUTHHALL CHARACTER AREA.
17. PER STEWART TITLE COMPANY COMMITMENT FILE NO. 2015-060 MINERAL RIGHTS HAVE NOT BEEN SEPARATED FROM THIS PARCEL.
18. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 12,196 AS SHOWN HEREON.

JOHN T. DARNALL, R.L.S. NO. 1571 DATE

PROPERTY MAP REFERENCE

BEING A PART OF PARCEL NUMBER 028.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 090.

DEED REFERENCE

BEING A PART OF THE SAME PROPERTY CONVEYED TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7285, PAGE 144, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PLAT REFERENCE

BEING ALL LOT 900 OF PLAN ENTITLED "SHADOW GREEN, PUD SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK P70, PAGE 142, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

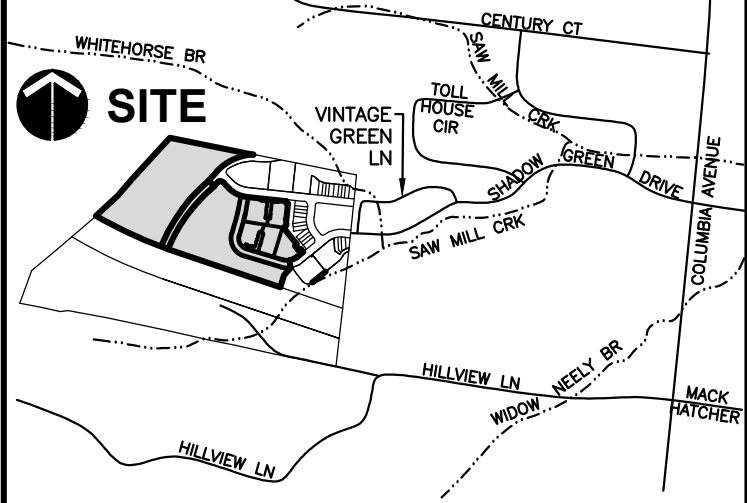
SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.
TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
tdarnall@ragansmith.com

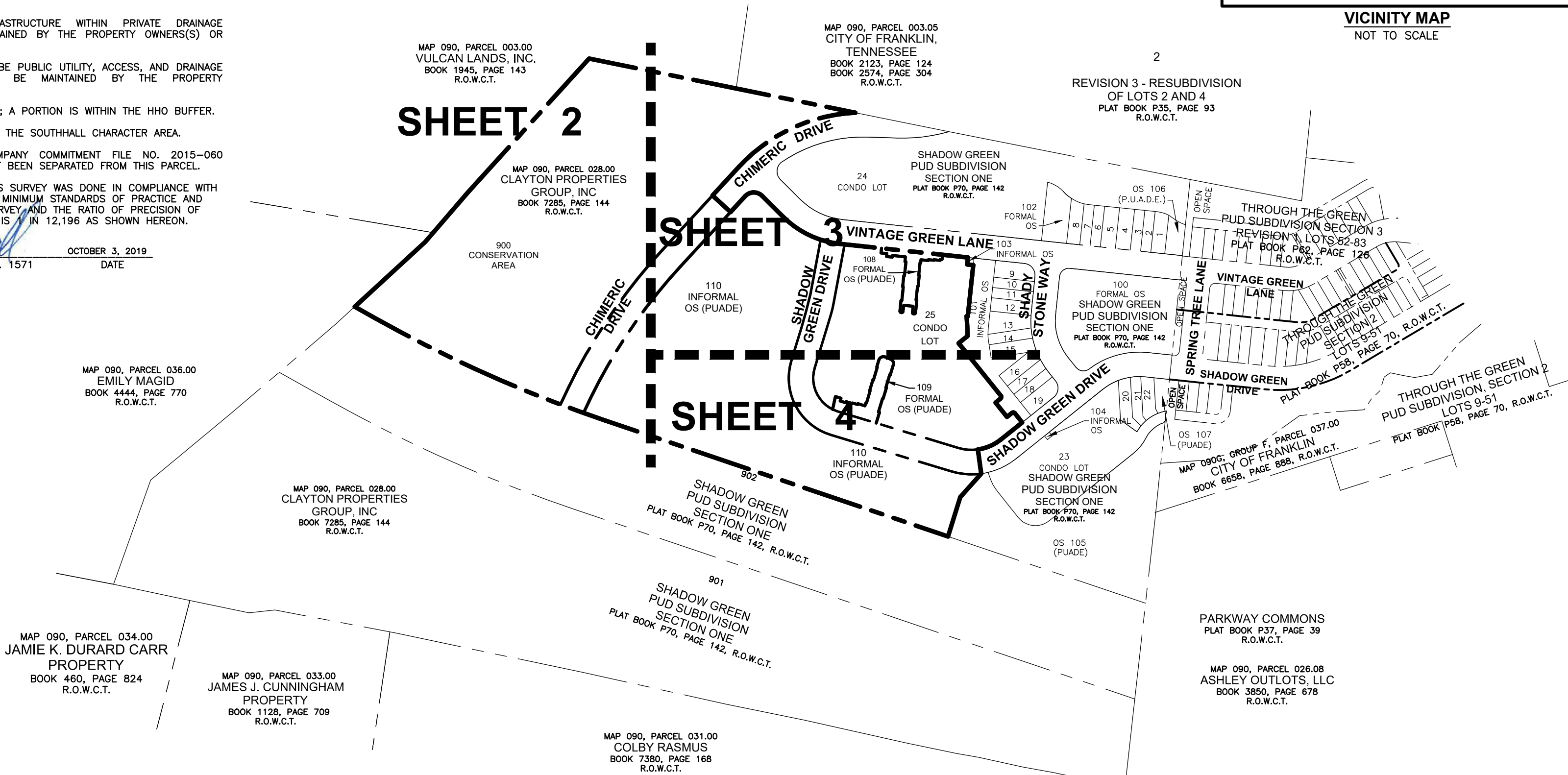
OWNER/DEVELOPER

GOODALL HOMES
TAYLOR DEKALB
393 MAPLE STREET, SUITE 100
GALLATIN, TENNESSEE 37206
(615) 451-5029
taylor.dekalb@goodallhomes.com

SEE NOTE 2.



VICINITY MAP
NOT TO SCALE



SHADOW GREEN
PUD SUBDIVISION
SECTION TWO
(RESUBDIVISION OF LOT 900)
SHADOW GREEN
SECTION ONE
C.O.F. #7083

4TH SUBMITTAL DATE: OCTOBER 3, 2019
3RD SUBMITTAL DATE: SEPTEMBER 9, 2019
2ND SUBMITTAL DATE: AUGUST 1, 2019
1ST SUBMITTAL DATE: JUNE 24, 2019

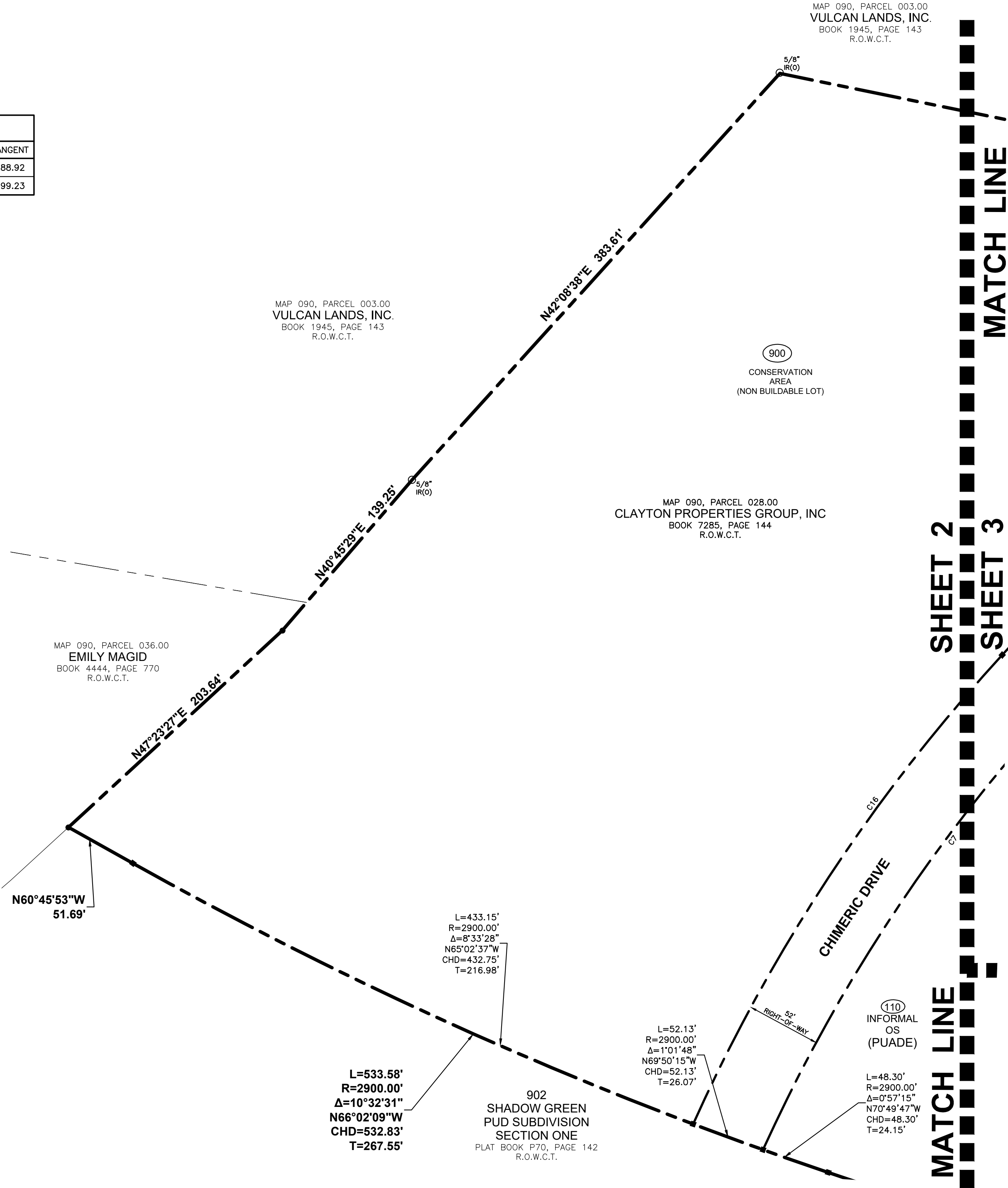
JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP	CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF THE APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
<p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7285, PAGE 144, R.O.W.C.T. 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 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.T.</p> <p>CLAYTON PROPERTIES GROUP, INC d/b/a GOODALL HOMES</p> <p>DATE _____</p> <p>PRINT NAME AND TITLE _____</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 26TH DAY OF NOVEMBER, 2018.</p> <p>JOHN T. DARNALL RLS #1571</p> <p>OCTOBER 3, 2019 DATE</p>	<p>I HEREBY CERTIFY THAT:</p> <p>(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "SHADOW GREEN, SECTION TWO" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR</p> <p>(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.</p> <p>DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE</p> <p>DATE _____</p>	<p>I HEREBY CERTIFY THAT:</p> <p>(1) THE STREETS AND DRAINAGE IN "SHADOW GREEN, SECTION TWO" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR</p> <p>(2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR STREETS AND \$_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.</p> <p>SUPERINTENDENT, STREETS FRANKLIN, TENNESSEE</p> <p>DATE _____</p>	<p>SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.</p> <p>CITY OF FRANKLIN</p> <p>DATE _____</p> <p>WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY</p> <p>DATE _____</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 _____, 2019, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY.</p> <p>SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION</p> <p>DATE _____</p>	<p>CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE</p> <p>NET AREA: 16.93 ACRES± TOTAL LOTS: 9 ACRES NEW ROAD: 1.54 CIVIL DISTRICT: 5TH MILES NEW ROAD: 0.24 CLOSURE ERROR: 1:12,196</p> <p>OWNER: CLAYTON PROPERTIES GROUP, INC</p> <p>SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.</p> <p>SCALE: 1"=200'</p> <p>0 100' 200' 400'</p> <p>SHEET 1 OF 4</p>

GENERAL NOTE

SEE SHEET 1 OF 4 FOR LOT AREAS, NOTES AND REFERENCES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C7	374.62'	1174.00'	18°16'59"	N33°28'40"E	373.03'	188.92
C16	395.01'	1226.00'	18°27'37"	S33°23'21"W	393.30'	199.23



LEGEND

- CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IRON ROD (OLD)
- IRON PIPE (OLD)
- OPEN SPACE
- LOT NUMBER
- REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

RECORDER'S INFORMATION

SHADOW GREEN
PUD SUBDIVISION
SECTION TWO
(RESUBDIVISION OF LOT 900)
SHADOW GREEN
SECTION ONE
C.O.F. #7083

4TH SUBMITTAL DATE: OCTOBER 3, 2019
3RD SUBMITTAL DATE: SEPTEMBER 9, 2019
2ND SUBMITTAL DATE: AUGUST 1, 2019
1ST SUBMITTAL DATE: JUNE 24, 2019

JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=50'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE			
NET AREA: 16.93 ACRES±	TOTAL LOTS: 9		
ACRES NEW ROAD: 0.89	CIVIL DISTRICT: 5TH		
MILES NEW ROAD: 0.14	CLOSURE ERROR: 1:12,196		

OWNER: CLAYTON PROPERTIES GROUP, INC

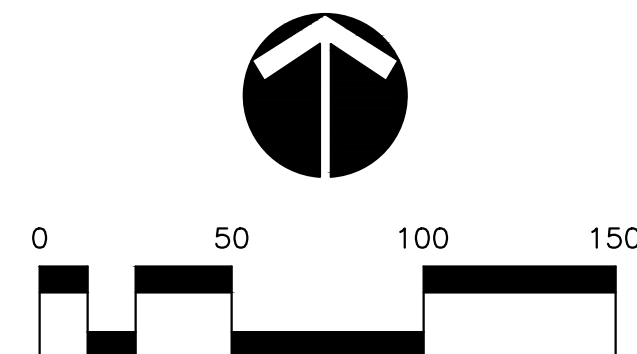
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1"=50' 0 25' 50' 100'

SHEET 2 OF 3

SEE SHEET 1 OF 4 FOR LOT AREAS, NOTES AND REFERENCES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	40.24'	25.00'	92°13'23"	N88°43'51"E	36.03'	25.99'
C2	135.86'	201.00'	38°43'43"	S64°31'19"E	133.29'	70.64'
C3	2.59'	24.50'	6°04'04"	N85°34'34"W	2.59'	1.30'
C7	374.62'	1174.00'	18°16'59"	N33°28'40"E	373.03'	188.92'
C8	93.99'	201.00'	26°47'36"	S58°33'15"E	93.14'	47.87'
C9	41.87'	201.00'	11°56'07"	N77°55'07"W	41.79'	21.01'
C12	24.59'	226.00'	6°14'04"	N13°44'02"E	24.58'	12.31'
C15	107.46'	1488.30'	4°08'13"	N15°39'31"E	107.44'	53.75'
C17	4.71'	3.00'	90°00'00"	S38°56'00"E	4.24'	3.00'
C18	4.71'	3.00'	89°54'42"	N51°01'22"E	4.24'	3.00'
C19	4.71'	3.00'	90°00'00"	S38°56'00"E	4.24'	3.00'
C20	4.71'	3.00'	90°01'10"	N51°04'35"E	4.24'	3.00'



LINE TABLE		
LINE	BEARING	DISTANC
L1	S06°04'21"W	15.00'
L2	S83°56'00"E	13.00'
L3	S03°28'32"E	23.35'
L4	S01°56'30"E	18.88'
L5	S51°19'52"W	24.00'
L10	S06°04'00"W	10.00'
L11	S83°56'00"E	12.60'
L12	S06°04'00"W	6.26'
L13	S83°56'00"E	12.23'
L14	N06°04'00"E	3.50'
L15	S83°56'00"E	27.56'
L16	S06°04'00"W	10.25'
L17	S83°56'00"E	2.33'
L18	S06°04'00"W	29.94'
L19	N83°56'00"W	1.33'
L20	S06°04'00"W	23.81'
L21	S83°56'00"E	1.33'
L22	S06°04'00"W	29.27'
L23	N83°56'00"W	1.70'
L24	S06°04'00"W	22.50'
L25	S83°56'00"E	0.70'
L26	N06°04'00"E	13.00'
L27	S83°56'00"E	20.00'
L28	S06°04'00"W	13.00'
L29	S83°56'00"E	0.69'
L30	N06°04'00"E	26.75'
L31	N83°56'00"W	1.70'
L32	N06°04'00"E	29.02'
L33	S83°56'00"E	1.18'
L34	N06°04'00"E	23.81'
L35	N83°56'00"W	1.18'
L36	N06°04'00"E	26.98'
L37	S83°56'00"E	1.32'
L38	N06°04'00"E	6.52'
L39	S83°56'00"E	15.47'
L40	N06°04'00"E	1.85'
L41	S83°56'00"E	11.69'
L42	N06°04'00"E	1.15'
L43	S83°56'00"E	13.64'
L44	N06°04'00"E	2.45'
L45	S83°56'00"E	3.81'
L46	N06°04'00"E	10.00'

4TH SUBMITTAL DATE: OCTOBER 3, 2019
3RD SUBMITTAL DATE: SEPTEMBER 9, 2019
2ND SUBMITTAL DATE: AUGUST 1, 2019
1ST SUBMITTAL DATE: JUNE 24, 2019

JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=50'

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

NET AREA:	<u>16.93 ACRES±</u>	TOTAL LOTS:	<u>9</u>
ACRES NEW ROAD:	<u>0.89</u>	CIVIL DISTRICT:	<u>5TH</u>
MILES NEW ROAD:	<u>0.14</u>	CLOSURE ERROR:	<u>1:12,196</u>

OWNER: CLAYTON PROPERTIES GROUP, INC

SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1"=50'

SHEET 3 OF 4

SHEET 3 OF 4

SHEET 2

SHEET 3

MATCH LINE

MAP 090, PARCEL 003.00
VULCAN LANDS, INC.
 BOOK 1945, PAGE 143
 R.O.W.G.T.

MAP 090, PARCEL 003.05
CITY OF FRANKLIN, TENNESSEE
BOOK 2123, PAGE 124
BOOK 2574, PAGE 304
R.O.W.C.T.

L=280.68'
R=359.00'
 $\Delta=44^{\circ}47'48''$
S65°01'03"W
CHD=273.59'
T=147.96'

900
CONSERVATION
AREA
(NON BUILDABLE LOT)

S42°37'09"W
82.22'









S47°26'28"E
52.00'

CHIMERIC DRIVE

110
INFORMAL
O.S.

SHEET 3
 **SHEET 4**

LEGEND

- | | | | |
|------------|--|---|--|
| ■ | CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES") |  | FIRE HYDRANT |
| ● | IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") |  | WATER LINE |
| ○ IR(O) | IRON ROD (OLD) |  | WATER METER |
| ○ IP(O) | IRON PIPE (OLD) |  | CATCH BASIN/CURB INLET |
| ◎ | SANITARY SEWER MANHOLE |  | REINFORCED CONCRETE PIPE |
| —SA— | SANITARY SEWER LINE |  | STORM MANHOLE |
| O.S. | OPEN SPACE |  | LOT NUMBER |
| GIP | GREEN INFRASTRUCTURE PRACTICE | PUADE | PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT |
| | | HHO | HILLSIDE/HILLCREST OVERLAY |
| | |  | LIGHT STANDARD |
| R.O.W.C.T. | REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN | | |

R.O.W.C.T. REGISTER'S OFFICE FOR
WILLIAMSON COUNTY, TN



RECORDER'S INFORMATION

MATCH LINE

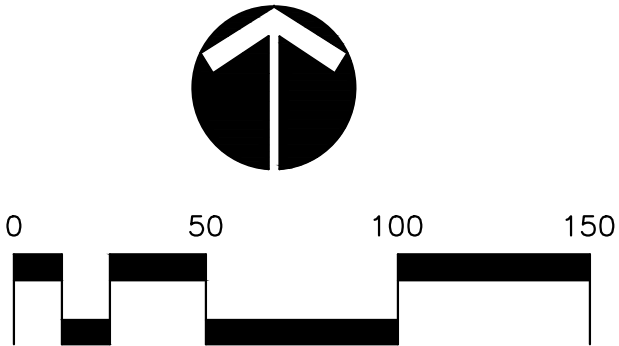
GENERAL NOTE

SEE SHEET 1 OF 4 FOR LOT AREAS, NOTES AND REFERENCES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C4	7.07'	4.50'	90°00'00"	S06°19'52"W	6.36'	4.50
C5	7.07'	4.50'	90°00'00"	S83°40'08"E	6.36'	4.50
C6	53.44'	99.06'	30°54'32"	S66°47'34"W	52.79'	27.39
C10	42.50'	99.00'	24°35'42"	N85°26'47"W	42.17'	21.58
C11	116.24'	74.00'	90°00'00"	N28°08'56"W	104.65'	74.00
C13	64.82'	151.00'	24°35'42"	S85°26'47"E	64.32'	32.92
C14	197.92'	126.00'	90°00'00"	S28°08'56"E	178.19'	126.00
C21	14.86'	10.00'	85°08'04"	N25°45'43"W	13.53'	9.18
C22	16.56'	10.00'	94°51'56"	S64°14'17"W	14.73'	10.89
C23	42.37'	74.00'	32°48'29"	N56°44'41"W	41.80'	21.79
C24	104.12'	74.00'	80°36'54"	N23°27'23"W	95.74'	62.77

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S51°19'52"W	13.50'
L7	S38°40'08"E	39.00'
L8	N51°19'52"E	13.50'
L9	S38°40'08"E	25.00'
L47	N68°19'45"W	12.37'
L48	N16°48'15"E	21.99'
L49	S73°08'56"E	1.20'
L50	N16°51'04"E	29.27'
L51	N73°08'56"W	1.33'
L52	N16°51'04"E	23.81'
L53	S73°08'56"E	1.33'
L54	N16°51'04"E	29.94'
L55	N73°08'56"W	2.33'
L56	N16°51'04"E	23.99'
L57	S12°07'11"W	24.54'
L58	S16°51'04"W	3.50'
L59	N73°08'56"W	12.23'

LINE TABLE		
LINE	BEARING	DISTANCE
L60	N16°51'04"E	6.26'
L61	N73°08'56"W	12.60'
L62	S16°51'04"W	2.45'
L63	N73°08'56"W	13.64'
L64	S16°51'04"W	1.15'
L65	N73°08'56"W	11.69'
L66	S16°51'04"W	1.85'
L67	N73°08'56"W	15.47'
L68	S16°51'04"W	6.52'
L69	N73°08'56"W	1.32'
L70	S16°51'04"W	26.98'
L71	S73°08'56"E	1.18'
L72	S16°51'04"W	23.81'
L73	N73°08'56"W	1.18'
L74	S16°51'04"W	29.02'
L75	S73°08'56"E	1.20'
L76	S16°48'15"W	15.56'

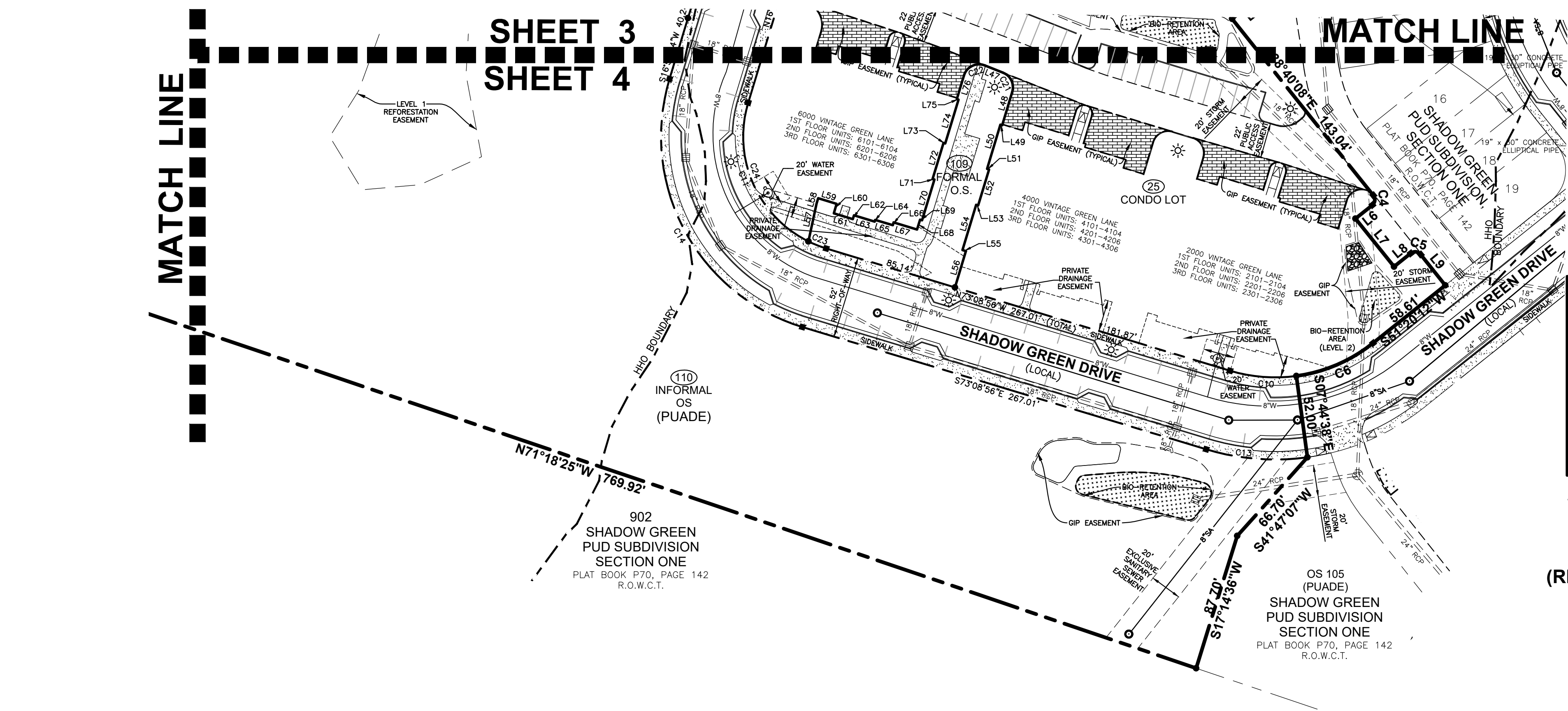


SHEET 3
SHEET 4

MATCH LINE

MATCH LINE

MATCH LINE



RECORDER'S INFORMATION

SHADOW GREEN
PUD SUBDIVISION
SECTION TWO
(RESUBDIVISION OF LOT 900)
SHADOW GREEN
SECTION ONE
C.O.F. #7083

4TH SUBMITTAL DATE: OCTOBER 3, 2019
3RD SUBMITTAL DATE: SEPTEMBER 9, 2019
2ND SUBMITTAL DATE: AUGUST 1, 2019
1ST SUBMITTAL DATE: JUNE 24, 2019

JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=50'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE			
NET AREA:	16.93 ACRES±	TOTAL LOTS:	9
ACRES NEW ROAD:	0.89	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0.14	CLOSURE ERROR:	1:12,196
OWNER: CLAYTON PROPERTIES GROUP, INC			
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.			
SCALE: 1"=50'			

LEGEND	
■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
●	IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
○IR(O)	IRON ROD (OLD)
⊙	SANITARY SEWER MANHOLE
—SA—	SANITARY SEWER LINE
O.S.	OPEN SPACE
GIP	GREEN INFRASTRUCTURE PRACTICE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
⊙	FIRE HYDRANT
—W—	WATER LINE
■	WATER METER
■	CATCH BASIN/CURB INLET
—RCP—	REINFORCED CONCRETE PIPE
⊙	STORM MANHOLE
⊙	LOT NUMBER
PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
HHO	HILLSIDE/HILLCREST OVERLAY
⊙	LIGHT STANDARD

