

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 6855, Page 882, 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 restrictive covenants as in record in Book 382 Page 176, 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

Date

Owner

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in William C. Perry 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

Date

City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:  
(1) the water and sewer systems designated in SECOND REVISION OF WILLIAM C. PERRY Subdivision have been installed in accordance with City specifications, or  
(2) a performance bond 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 (615) 794-4554

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

Subdivision name and street names approved by the Williamson County Emergency Management Agent.

Williamson County Emergency Management Agency

Date

City of Franklin

Date

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

Date

Franklin Municipal Planning Commission

LEGEND

□ = CONCRETE MONUMENT SET THIS SURVEY UNLESS NOTED

● = IRON PIN SET THIS SURVEY UNLESS NOTED

⊙ = (WM) WATER METER

⊙ = (UTP) UTILITY POLE

⋈ = (TEL) TELEPHONE POLE

⊕ = (CO) SEPTIC CLEAN OUT

⊙ = SEWER MAN HOLE

⊙ = FIRE HYDRANT

⋈ = WATER VALVE

○ = TREE

OHE = OVERHEAD ELECTRIC LINE

UE = UNDERGROUND ELECTRIC LINE

LP = LIGHT POLE

6"W = 6 INCH WATER SERVICE LINE

8"S = 8 INCH SEWER SERVICE LINE

NEW ROADS 0.00 LINEAR FEET

TOTAL AREA 0.75 ACRES

CLOSURE 1/20,000

CHAPDELAINE & ASSOCIATES

7376 WALKER ROAD  
FAIRVIEW, TENNESSEE 37062  
( 615 ) 799-8104  
chapsurveyors@msn.com

RANDOLPH L. CHAPDELAINE  
TN. RLS. 1444

CERTIFICATE OF SURVEY

I hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents a survey made under my supervision on the 26th day of August, 2019.  
The ratio of precision of the unadjusted survey is 1/20,000 as shown hereon.

Surveyor Tenn. License No. 1444

Date

CHAPDELAINE & ASSOCIATES 7376 WALKER ROAD  
FAIRVIEW, TENNESSEE 37062  
PHONE (615) 799-8104

1.) ALL DISTANCES SHOWN ARE BASED ON FIELD-RUN SURVEY USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.

2.) UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY, TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.

3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.

4.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THE SURVEYOR.

5.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD) NOT IN 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM MAP 47187C0192C DATED DECEMBER 22, 2016.

6.) (903 W MAIN STREET, 906 W MAIN STREET) DETACHED RESIDENTIAL 6 (R-6) ZONING MINIMUM BUILDING SETBACKS: FRONT-45'; SIDE-5-12'; REAR-25' HISTORIC PRESERVATION OVERLAY--- CHARACTER AREA OVERLAY CFC0-3

7.) THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT FROM WILLIAM C. PERRY SUBDIVISION LOT 1.

8.) 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.

9.) THERE ARE EXISTING DRAINAGE PIPES ALONG THE SIDEWALKS.

10.) THERE ARE NO LINEAR FEET OF NEW STREETS WITH THIS PLAT.

11.) THERE ARE EXISTING SIDEWALKS ON BOTH STREETS AS SHOWN.

12.) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORM WATER 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.

13.) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC OF RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR H.O.A.

14.) WITHOUT FORMING A LEGAL OPINION, THE REFERENCE DEED AND CURRENT DEED OF RECORD IS A WARRANTY DEED, AND THE GRANTEE AS STATED THEREIN HAVE ALL RIGHTS TO THE PROPERTY, INCLUDING MINERAL RIGHTS.

15.) MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR H.O.A.

16.) 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 EASEMENTS WITHOUT OBTAINING ANY FUTURE PERMISSION FROM THE PROPERTY OWNER OR H.O.A. THE PROPERTY OWNER, OR H.O.A. 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 H.O.A. AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOME OWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

17.) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE PREVIOUSLY RECORDED PLAT OF WILLIAM C. PERRY SUBDIVISION FOR LOT 1 AS RECORDED IN PLATBOOK 69 PAGE 16 R.O.W.C.

18.) THE EXISTING CURB CUT AT THE NORTHWEST CORNER OF LOT 3 SHALL REMAIN AS THE ACCESS LOCATION FOR LOT 3. THE LOCATION OF THE PROPOSED ACCESS FOR LOT 1 SHALL BE SUBJECT TO TDOT, AND CITY OF FRANKLIN APPROVAL AND PERMITTING.

GENERAL NOTES

1.) ALL DISTANCES SHOWN ARE BASED ON FIELD-RUN SURVEY USING E.D.M. EQUIPMENT AND ARE ADJUSTED FOR TEMPERATURE.

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FINAL PLAT

SECOND REVISION TO LOT 1  
WILLIAM C. PERRY SUBDIVISION  
9th CIVIL DISTRICT WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE  
OWNER/SUBDIVIDER: WILLIAM C. PERRY AND TATUM M. PERRY  
903 W MAIN STREET, FRANKLIN, TENNESSEE 37064  
PHONE (615) 812-6886  
DEED BOOK 6855 PAGE 882  
WILLIAM C. PERRY SUBDIVISION PLATBOOK 69 PAGE 16  
PROPERTY MAP 78-B CONTROL MAP 78-G GROUP "H" PARCEL 15  
ZONED R-6 (Historic Preservation Overlay) CHARACTER OVERLAY CFC0-3  
CITY OF FRANKLIN PROJECT NUMBER 7084  
DATE: AUGUST 26, 2019 SCALE 1"=50'  
REVISED: SEPTEMBER 26, 2019  
JOB # 5469

0 50' 100'

1" = 50'