GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 165 INTO TWO SEPARATE LOTS 165 & 167.

2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.

3. EXISTING ZONING: ESTATE RESIDENTIAL (ER) / DEVELOPMENT STANDARD IS CONVENTIONAL. CHARACER AREA OVERLAY SWCD-1

4. MINIMUM REQUIRED SETBACK LINES:
   YARD FRONTING STREET (FROM R.O.W.): 25'
   REAR YARD: 20'
   SIDE YARD: 5' WITH A MINIMUM 12' BETWEEN BUILDINGS.

5. SUBJECT PROPERTY IS CURRENTLY ALL OF PARCEL 35 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 61-G GROUP "A"

6. OWNER: (LOT #165) 717 PENDRAGON COURT, FRANKLIN TN 37064
CONTACT: STEPHEN ELI AGUILAR & SALLY ROBIN HOWARD
EMAIL: SRCB84@MSN.COM
ADDRESS: 717 PENDRAGON COURT
FRANKLIN, TN 37067
TELEPHONE: (970) 412-2919

SURVEYOR: CAMPBELL, MCRAE, AND ASSOCIATES SURVEYING
CONTACT: JOHN A. HOOD EMAIL CMAS@ATT.COM
ADDRESS: P.O. BOX 41153
NASHVILLE, TN 37204
TELEPHONE: (615) 298-2424

7. 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. 47187C0208F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47206, PANEL NO. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER FLOOD AREAS" AS AREAS DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

8. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 165 AS SHOWN ON THE FINAL PLAT ENTITLED "AVALON P.U.D. SUBDIVISION, SECTION 3, REVISION 8, CONSOLIDATION OF LOTS 165 & 167 OF RECORD IN PLAT BOOK 59, PAGE 112, R.O.W.C., TN.

9. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPE AND NO VARIANCES WILL BE REQUIRED.

10. ALL LANDSCAPING WITHIN RIGHTS-OF-WAY, MEDIANS AND COMMON OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

11. 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, WITH THE EXCEPTION OF LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS, WHERE THEIR OFF-SITE LINES MAY BE OVERHEAD.

12. THE 5' ACCESS EASEMENTS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALKS TO BE MAINTAINED BY HOME OWNERS ASSOCIATION.

13. DETENTION PONDS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION.

14. ALL COMMON OPEN SPACE IS TO CONTAIN A PUBLIC ACCESS AND PUBLIC UTILITY AND DRAINAGE EASMENT.

15. ALL PRIVATE R.O.W. IS TO CONTAIN A PUBLIC ACCESS AND PUBLIC UTILITY & DRAINAGE EASEMENT.

16. ALL STORM SEWER LINES SHOWN ON THIS PLAT SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE.

17. ALL R.O.W. SHALL BE PRIVATE R.O.W. UNLESS OTHERWISE NOTED.

18. ALL EASEMENTS LABELED AS 15' M.U.D.E.E. ARE EXCLUSIVE WATER LINE EASEMENTS OF MILCROFTON UTILITY DISTRICT.

19. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.

20. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEMC.

21. MINERAL RIGHTS TO BE HELD BY PROPERTY OWNER.

22. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

GENERAL NOTES CONTINUED

23. 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 HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

SPECIAL NOTE

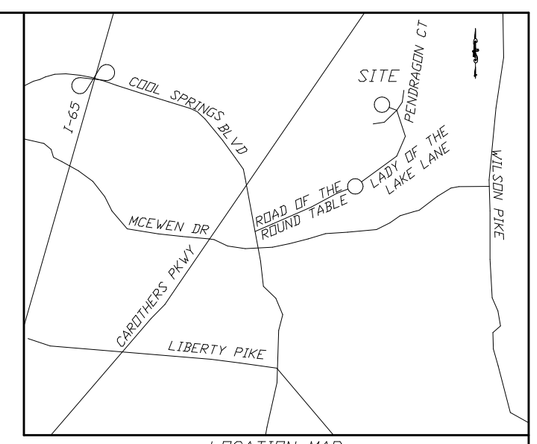
LOTS DESIGNATED WITH AN ASTERISK (*) ARE CRITICAL LOTS, AND MUST HAVE A SEPARATE CRITICAL LOT GRADING & TREE PLAN SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT SUBMITTED TO ENGINEERING FOR REVIEW AND APPROVAL.

GRINDER PUMP NOTE:

LOTS DESIGNATED WITH (SEE GRINDER PUMP NOTE) WILL BE REQUIRED TO HAVE AN INDIVIDUAL & PRIVATELY OWNED GRINDER PUMP FOR SANITARY SEWER SERVICE.

LEGEND:
I.R.(D) = IRON ROD (OLD)
I.R.(N) = IRON ROD (NEW)
C.M.(D) = CONCRETE MONUMENT (OLD)
MH = MAN HOLE
FH = FIRE HYDRANT
WM = WATER METER
WV = WATER VALVE
W = WATER LINE (RECORD)
SA = SANITARY SEWER LINE (RECORD)
G = GAS LINE (RECORD)
OHL = OVERHEAD LINES
E/P = EDGE PAVEMENT
U/P = UTILITY POLE
M.B.S.L. = MINIMUM BUILDING SETBACK LINE
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.C. = REGISTER'S OFFICE FOR WILLIAMSON COUNTY
M.U.D.E.E. = MILCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT
M.U.V.D.E. = MALLORY VALLEY UTILITY DISTRICT EASEMENT

TN GRID NAD 83



LOCATION MAP
NOT TO SCALE

50' 0 50' 100'
GRAPHIC SCALE (IN FEET)
1" = 50'

CITY OF BRENTWOOD
BOOK 5226, PAGE 638
R.O.D.C., TN
PROPERTY MAP 61,
PARCEL 4.02
P.A.W.C., TN

CITY OF BRENTWOOD
CITY OF FRANKLIN

S 79°42'14" E 3.54'
S 79°42'14" E 98.47'
S 87°24'38" E 74.66'
S 21°57'32" E 170.62'
N 08°02'17" E 179.78'
N 36°53'27" E 237.31'
S 08°02'22" W 326.64'
N 81°57'32" W 140.66'
S 08°02'28" W 146.86'
N 72°13'39" W 88.54'

NEW LOT LINE

I.R.(N) I.R.(D) I.R.(W)
10' P.U.D.E. 5' P.U.D.E. 15' P.U.D.E. 15' M.U.D.E.E.

168 SANFORD, MICHAEL & SANFORD, CARROLL
BOOK 6636, PAGE 248
R.O.W.C., TN
PROPERTY MAP 61G,
GROUP A
PARCEL 38
P.A.W.C., TN

167 AREA
50538 S.F.
1.160 ACRES±

165 AREA
23255 S.F.
0.534 ACRES±

EXISTING DWELLING #717
717
24.6'
32.3'
52.4'
11.2'

164 GLENN, MICHAEL L & GLENN, JEANNIE P
BOOK 5851, PAGE 186
R.O.W.C., TN
PROPERTY MAP 61G,
GROUP A
PARCEL 34
P.A.W.C., TN

163 STOCKER, JOSEPH M & STOCKER, SHELLEY A
BOOK 4926, PAGE 975
R.O.W.C., TN
PROPERTY MAP 61G,
GROUP A
PARCEL 33
P.A.W.C., TN

MAG NAIL IN ROCK (D)

NOTE: THE HOME SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED

LADY OF THE LAKE LANE (30')
LOCAL / PRIVATE
30' P.U.D.E.

C1 C2 C3 C4 C5

386

SEE GRINDER PUMP NOTE
LOW PRESSURE GRINDER PUMP STUB

931 COMMON OPEN SPACE
AVALON H.O.A.
BOOK 5704, PAGE 935
R.O.W.C., TN

166 WEISE, STUART
BOOK 7396, PAGE 628
R.O.W.C., TN
PROPERTY MAP 61G,
GROUP A
PARCEL 36
P.A.W.C., TN

PENDRAGON COURT R=45'
(LOCAL / PRIVATE)
40' P.U.D.E.

162 MCDANIEL, MELISSA
BOOK 5344, PAGE 477
R.O.W.C., TN
PROPERTY MAP 61G,
GROUP A
PARCEL 32
P.A.W.C., TN

1.5'+FH
18"
8" W
8" SA
15' M.U.D.E.E.

LADY OF THE LAKE LANE (40')
LOCAL / PRIVATE 40' P.U.D.E.

AVALON P.U.D. SUBDIVISION

SECTION 3, REVISION 10
LOTS 165 & 167
C.O.F. NO. 7147

SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP

* SEE PRPERTY TITLE REFERENCE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD DEED 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 EXTABLISHED 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 COVNANTS AS OF RECORD IN BOOK __, PAGE __, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPETY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPTERTY , EXCEPT AS FOLLOWS: BOOK __, PAGE __, R.O.W.C., TENNESSEE.

OWNER(S) LOT #165 — DATE

OWNER(S) LOT #165 — DATE

OWNER(S) LOT #167 — DATE

OWNER(S) LOT #167 — DATE

SPECIAL UTILITY NOTES

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOW WERE TAKEN FROM VISIBLE APPURTANCES 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 SHOWN 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 THERETOIS 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 TUILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL DIAL 811

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	54.74'	54.49'	N 43° 42' 04" W	19° 00' 34"
C2	105.00'	58.13'	57.39'	N 18° 20' 19" W	31° 43' 04"
C3	25.00'	30.43'	28.59'	N 37° 21' 13" W	69° 44' 52"
C4	180.00'	37.14'	37.07'	N 78° 08' 19" W	11° 49' 20"
C5	45.00'	47.12'	45.00'	S 38° 02' 28" E	60° 00' 00"

JOHN ALAN HOOD
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1838

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 5TH DAY OF NOVEMBER, 2019

SURVEYOR: JOHN HOOD — DATE: 11-5-2019

TN #1838
TENN. LICENSE NO.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY — DATE

CITY OF FRANKLIN — DATE

CERTIFICATE OF APPROVAL OF OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN AVALON P.U.D. SUBDIVISION, SECTION 3, REVISION 8 HAVE 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 SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPT. CITY OF FRANKLIN, TENN. — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE & SIDEWALKS DESIGNATED INAVALON P.U.D. SUBDIVISION, SECTION 3, REVISION 8 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGGREEMENT 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, TENN. — 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 _____, 20__, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION. — DATE

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 1.694 TOTAL LOTS: 1

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 14TH CLOSURE ERROR: 1:15,000

SCALE: 1" = 50' DATE: 11-5-2019