

## SURVEYOR'S NOTES

- The purpose of this plat is to create two (2) lots.
- Bearings and Coordinates & Elevations shown are based on Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100; NAD 83 Datum.
- Property is Currently Zoned R-6. Central Franklin Overlay (CFO)
- Building setbacks determined by City of Franklin.  
Front - 15' Setback  
Rear - 5' Setback  
Side - 5' Setback
- The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) as noted on FEMA FIRM panel # 47187C0192G, Effective on: 12-22-2016.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey, Therefore this survey is subject to the findings of an accurate title search.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- This Property is located in the 9th Civil District of Williamson County Tennessee.
- 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.

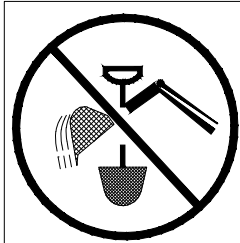
## GENERAL NOTES

- 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.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) of the HOA.
- No obstruction or encroachment which impede the flow stormwater shall be permitted within 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.
- Vehicular access to Lots 1 and 2 shall be from Carter Street via the shared ingress/egress easement shown. There shall be no vehicular access from Strahl Street to Lot 2
- All sidewalks in the public access easement shall be maintained by the property owner(s) and/or HOA, whichever applies.
- 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 removes such encroachments within the easements 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.
- The owner/subdivider, Bradley Pray, attest that no one other than the owner holds mineral rights to the property. No documentation has been found.

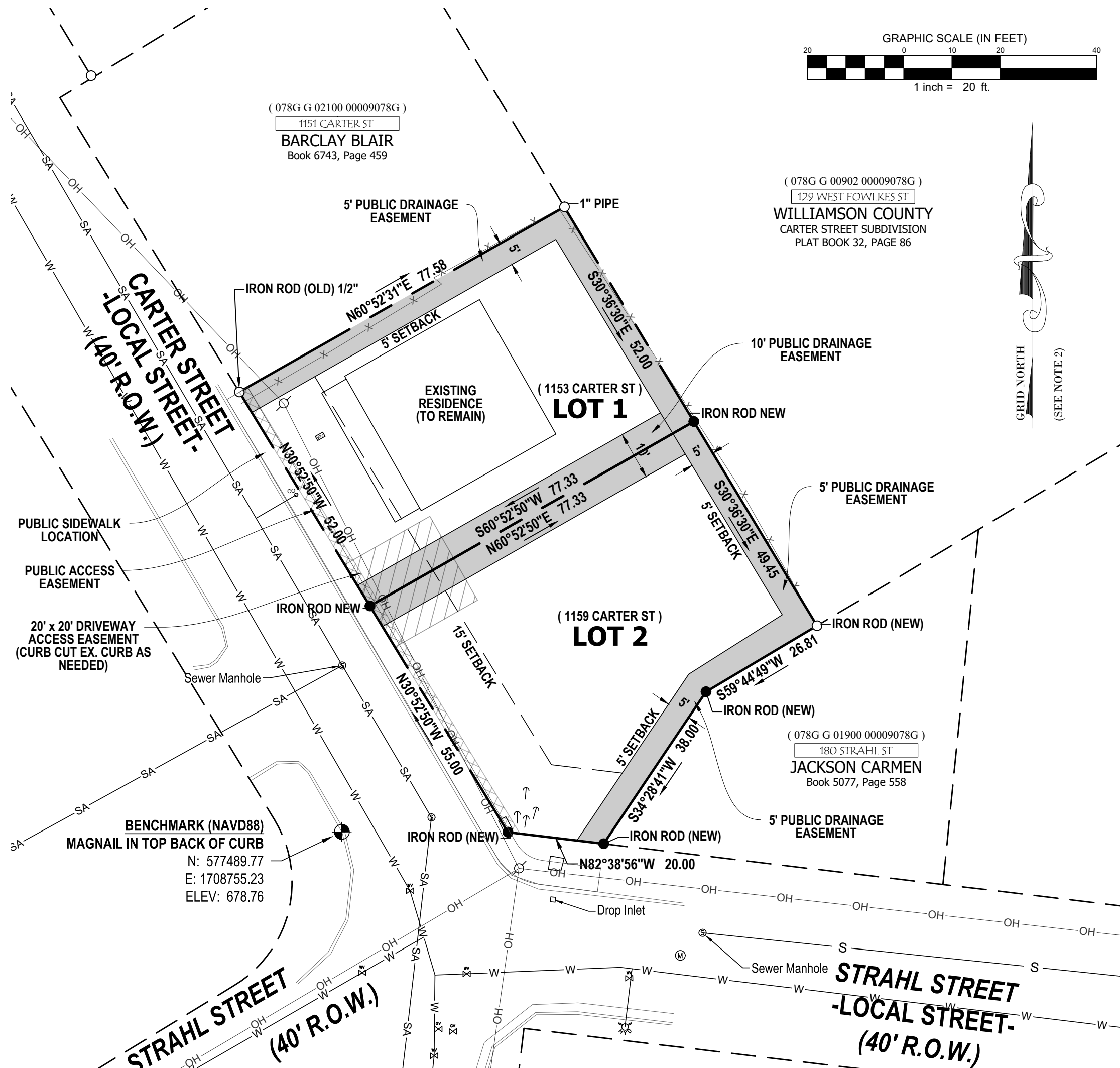
Symbol Legend	
Symbol	Denotes
	IRON ROD (OLD)
	BENCHMARK
	CATCH BASIN
	FIRE HYDRANT
	SEWER MANHOLE
	EXISTING TREE
	WATER VALVE
	WATER METER
	IRON ROD (NEW)
	UTILITY POLE
	GUY POLE
	SEWER CLEANOUT



1711 Hayes Street  
Nashville, TN 37203  
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### Certificate of Approval of Subdivision Name, 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 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: \_\_\_\_\_

### Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in \_\_\_\_\_  
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  
City of Franklin, Tennessee

Date: \_\_\_\_\_

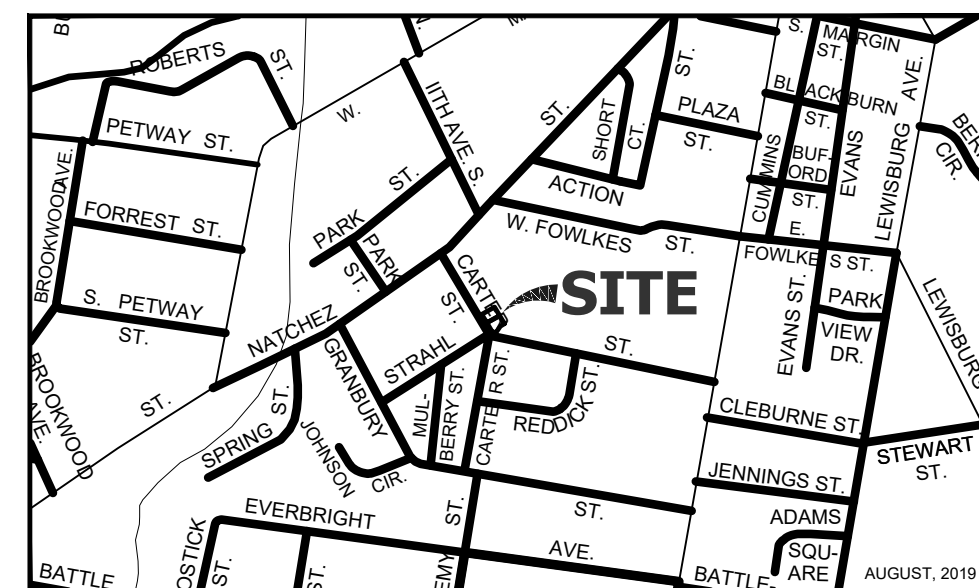
### Certificate of Approval of Water and Sewer Services

I hereby certify that:

- (1) the water and sewer systems designated in \_\_\_\_\_ Subdivision  
have been installed in accordance with 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  
City of Franklin, Tennessee

Date: \_\_\_\_\_



Parcel ID for subject property is ( 078G G 02000 00009078G ) on Williamson County Property Map.

### VICINITY MAP

1" = 1000'

**TOTAL AREA: 8,341 S.F. or 0.19 AC ±**

**LOT 1 AREA: 4,026 S.F. or 0.09 AC ±**

**LOT 2 AREA: 4,315 S.F. or 0.10 AC ±**

### SUBDIVISION #

### RECORD

### Owner/Developer

BRADLEY PRAY  
1153 CARTER STREET  
FRANKLIN, TN 37064  
PHONE 719-641-1685  
EMAIL: BRPRAY@GMAIL.COM

## SURVEYOR'S CERTIFICATE

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments have been placed as indicated and that this survey was actually made on the ground under my direct supervision, using the latest recorded deeds, and other information; that there are no encroachments or projections other than those shown; and that this survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors; and that this survey is true and correct to the best of my knowledge and belief.

Jason A. Garrett

TN R.L.S. NO.: 2861

12-18-18

11-04-19

01-09-20

02-04-20



## FINAL PLAT SUBDIVISION OF THE PRAY PROPERTY

PROJ. #7170

9th Civil District

Franklin, Williamson County, Tennessee

## 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 7442, Page 397, 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.

Bradley Pray

Date: \_\_\_\_\_