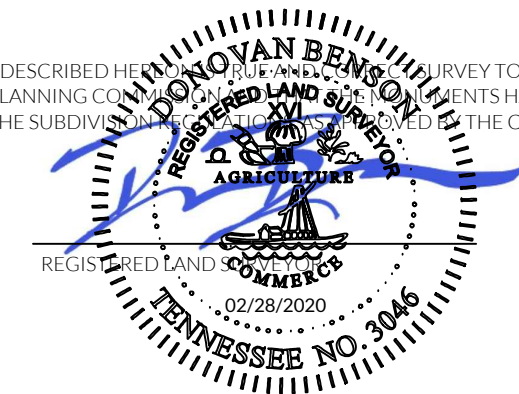


- SURVEY NOTES**
1. NORTH AND BEARING SYSTEM IS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5001, FIPS ZONE 41001, NAD83 (2011) AND BASED UPON OPUS SOLUTION OP1532001302133 & OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS, DATED 07/17/2018.
 2. VERTICAL DATUM IS BASED UPON OPUS SOLUTION OP1532001419050 AND AN ACTUAL FIELD SURVEY BY BA LAND PROFESSIONALS, DATED 07/17/2018.
 3. ALL DATA WAS OBTAINED BY FIELD RUN TOPOGRAPHY UTILIZING SPECTRA FOCUS 30, ON 07/17/2018; 4/19/2019; 5/01/2019; 7/08/2019; & 7/29/2019; 09/11/2019 (UNLESS OTHERWISE NOTED).
 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE PARCEL SHOWN HEREON WERE OBTAINED THROUGH STANDARD RESEARCH.
 5. PER OWNER STATEMENT, OWNER POSSESSES BOTH SURFACE AND MINERAL RIGHTS.
 6. ALL UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND ARE BASED ON LOCATIONS TAKEN FROM OBSERVED EVIDENCE ONLY. NO CERTIFICATION IS MADE OR IMPLIED THAT THE UTILITIES SHOWN ARE CORRECT OR THAT ALL UTILITIES ARE SHOWN.
 7. UTILITIES IN THE FORM OF STORM SEWER, SANITARY SEWER, ELECTRIC, TELEPHONE, CABLE, NATURAL GAS, AND DOMESTIC WATER ARE ALL LOCATED EITHER ON THE SUBJECT PROPERTY OR WITHIN THE PUBLIC RIGHT-OF-WAY ADJOINING SAID PARCEL.
 8. ALL DATA SOURCES, DOCUMENTS AND RECORDS SHOWN HEREON ARE ON FILE IN THE WILLIAMSON COUNTY RECORDER'S OFFICE LOCATED IN FRANKLIN, TN.
 11. THIS SURVEY MEETS ALL OF THE ACCURACY REQUIREMENTS FOR BOUNDARY SURVEY PURSUANT TO TCA 820-03-000.
 12. ERROR OF CLOSURE $\leq 1:10,000$.
 13. ACCESS TO THE LOT IS AVAILABLE VIA CUMMINS STREET PUBLIC RIGHT-OF-WAY. THE LOT SHALL HAVE NO DIRECT VEHICULAR ACCESS TO E FOWLKES STREET.
 14. SETBACKS SHOWN ARE BASED ON THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE (DATED MARCH 1, 2018).
 15. PER CITY OF FRANKLIN ZONING, FRONT SETBACKS ON CORNER LOT ARE BOTH 25' AND SIDES ARE 8'.
 16. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 17. CURRENT ZONING IS "OR" - OFFICE RESIDENTIAL, PER THE OFFICIAL ZONING MAP OF THE CITY OF FRANKLIN - CENTRAL FRANKLIN OVERLAY (CFO).
 18. 10'-30" STREET SETBACKS AND 5' REAR SETBACK, PER TABLE 3-8 IN THE ZONING ORDINANCE.
 19. FRANKLIN CITY PROJECT # 7189.
 20. 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.
 21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
 22. PROPERTY IS LABELED "ZONE X", PER FIRM MAP PANEL NUMBER 47187 C0211G (DEC 22, 2016). DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
 23. THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE BUILDABLE LOT AND TO SHOW THE NECESSARY EASEMENTS NEEDED.
 24. 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.
 25. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPED THE FLOW OF 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.
 26. GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY TO THE ACCURACY REQUIRED BY THE WILLIAMSON COUNTY, TENNESSEE REGIONAL PLANNING COMMISSION. NO UNRECORDED EASEMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION PLAT. I, THE COUNTY ENGINEER,



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS EVIDENCED IN BOOK NUMBER, PAGE, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE _____ OWNER SIGNATURE _____

OWNER NAME (PRINTED) _____ TITLE (IF ACTING FOR OWNERSHIP OR PARTNERSHIP) _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____ SECRETARY OF PLANNING COMMISSION _____

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____ DATE _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 5.5 OF WILLIAMSON COUNTY SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM DATE _____ FRANKLIN WATER _____

SEWER SYSTEM DATE _____ FRANKLIN WATER _____

PLAT OF SURVEY		
517 CUMMINS STREET SUBDIVISION FINAL PLAT		
517 CUMMINS ST FRANKLIN		WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=10'		DATE: 02/28/2020
DESIGN: N/A		JOB NO.: 18-0202
DRAWN: DPB		SHEET NO.:
CHECKED: JBA		1 of 1