



POINT	TN STATE PLANE	GEODETC WGS84
1	575852.12 1709608.99	35° 54' 43.7194" N 86° 52' 27.3895" W
2	575884.47 1709414.01	35° 54' 44.0221" N 86° 52' 29.7633" W

LEGEND

	PROPERTY LINE
	ADJOINING PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT (ESMT) BOUNDARY
	OVERHEAD UTILITY LINE
	FENCE LINE
	BUILDING SETBACK LINE (B.S.L.)
	NATURAL GAS LINE
	STORM DRAINAGE LINE
	SEWER LINE
	SANITARY SEWER MANHOLE
	WATER VALVE
	GAS VALVE
	IRON PIPE (FOUND)
	5/8" REBAR (SET)
	ELECTRIC METER
	GAS METER
	FIRE HYDRANT
	UTILITY POLE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 2754 PAGE 981. R.O.W.C., TENNESSEE AND ADOPT THIS PLAN OF SUBDIVISION OF THE PROPERTY AS SOWN HEREON AND DEDICATED ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO TO PRODUCE LESS THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT 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 LIFE OF PROPERTY. I FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY.

DATE _____ OWNER _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE IN THE FINAL PLAT OF BATTLE GROUND PARK LAND COMPANY SUBDIVISION, REVISION 3 HAVE BEEN INSTALLED ACCORDANCE WITH CITY SPECIFICATIONS.

GENERAL WATER & SEWER MANAGER
FRANKLIN, TENNESSEE

DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PANNING 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 _____, 2020, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTRAR, WILLIAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE _____

CERTIFICATE OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE IN THE FINAL PLAT OF BATTLE GROUND PARK LAND COMPANY SUBDIVISION, REVISION 3 HAVE BEEN INSTALLED ACCORDANCE WITH CITY SPECIFICATIONS.

SUPT. STREETS
FRANKLIN, TENNESSEE

DATE _____

NOTES:

- * DENOTES CRITICAL LOT FOR DRAINAGE DUE TO THE LACK OF EXISTING DRAINAGE INFRASTRUCTURE IN THE VICINITY. THIS LOT SHALL REQUIRE SUBMITTED OF A CRITICAL LOT SITE PLAN WITH ANY FUTURE BUILDING PERMIT SUBMITTAL DETAILED IMPERVIOUS LOT COVERAGE AND MEANS OF LIMITING STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.
- CITY OF FRANKLIN PROJECT NUMBER: 7190
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 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.

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

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

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY

DATE _____

FRANKLIN, TENNESSEE

DATE _____



BATTLE GROUND PARK LAND COMPANY SUBDIVISION, FINAL PLAT, REVISION 3

(RESUBDIVISION OF PORTION OF LOTS 35 AND 36)
BATTLE GROUND PARK LAND COMPANY
BATTLE GROUND PARK ADDITION
AS RECORDED IN PLAT BOOK 1 PAGE 101

CITY OF FRANKLIN PROJECT NUMBER: 7190

CINDY A. KUBICA
1332 COLUMBIA AVE
FRANKLIN, TENNESSEE 37064
PHONE: 615-319-0057
EMAIL: 1332columbia@gmail.com

NINTH (9th) CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE
TAX MAP 78J, GROUP E, PARCEL 5
REFERENCE: RECORD BOOK 2754, PAGE 981
BUILDING SETBACKS PER R-4 ZONING
FRONT SETBACK - 35 FT
SIDE SETBACK - 7 FT
REAR SETBACK - 20 FT

AREA = 0.26 ± ACRES

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS,
OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
SURVEY FIELD WORK WAS COMPLETED ON 01/20/2020

NOTES:

- PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT OUT OF PORTIONS OF LOTS 35 AND 36 AND CREATE EASEMENTS.
- THE RECORDING AND ACCEPTANCE OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THAT PORTION OF LOTS 35 AND 36 AS SHOWN ON BATTLE GROND PARK LAND COMPANY AS RECORDED IN PLAT BOOK 1, PAGE 101.
- UTILITY LINES AS SHOWN ON THIS PLAT ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. PRIOR TO ANY CONSTRUCTION, UTILITIES MUST BE ACCURATELY LOCATED BY EACH RESPECTIVE UTILITY BY CALLING TN ONE CALL 800-351-1111.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- THIS PROPERTY LIES IN ZONE "X". AREA OF MINIMAL FLOODING ACCORDING TO FLOOD INSURANCE RATE MAP 47187C0211G EFFECTIVE DECEMBER 22, 2016.
- PROPERTY IS CURRENTLY ZONED R-4 (DETACHED RESIDENTIAL 3 DISTRICT) MINIMUM BUILDING SETBACKS: FRONT - 35 FT, SIDE - 7', REAR - 20'.
- PUBLIC ACCESS EASEMENT OF 5' LOCATED AT THE FRONT OF THIS PROPERTY RESERVED FOR SIDEWALK CONSTRUCTION.
- THIS SURVEY DOES NOT ADDRESS OR MAKE OPINION TO THE EXISTENCE, OWNERSHIP, OR RESPONSIBILITY OF MINERAL RIGHTS AND/OR ENVIRONMENTAL ISSUES.
- THIS SURVEY IS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- PROPERTY FOUND ON WILLIAMSON COUNTY TAX MAP 78J, GROUP E, PARCEL 5. PROPERTY MEASURED AS 0.26 ± ACRES (11,321 sqft).
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
- CITY OF FRANKLIN MAY ENTER UPON THIS PROPERTY FOR MAINTENANCE, REPAIR, OR INSTALLATION OF UTILITIES WITHIN EASEMENTS OF RECORD OR SHOWN ON THIS PLAT. BY RECORDING THIS PLAT, STRUCTURES, OBJECTS, YARD FURNISHINGS OR ACCESSORIES LOCATED WITHIN THESE EASEMENTS WILL BE CONSIDERED ENCROACHMENTS ON THE EASEMENTS AND MAY BE MOVED WITHOUT FURTHER PERMISSION IF NECESSARY FOR MAINTENANCE, REPAIR, OR INSTALLATION OF UTILITIES.

I HEREBY CERTIFY THAT THIS IS A **CATEGORY I SURVEY** AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF **1:69,419** USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP60 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.06" AND A VERTICAL PRECISION OF 0.10". DISTANCES SHOWN HEREON ARE GROUND.

DATE: 03/03/2020

RONALD G. TAYLOR, R.L.S
TENNESSEE REGISTRATION NO. 2123



L.I. Smith and Associates, Inc.
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DRAWN BY: ZFR	CHECKED BY: RGT	SCALE: 1" = 20'
PROJECT # 200028		DATE: 03/03/2019