



**CERTIFICATE OF OWNERSHIP**

(We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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 unless 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:

By: DR. DAVID SNOWDEN, DIRECTOR OF SCHOOLS Date: 6/16/23  
OWNER OF MAP 780, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157

**CERTIFICATE OF APPROVAL OF SUBDIVISION**

NAME, STREET NAMES AND ADDRESSING

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

Donna Lynch 6/15/23  
Williamson County Emergency Management Agency  
City of Franklin, Tennessee Date

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:

(1) the sewer systems designated in (FSSD) Franklin Elementary School Subdivision have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ 100,000 for the sewer system has been posted with the City of Franklin, Tennessee, to ensure completion of such systems.

Michael R. Williams 6/22/2023  
Director, Water Management Department  
City of Franklin, Tennessee (Where applicable) Date

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**

I hereby certify that:

(1) the streets, drainage and sidewalks designated in (FSSD) FRANKLIN ELEMENTARY SCHOOL SUB. have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ 100,000 for streets, drainage and sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Michael R. Williams 6/24/23  
Director Streets Department  
City of Franklin, Tennessee 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 23 day of June 2023, and this plan has been approved for recording in the Register's Office of Williamson County.

Sherry Anderson 6-27-23  
Secretary, Franklin Municipal Planning Commission Date

**PLAT BOOK: P81**

**PAGE: 3**

REC FEE 30.00  
DP FEE 2.00  
TOTAL 32.00

STATE OF TENNESSEE, WILLIAMSON CO  
SHERRY ANDERSON

SEE SHEET 2 FOR NOTES AND DETAILS

**MTEMC CERTIFICATE OF APPROVAL FOR RECORDING**

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at [www.mtemc.com](http://www.mtemc.com) (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Sherry Anderson 6/15/23  
Middle Tennessee Electric Membership Corporation Date

**COF PROJECT # (7861)**

**FRANKLIN ELEMENTARY SCHOOL SUBDIVISION, FINAL PLAT**

**FRANKLIN, WILLIAMSON COUNTY, TENNESSEE**

TOTAL ACRES: 19.314 TOTAL LOTS: 2

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=100' SHEET 1 OF 2 DATE: 5-9-2022

- LEGEND**
- CONCRETE MONUMENT OLD
  - IRON PIPE OLD
  - IRON PIN OLD
  - IRON PIN NEW: 5/8" WITH HFR CAP
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - MANHOLE
  - UTILITY POLE
  - LIGHT POLE
  - SIGN POST
  - BOLLARD
  - LANDSCAPING
  - YARD LIGHT
  - ELECT. BOX
  - PUBLIC UTILITY AND DRAINAGE EASEMENT - PUDE
  - EDGE OF PAVEMENT
  - MINIMUM BUILDING SETBACK - MBSL
  - PROPERTY/R.O.W. LINE
  - GAS LINE
  - UNDERGROUND WATER
  - SEWER LINE
  - OVERHEAD WIRES
  - OVERHANG
  - FIBER OPTIC
  - UNDERGROUND ELECT.
  - MANHOLE DEPTHS
  - MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
  - PUBLIC DRAINAGE EASEMENT - PDE

**PREPARED BY:**

**WOLD ARCHITECTS AND ENGINEERS**

214 Centerville Drive Suite 300  
Brentwood, TN 37027  
615.370.8530  
wolda.com

**SURVEY DIVISION** mwilliams@wolda.com

**SITE ADDRESS:**

1501 FIGUERS DRIVE  
FRANKLIN, TN. 37064

**SITE INFO:**

FRANKLIN SPECIAL SCHOOL DISTRICT  
MAP 780, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157

**LOT 1**  
FRANKLIN SPECIAL SCHOOL DISTRICT  
PLAT BOOK P67, PG. 58

## LEGEND

CONCRETE MONUMENT OLD	■
IRON PIPE OLD	● IPIPE(O)
IRON PIN OLD	○
IRON PIN NEW 5/8" WITH HFR CAP	● IP(N)
WATER VALVE	⊠
FIRE HYDRANT	⊠
WATER METER	⊠
MANHOLE	⊠
UTILITY POLE	⊠
LIGHT POLE	⊠
SIGN POST	⊠
BOLLARD	⊠ B
LANDSCAPING	LS
YARD LIGHT	⊠ YL
ELECT. BOX	⊠ E
PUBLIC UTILITY AND DRAINAGE EASEMENT	PUDE
EDGE OF PAVEMENT	_____
MINIMUM BUILDING SETBACK	_____ MBSL
PROPERTY/R.O.W. LINE	_____
GAS LINE	_____ G
UNDERGROUND WATER	_____ 6" W
SEWER LINE	_____ 8" SA
OVERHEAD WIRES	_____ OH
OVERHANG	_____
FIBER OPTIC	_____ FO
UNDERGROUND ELECT.	_____ UGE

## NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 2 NEW LOTS OUT OF 1 PARCEL AS SHOWN.
- 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0192G DATED: 12-22-2016.
- 5) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 6) 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.
- 7) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 780, GROUP "A" AND BEING PARCEL 1.00.
- 8) THE PROPERTY IS CURRENTLY ZONED "C1" CIVIC AND INSTITUTIONAL SETBACKS PER ZONING CODE SECTION 3.12.5 ARE: FRONT= 25' LOCAL/COLLECTOR OR 75' ARTERIAL, SIDE=10', REAR=25' ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED WITH CITY OF FRANKLIN PLANNING AND SUSTAINABILITY DEPT. 615-791-3212.
- 9) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- 10) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORM WATER 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.
- 11) 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.
- 12) MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- 13) CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- 14) TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
- 15) ANY ADDITIONAL DEVELOPMENT OR REDEVELOPMENT OF LOT 2 SHALL REQUIRE THE REVIEW AND APPROVAL OF A SITE PLAN BY THE CITY OF FRANKLIN PLANNING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY DEVELOPMENT THAT OCCURS ON LOT 2 WILL BE REQUIRED TO RELOCATE ANY EXISTING SANITARY SEWER AND STORM DRAINAGE ON THE PROPERTY THAT IS CLAY IN MATERIAL AND/OR UNDER ANY BUILDING. THE NEW SANITARY SEWER AND STORM INFRASTRUCTURE MUST BE INSTALLED, TESTED, AND ACCEPTED, AND ALL RELEVANT EASEMENTS RECORDED, BEFORE A BUILDING PERMIT CAN BE ISSUED.
- 16) NO BUILDING PERMIT MAY BE ISSUED UNTIL THE EXISTING SEWER AND STORM LINES UNDER THE EXISTING BUILDING IS REROUTED TO A NEW LOCATION OR UNTIL THE EXISTING BUILDING IS RAZED, WHICHEVER OCCURS FIRST.
- 17) CROSS ACCESS EASEMENT ON LOT 1 SHALL BE ABANDONED AT SUCH TIME LOT 2 IS REDEVELOPED. ZONING ORDINANCE REQUIREMENTS FOR CONNECTIVITY OF STREETS SHALL BE PROVIDED WITH THE REDEVELOPMENT OF LOT 2.

PREPARED BY:

WOLD ARCHITECTS AND ENGINEERS

214 Centerville Drive Suite 300  
Brentwood, TN 37027615.370.8530  
woldae.com

SURVEY DIVISION mwilliams@woldae.com

SITE ADDRESS:

1501 FIGUERS DRIVE  
FRANKLIN, TN. 37064

SITE INFO:

FRANKLIN SPECIAL SCHOOL DISTRICT  
MAP 780, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157LOT 1  
FRANKLIN SPECIAL SCHOOL DISTRICT  
PLAT BOOK P67, PG. 58

100 0 50 100 200

GRAPHIC SCALE - 1" = 100'

## CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	64-44-48	80.00'	50.72'	90.40'	85.67'	N44-58-31E
C2	70-16-04	80.78'	56.84'	99.07'	92.98'	N44-26-47E
C3	89-11-00	100.72'	99.29'	156.77'	141.42'	N35-16-44W
C4	55-36-38	55.00'	29.00'	53.38'	51.31'	N36-50-40W

LOT AREA  
TABLE

LOT NO.	SQ. FT.	ACRES
1	545,455.33	12.522
2	281,557.75	6.464
ROW DEDICATION	14,047.43	0.322
TOTAL	841,060.51	19.308

## CERTIFICATE OF OWNERSHIP

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I (We) further certify that there are no liens on this property, except as follows:  
Book \_\_\_\_\_ Page \_\_\_\_\_ R.O.W.C., Tennessee.

By: Paul ShookDate: 6/16/23

OWNER FOR SCHOOL

OWNER OF MAP 780, GROUP "A", PARCEL 1.00 BOOK 94, PG. 157

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  
24 Rep.  
10-22-23  
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF  
WATER AND SEWER SYSTEMS

I hereby certify that:  
(1) the sewer systems designated in (FSSD) Franklin Elementary School Subdivision have been installed in accordance with City specifications, or  
(2) a performance agreement and surety in the amount of \$ 100K for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Michael R. Williams 6/22/2023  
Director, Water Management Department  
City of Franklin, Tennessee  
(Where applicable)

(3) performance bond in the amount of \$ 100K for the on site water system and/or \$ 100K for off-site water system has been posted with the Microfton Utility District to assure completion of such systems.

General Manager Microfton Utility District

CERTIFICATE OF APPROVAL OF  
STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:  
(1) the streets, drainage and sidewalks designated in (FSSD) FRANKLIN ELEMENTARY SCHOOL SUB. have been installed in accordance with City specifications, or  
amount of \$ N/A for streets, \$ 100K for drainage and \$ 100K for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Chris Ch. 6/26/23  
Director Streets Department  
City of Franklin, Tennessee

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 22 day of June 2023, and this plat has been approved for recording in the Register's Office of Williamson County.

Quynh Nguyen 6/27/23  
Secretary, Franklin Municipal Planning Commission

## MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at [www.mtemc.com](http://www.mtemc.com) (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Ed Kell 6/15/23  
Middle Tennessee Electric Membership Corporation

COF PROJECT # (7861)  
FRANKLIN ELEMENTARY  
SCHOOL SUBDIVISION,  
FINAL PLAT  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 19.314 TOTAL LOTS: 2  
ACRES NEW STREETS: 0 FEET NEW STREETS: 0  
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+  
1"=100' SHEET 2 OF 2 DATE: 5-9-2022

WOLD A.E. PROJECT NO. 227416

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 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.