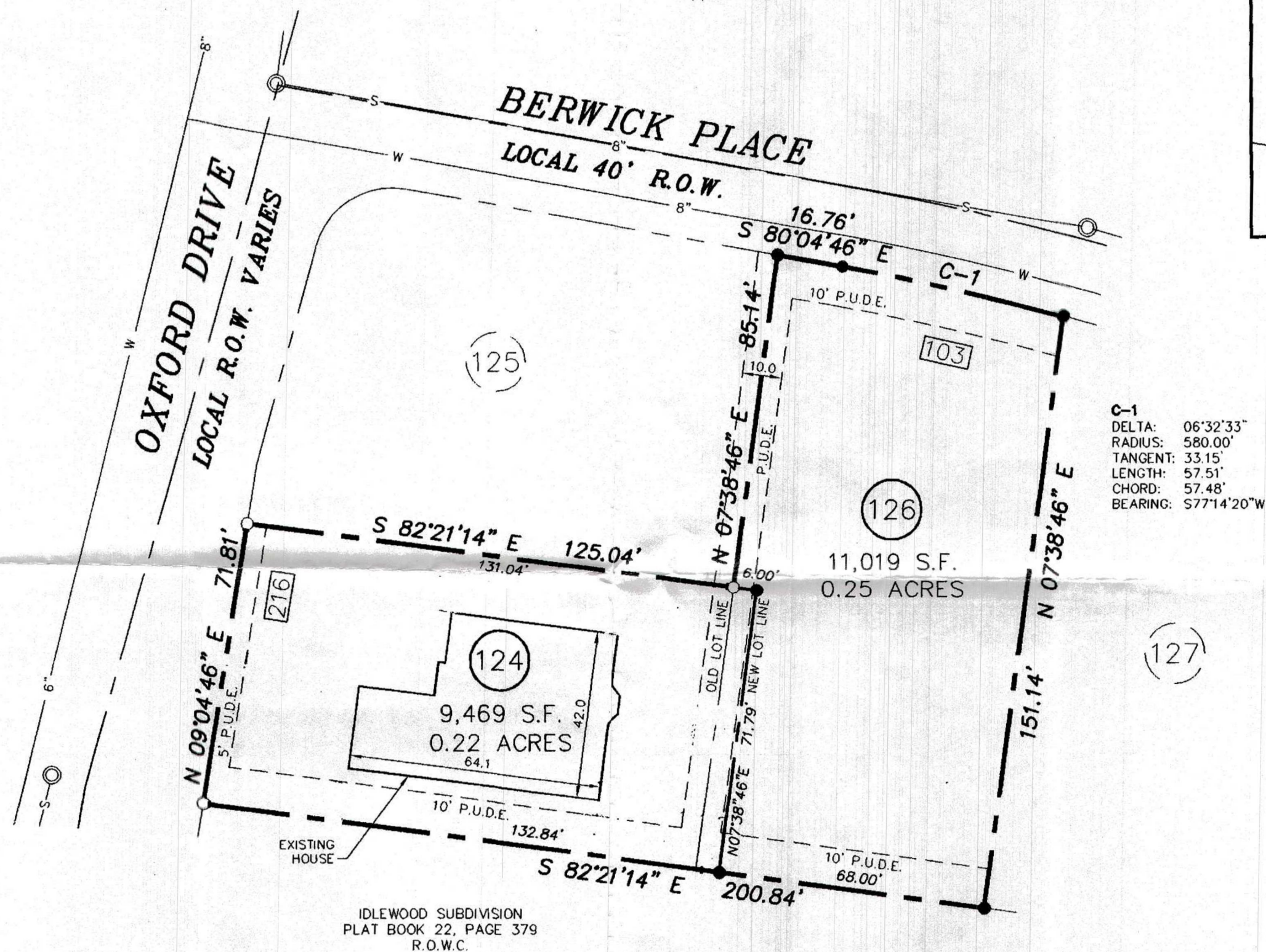


# GENERAL NOTES

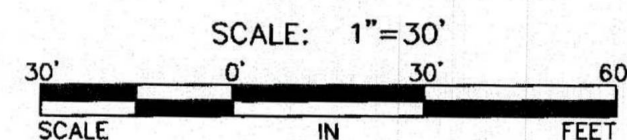
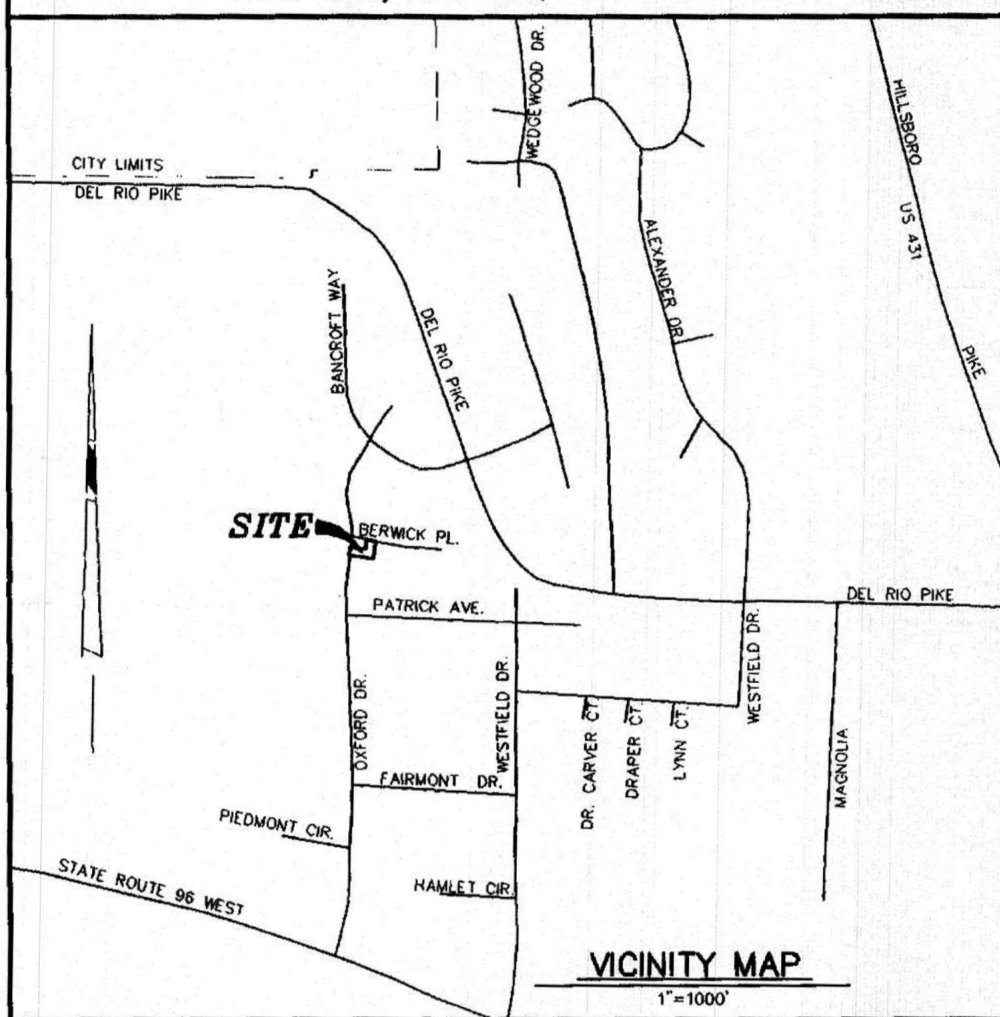
- The property is zoned High Residential. (HR)
- The property shown hereon is parcel 3 on Williamson County property map No. 79.
- Bearings based on previously recorded plat for Rogershire Subdivision, Section five
- This entire tract is located within Zone "X" as shown on FEMA Community panel 470206 0004D dated July 15, 1988.
- Utilities shown hereon were taken from visible structures in the field and recorded maps. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- Minimum required setback lines:  
Yard fronting on local street: 25 feet  
Side yard: 5.12' feet minimum between buildings  
Rear yard: 30 feet
- The ratio of precision of the unadjusted survey is 1:10,000
- Owner & Subdivider, Continental Develop. & Const. Inc.  
Contact: Mr. Nick Psillas  
Address: 414 Bridge Street, Franklin Tn, 37064  
P.O. Box 680116, Franklin, Tn 37068  
Tel. No.: 615-791-0694
- Surveyor: WAMBLE & ASSOCIATES, PLLC  
Address: 40 MIDDLETON STREET  
NASHVILLE, TENNESSEE 37210  
Tel. No. (615) 251-9555
- The recording of this plat voids, vacates, and supercedes the recording of lot 124 & 126, Rogershire Subdivision, Section 5, recorded in Book 26, Page 148 of the Register's Office of Williamson County, Tennessee.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.

## LEGEND

- SANITARY SEWER MANHOLE
- IRON ROD (NEW)
- IRON ROD (OLD)
- EASEMENT LINE
- BOUNDARY LINE
- W --- WATER LINE
- S --- SANITARY SEWER LINE
- 000 STREET NUMBER



TOTAL AREA: 20,488 SQ. FT. OR 0.47 ACRES



## CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision Name and Street names Approved by the Williamson County Emergency Management Agency.  
N/A  
Williamson County Emergency Management Agency Date

## REGISTER'S OFFICE WILLIAMSON COUNTY (STATE OF TENNESSEE)

Received for record the 29th day of May 2000 at 12:24 o'clock P.M. Noted in note book page 479 and recorded in Plat Book no. 31 Fee \$ 12.00

WITNESS MY HAND SADIE WADE 31st Deputy Register

## CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in B.569, P.794, & B.731, P.493, R.O.W.C., Tenn., 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.

Continental Development & Construction Inc.

Owner: [Signature] 9-15-2000  
By: [Signature] Date:



31/119

## RESUBDIVISION OF S LOTS 124 & 126 ROGERSHIRE SUBDIVISION SECTION FIVE, REVISION ONE

PREPARED BY: WAMBLE & ASSOCIATES, PLLC  
W&A FILE NO.: 488-1100

## CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 25th day of April, 2000.

Surveyor: [Signature] 9-5-00  
Tenn. License No. 1597 Date:

## CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Final Plat of Rogershire Subdivision, Resubdivision of Lots 124 & 126, section five have been installed in accordance with city specifications, or (2) a performance bond in the amount of \$10,000 for the water system and \$10,000 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt. Water and Sewer: [Signature] 10/3/2000  
Franklin, Tenn. Date:

## CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Final Plat of Rogershire Subdivision, Resubdivision of Lots 124, & 126, Section Five have been installed in accordance with city specifications, or (2) a performance bond in the amount of \$10,000 for streets, and \$10,000 for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt. Streets: [Signature] 9-28-2000  
Franklin, Tenn. Date:

## CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tn with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the N/A day of N/A 1997, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission: [Signature] 10/3/00  
Date:

## FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.47 TOTAL LOTS: 2  
ACRES NEW STREETS: 0 FEET NEW STREETS: 0  
CIVIL DIST.: 9th CLOSURE ERROR: 1:10,000  
SCALE: 1"= 30' DATE: APRIL 25, 2000