

NOTES:

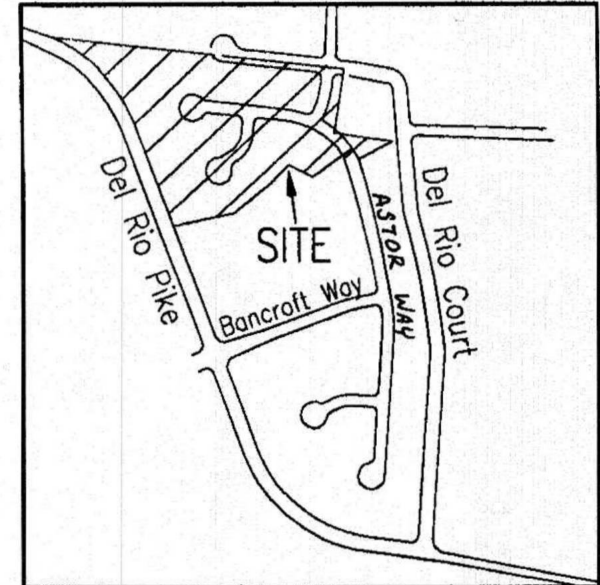
- Existing Zoning HR (High Residential)
- Minimum required setback lines:
Yard fronting Collector street: 60'
Yard fronting Local street: 25' (See Note No. 12)
Side yard: 5' Min. 12' Between Dwellings
Rear yard: 30'
- Concrete Monument
- Iron Rod
- Owner/Subdivider: Rogersshire, LLC (contact Travis Dukes)
Address: 5115 Maryland Way
Brentwood, Tenn. 37027
Tel. No. (615)377-0739
- Surveyor: MFC, Inc. (contact Jim Stinson)
Address: P.O. Box 17465
Nashville, Tenn. 37217
Tel. No. (615)831-9596
- This property is not in an area designated as a Special Flood Hazard Area as shown on FEMA Community Panel No. 470204 0045 D dated 8/15/93.
- Bearings are based on Rogersshire Section One as recorded in Plat Bk.25, Pg.88, R.O.W.C., Tn.
- This Survey is subject to such state of facts as a current Title Search may disclose.
- NO DIRECT ACCESS TO INDIVIDUAL LOTS SHALL BE PERMITTED FROM DEL RIO PK. OR DEL RIO CT.**
- Nonbuildable lots 40-42 shall be maintained by the homeowner's association.
- The dwelling constructed on Lot 54 shall face Amherst Court.

CURVE DATA

NUMBER	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	45°29'32"	525.02	220.12	416.86	N 43°29'38" W	405.99
C2	04°22'57"	315.17	12.06	24.11	S 49°14'14" E	24.10
C3	07°47'22"	319.94	21.78	43.50	N 31°24'25" W	43.46
C4	90°15'19"	20.00	20.09	31.51	S 38°51'50" E	28.35
C5	18°49'59"	279.95	46.43	92.02	S 15°40'50" W	91.61
C6	83°14'38"	20.00	17.77	29.06	S 66°42'53" W	26.57
C7	12°19'41"	319.99	34.56	68.85	N 77°49'38" W	68.72
C8	39°41'06"	20.02	7.22	13.87	N 64°08'56" W	13.59
C9	282°09'45"	45.00	36.31	221.44	S 05°23'16" E	56.50
C10	62°25'49"	20.02	12.13	21.82	N 64°44'46" E	20.75
C11	90°00'00"	20.00	20.00	31.42	S 38°59'29" E	28.28
C12	51°48'44"	80.00	38.86	72.34	S 31°54'53" W	69.90
C13	32°12'12"	20.00	5.77	11.24	S 73°55'21" W	11.09
C14	279°35'04"	45.00	38.04	219.59	S 49°46'04" E	58.10
C15	67°22'54"	20.00	13.33	23.52	N 24°07'51" E	22.19
C16	51°48'44"	120.00	58.28	108.52	N 31°54'53" E	104.86
C17	90°00'00"	20.00	20.00	31.42	N 51°00'31" E	28.28
C18	48°41'18"	280.01	126.69	237.95	S 59°38'50" E	230.85
C19	09°02'02"	319.93	25.27	50.44	N 42°33'49" W	50.39
C20	83°15'12"	20.00	17.77	29.06	N 16°31'44" W	26.57
C21	18°49'31"	320.08	53.06	105.16	N 15°40'49" E	104.69
C22	89°44'41"	20.00	19.91	31.33	N 51°08'11" E	28.22
C23	56°15'37"	45.00	24.06	44.19	S 55°51'40" E	42.43

LINE DATA

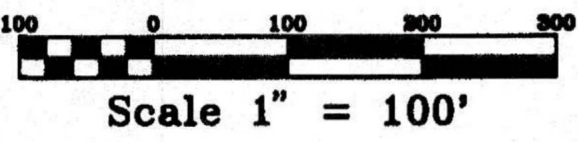
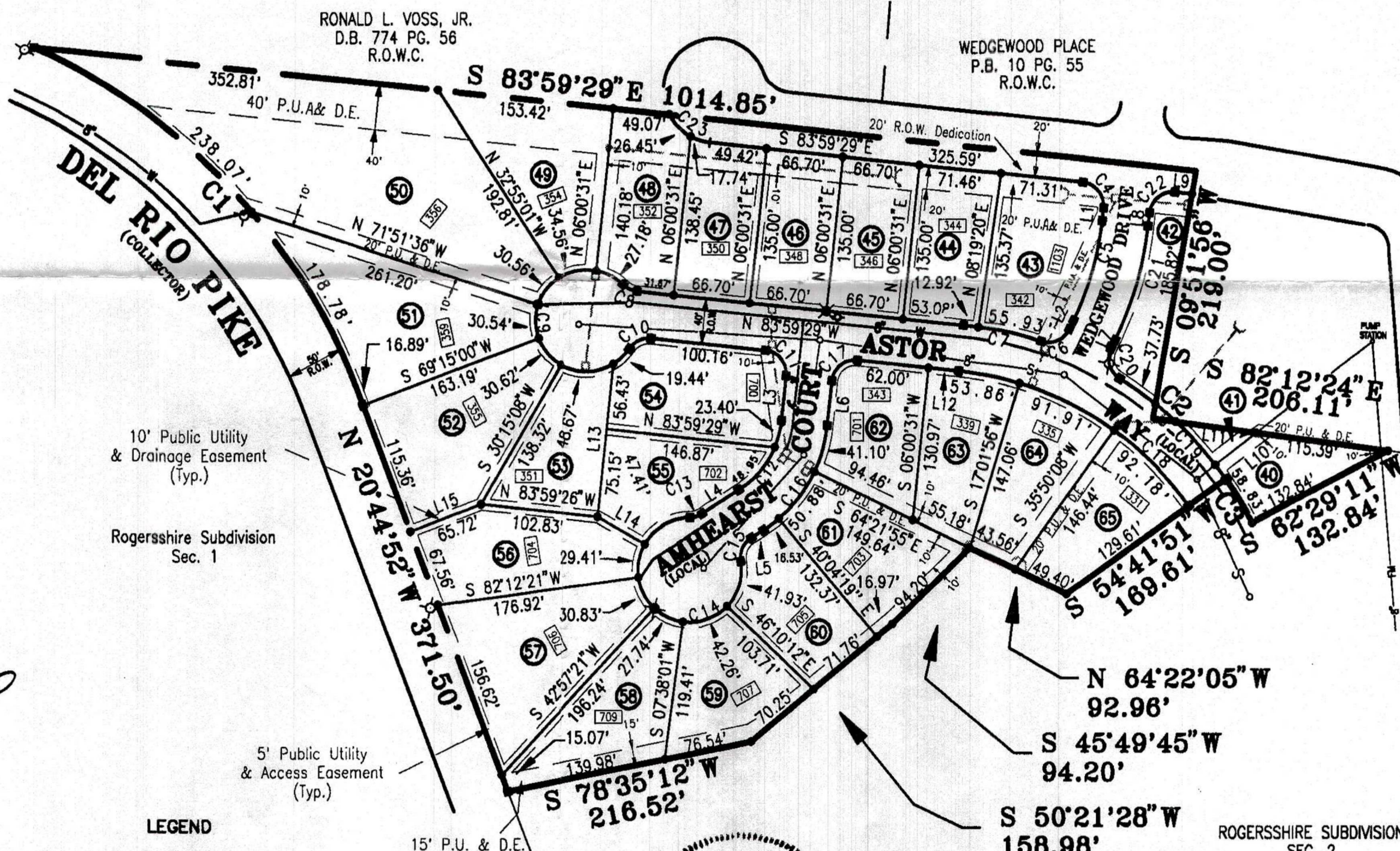
NUMBER	DIRECTION	DISTANCE
L1	N 06°15'50" E	11.01'
L2	S 25°05'34" W	8.44'
L3	S 06°00'31" W	38.94'
L4	S 57°49'15" W	37.81'
L5	N 57°49'15" E	12.45'
L6	N 06°00'31" E	38.94'
L7	N 25°05'34" E	8.44'
L8	N 06°15'50" E	11.37'
L9	N 83°59'29" W	15.20'
L10	N 51°57'13" E	44.81'
L11	N 82°12'24" W	70.03'
L12	N 83°59'29" W	26.57'
L13	S 06°00'31" W	131.58'
L14	S 60°20'38" E	47.16'
L15	S 69°15'08" W	65.72'



LOCATION MAP N.T.S.

LOT AREA

LOT	AREA IN SQ.FT.	ACRE
40	5,687.35 SQ.FT.	0.13 ACRE
41	1,092.34 SQ.FT.	0.03 ACRE
42	6,383.00 SQ.FT.	0.15 ACRE
43	12,182.02 SQ.FT.	0.28 ACRE
44	9,280.23 SQ.FT.	0.21 ACRE
45	9,004.50 SQ.FT.	0.21 ACRE
46	9,004.50 SQ.FT.	0.21 ACRE
47	9,024.06 SQ.FT.	0.21 ACRE
48	10,231.44 SQ.FT.	0.23 ACRE
49	13,964.32 SQ.FT.	0.32 ACRE
50	41,360.67 SQ.FT.	0.95 ACRE
51	18,167.20 SQ.FT.	0.42 ACRE
52	15,110.12 SQ.FT.	0.35 ACRE
53	9,311.45 SQ.FT.	0.21 ACRE
54	11,917.91 SQ.FT.	0.27 ACRE
55	9,284.00 SQ.FT.	0.21 ACRE
56	12,399.19 SQ.FT.	0.28 ACRE
57	16,243.04 SQ.FT.	0.37 ACRE
58	11,882.47 SQ.FT.	0.27 ACRE
59	10,186.39 SQ.FT.	0.23 ACRE
60	9,671.33 SQ.FT.	0.22 ACRE
61	11,008.53 SQ.FT.	0.25 ACRE
62	9,556.23 SQ.FT.	0.22 ACRE
63	9,372.29 SQ.FT.	0.22 ACRE
64	10,006.20 SQ.FT.	0.23 ACRE
65	9,658.59 SQ.FT.	0.22 ACRE



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CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision Name and Street Names Approved By The Williamson County Emergency Management Agency

Stephanie Curran 4-7-98 Date

Williamson County Emergency Management Agency

REGISTERS OFFICE (STATE OF TENNESSEE) WILLIAMSON COUNTY

Received for record the 21 day of April 1999 at 2:30 o'clock P.M. Noted in Note Book 62

Page 33 and recorded in Book no. 28, Page 36

Fee \$ 12.00

WITNESS MY HAND SARAH G. WADE *Brenda King* Register Date 4-7-98

Rec #318861

- LEGEND**
- FM FORCE MAIN
 - S SANITARY SEWER
 - STORM SEWER
 - W WATER LINE
 - ⊗ STREET LIGHT
 - ⊙ FIRE HYDRANT
 - STREET ADDRESS



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 1545, Page 200, 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. Owner/Subdivider: Rogersshire LLC By: Rogersshire Development Co. By: Glen Dukes President

Don Dukes 4-7-98 Date

By Bk. 1545, Pg. 200

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 13 day of Oct 1997.

James R. Stinson 3/16/98 Date

Surveyor 1621 Tenn. License No.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in this Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ 34,000 for the water system and \$ 36,000 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Ed Hounded 4/19/99 Date

Supt. Water and Sewer Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in this Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ 27,000 for streets and \$ 63,000 for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Walter Vaden 4-15-99 Date

Supt. Streets 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 21 day of April 1999, and this plat has been approved for recording in the register's Office of Williamson County.

Bob Harris 4/20/99 Date

Secretary, Franklin Municipal Planning Commission

SECTION FOUR ROGERSSHIRE SUBDIVISION

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 8.24 TOTAL LOTS: 26

ACRES NEW STREETS: 1.10 FEET NEW STREETS: 923.03

CIVIL DISTRICT: 5TH CLOSURE ERROR: 1:10,000

SCALE: 1" = 100' DATE: 3/10/98

40 .13
41 .03
42 .15
.31