

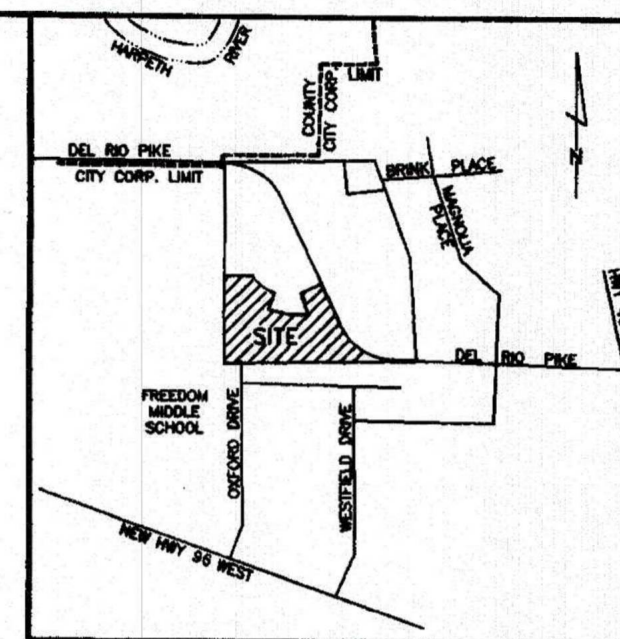
C:\TM841\DWG\96128PL5.DWG (E)

- Existing Zoning: **HIGH RESIDENTIAL (HR)**
- Minimum Required Setback Lines:
Yard Fronting Collector Street: **60'**
Yard Fronting Local Street: **25'**
Side yard: **5'**; MINIMUM **12'** BETWEEN BUILDINGS
Rear yard: **30'**
- Iron Pin (New) ○ Iron Pin (Old)
■ Concrete Monument
- Owner/Subdivider: **ROGERSSHIRE PARTNERSHIP, L.L.C.**
Address: **338 FREEDOM DRIVE**
FRANKLIN, TENNESSEE 37064
Tel. No: **(615) 791-0694**
- Surveyor: **CRAWFORD LAND SURVEYORS, P.C.**
Address: **1929 21st AVENUE SOUTH**
NASHVILLE, TENNESSEE 37212
Tel. No: **(615) 292-2661**
- Property Map 63, Parcels 6, 53 & 54.01
- This property is not affected by the 100 year floodplain based on information taken from "Insurance Rate Map-470206 0004D, dated 7-15-88, for the City of Franklin; and no. 470204 0045D, dated 8-16-93, for Williamson County.
- THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF A CATEGORY 1 SURVEY AS PER THE STANDARDS OF PRACTICE CHAPTER 0820-4 (OFFICIAL RULES) ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.
- BEARINGS ARE BASED ON DEED OF RECORD, IN DEED BOOK 993, PAGE 493, R.O.W.C. TN.
- NO DRIVEWAY ACCESS SHALL BE PERMITTED ONTO DEL RIO PIKE. LOTS 89 AND 149 SHALL HAVE DRIVEWAYS ENTERING OFF OF BANCROFT WAY.
- UTILITIES SHOWN ARE TAKEN FROM FIELD MEASUREMENTS OF STRUCTURES SHOWN AS WELL AS INFORMATION FURNISHED BY UTILITY OWNER REPRESENTATIVE.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
- LANDSCAPED MEDIAN IN STREET SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DRIVEWAY ENTRANCES TO LOT NUMBERS 116 THROUGH 118 SHALL BE CONSTRUCTED PERPENDICULAR TO THE STREET.
- THE DWELLINGS ON LOTS 125 AND 141 SHALL FACE OXFORD DRIVE.
- WATER AND SEWER LINES SHOWN HEREON ARE AS PER APPROVED PLANS. (TYP)

LOT AREAS		
LOT	SQ.FT.	ACRE
89	17,514.1	0.40
116	15,495.8	0.36
117	13,780.8	0.32
118	11,051.5	0.25
119	10,259.2	0.24
120	11,908.5	0.27
121	12,682.9	0.29
122	12,122.2	0.28
123	11,992.9	0.28
124	9,038.3	0.21
125	10,327.9	0.24
126	11,449.8	0.26
127	10,764.4	0.25
128	9,931.8	0.23
129	9,513.0	0.22
130	9,492.7	0.22
131	11,915.5	0.27
132	21,633.1	0.50
133	38,061.0	0.87
134	18,422.1	0.42
135	13,028.9	0.30
136	11,160.5	0.26
137	11,126.0	0.26
138	10,782.2	0.25
139	10,952.1	0.25
140	11,540.5	0.26
141	11,180.0	0.26
142	10,575.4	0.24
143	11,997.8	0.28
144	13,566.7	0.31
149	21,243.7	0.49

TANGENT TABLE		
12	N62-33-01OE	20.37'
13	S82-33-01OW	20.37'
15	N56-54-04E	3.16'

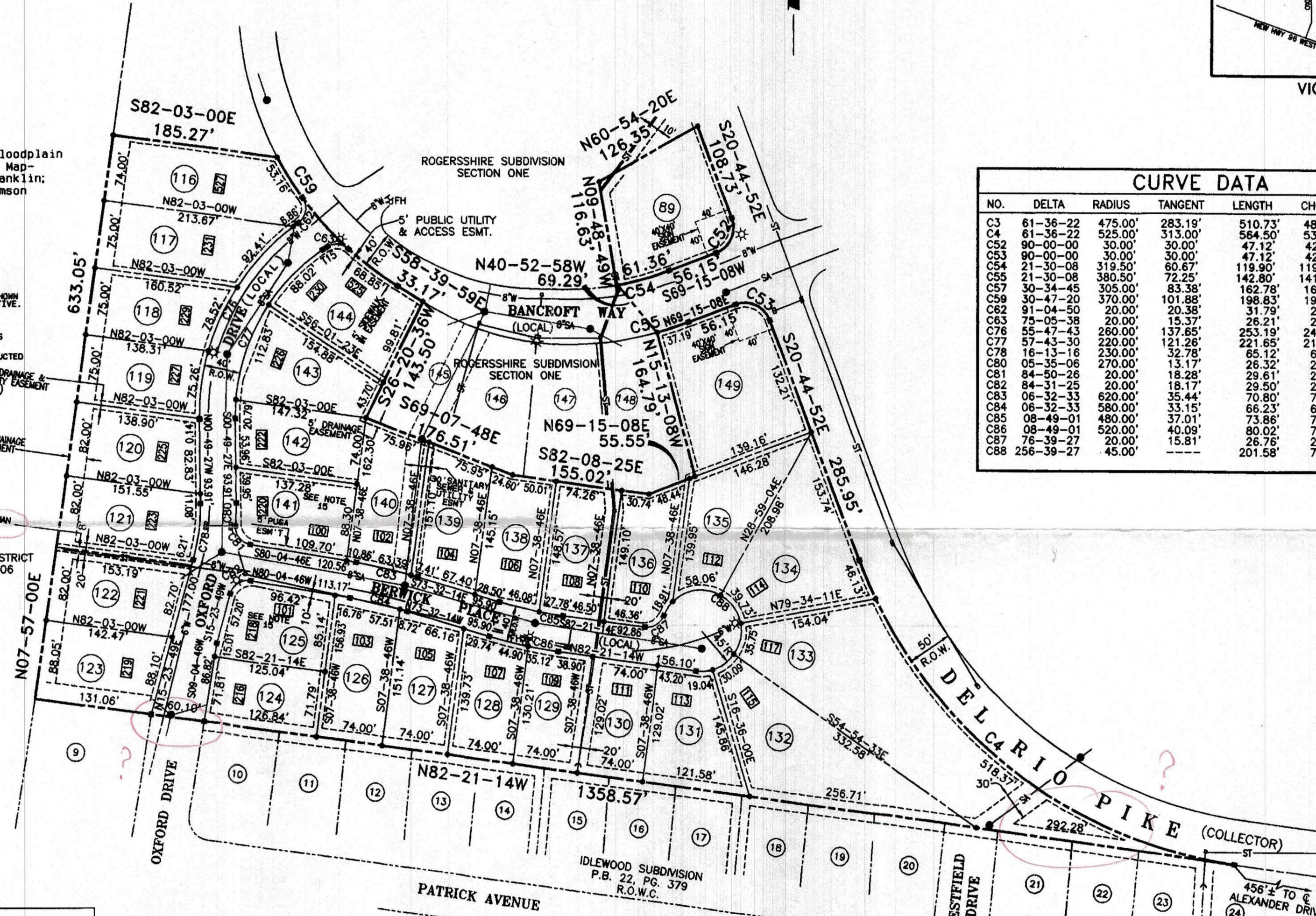
LEGEND	
SANITARY SEWER LINE	— SA —
STORM SEWER LINE	— ST —
WATER LINE	— W —
EASEMENT	— E —
BOUNDARY LINE	— B —
FIRE HYDRANT	⊕ FH
LOT NUMBER	(366)
STREET NUMBER	(000)



VICINITY MAP
N.T.S.

CURVE DATA					
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C3	61-36-22	475.00'	283.19'	510.73'	486.48' S51-33-03E
C4	61-36-22	525.00'	313.00'	564.50'	537.69' S51-33-03E
C52	90-00-00	30.00'	30.00'	47.12'	42.43' N65-44-52W
C53	90-00-00	30.00'	30.00'	47.12'	42.43' N65-44-52W
C54	21-30-08	319.50'	60.67'	119.90'	119.20' S80-00-12W
C55	21-30-08	380.50'	72.25'	142.80'	141.96' S80-00-12W
C57	30-34-45	305.00'	83.38'	162.78'	160.86' S73-57-21E
C59	30-47-20	370.00'	101.88'	198.83'	196.44' S43-16-19E
C62	91-04-50	20.00'	20.38'	31.79'	28.55' S09-25-52W
C63	75-05-38	20.00'	15.37'	26.21'	24.38' N85-33-07W
C76	55-47-43	260.00'	137.65'	253.19'	243.30' N27-04-25E
C77	57-43-30	220.00'	121.28'	221.85'	212.39' N28-02-19E
C78	16-13-16	230.00'	32.78'	65.12'	64.90' S07-17-11W
C80	05-35-06	270.00'	13.17'	26.32'	26.31' S01-58-07W
C81	84-50-26	20.00'	18.28'	29.61'	26.98' S37-39-33E
C82	84-31-25	20.00'	18.17'	29.50'	26.90' N57-39-32E
C83	06-32-33	620.00'	35.44'	70.80'	70.76' N76-48-30W
C84	06-32-33	580.00'	33.15'	66.23'	66.19' N76-48-30W
C85	08-49-01	480.00'	37.01'	73.86'	73.79' S77-56-44E
C86	08-49-01	520.00'	40.09'	80.02'	79.94' S77-56-44E
C87	76-39-27	20.00'	15.81'	26.76'	24.81' S59-19-02W
C88	256-39-27	45.00'	---	201.58'	70.60' N30-40-58W

(54)
FRANKLIN SCHOOL DISTRICT
D.B. 1082, PG. 106
R.O.W.C.



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Janie Dravin Aug 11, 1998
Williamson County Emergency Management Agency Date

REGISTERS OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY
Received for record the 27 day of August 1998 at 1:45 o'clock P M noted in Note Book 60 page 313 and recorded in plat Book no 26 page 148 Fee \$12.00
WITNESS MY HAND SARAH B. WALKER Register of Deeds



**ROGERSSHIRE SUBDIVISION
SECTION FIVE**

26/148

CERTIFICATE OF OWNERSHIP	CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL PLAT
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 60, Page 313, R.O.W.C. Tennessee, and adopt the plan of subdivision of 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 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 provided by the restrictive covenants as of record in Book 60, Page 313, 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: Owner(s)/Subdivider(s): ROGERSSHIRE PARTNERSHIP, L.L.C. ROGERSSHIRE, L.L.C. ROGERSSHIRE DEVELOPMENT, L.L.C. By: <i>William C. Cocarill</i> Date: 8-15-98 *D.B. 69, PG. 794, & D.B. 731, PG. 493	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 15th day of JULY, 1998 <i>William C. Cocarill</i> 7/7/98 Surveyor Date 1401 Tenn. License No.	I hereby certify that: (1) the water and sewer systems designated in ROGERSSHIRE, SECTION FIVE Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$40,000 for the water system and \$40,000 for the sewer system has been posted with the City of Franklin, Tennessee to insure completion of such system. <i>William C. Cocarill</i> 8/26/98 Supt. Water and Sewer Date Franklin, Tenn.	I hereby certify that: (1) the streets and drainage designated in ROGERSSHIRE, SECTION FIVE Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$40,000 for the streets and \$40,000 for the drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements. *D.B. 69, PG. 794, & D.B. 731, PG. 493 <i>William C. Cocarill</i> 8-27-98 Supt. Streets Date Franklin, Tenn.	Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the 26th day of August, 1998, and this plat has been approved for recording in the Register's Office of Williamson County. <i>William C. Cocarill</i> 8-27-98 Secretary: Franklin Municipal Date Planning Commission	FRANKLIN, WILLIAMSON COUNTY, TENNESSEE TOTAL ACRES: 10.77 TOTAL LOTS: 31 ACRES NEW STREETS: 1.21 FEET NEW STREETS: 1194 CIVIL DISTRICT: NINTH CLOSURE ERROR: >1: 10000 SCALE: 1" = 100' DATE: 07-07-98