

C:\DLB\196128PL6.DWG (B)

- Existing Zoning: HIGH RESIDENTIAL (HR)
- Minimum Required Setback Lines:
Yard Fronting Collector Street: 60'
Yard Fronting Local Street: 25'
Side yard: 5'
Rear yard: 30'
Minimum OF 12' Between Dwellings
- Iron Pin (New) — Iron Pin (Old)
Concrete Monument
- Owner/Subdivider: ROGERSSHIRE PARTNERSHIP, L.L.C.
ROGERSSHIRE LLC
ROGERSSHIRE DEVELOPMENT CO.
ROGERSSHIRE, L.P.
GLEN DUKES (CONTACT)
Address: 5115 MARYLAND WAY, SUITE 305
BRENTWOOD, TN., 37027
Tel. No. (615) 791-0594
- 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" 470208 0004D, dated 7-15-88, for the City of Franklin, and No. 470204 0045D, dated 8-16-83, 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 493, PAGE 493, A.O.W.C., TN. AND DEED BOOK 493, PAGE 493, A.O.W.C., TN.
- NO DRIVEWAY ACCESS SHALL BE PERMITTED ONTO DEL RIO PIKE
- UTILITIES SHOWN ARE TAKEN FROM FIELD MEASUREMENTS OF STRUCTURES SHOWN AS WELL AS FROM INFORMATION FURNISHED BY UTILITY OWNER REPRESENTATIVE.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
- LANDSCAPED MEDIANS IN ROADWAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DRIVEWAY ENTRANCES TO LOT NUMBERS 114 AND 115 SHALL BE CONSTRUCTED PERPENDICULAR TO THE STREET.

TANGENT TABLE

16	N89-14-44W	33.91'
17	N56-54-04E	34.30'
18	S56-54-04W	18.22'
19	S07-57-00W	58.98'
20	N07-57-00E	47.88'

LOT AREAS					
LOT	SQ.FT.	ACRE	LOT	SQ.FT.	ACRE
90	13,565.0	0.31	105	15,271.1	0.37
91	15,642.6	0.36	106	35,351.3	0.81
92	15,812.6	0.36	107	16,194.3	0.37
93	19,763.5	0.45	108	10,033.2	0.23
94	21,665.0	0.50	109	9,570.6	0.22
95	15,887.5	0.36	110	9,447.9	0.22
96	9,068.8	0.21	111	9,638.5	0.22
97	13,596.8	0.31	112	9,737.7	0.22
98	10,521.5	0.24	113	9,584.7	0.22
99	9,529.7	0.22	114	9,690.6	0.22
100	9,375.0	0.22	115	11,990.9	0.28
101	26,976.0	0.62	116	11,052.2	0.25
102	21,254.9	0.49	117	11,447.7	0.26
103	16,961.5	0.39	118	12,527.1	0.29
104	13,438.7	0.31	119	14,148.6	0.32

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	45-29-32	525.00'	220.11'	416.84'	405.98'	N43-29-36W
C2	50-06-01	475.00'	222.00'	415.35'	402.24'	N45-47-53W
C3	61-38-22	475.00'	283.19'	510.73'	486.48'	S51-33-03E
C4	61-38-22	525.00'	313.00'	564.50'	537.69'	S53-03E
C5	90-00-00	30.00'	30.00'	47.12'	42.43'	S24-15-08W
C5	90-00-00	30.00'	30.00'	47.12'	42.43'	N65-44-52W
C6	21-30-08	319.50'	60.67'	119.90'	119.20'	S80-00-12W
C7	21-30-08	360.50'	72.25'	142.80'	141.96'	S80-00-12W
C8	34-24-41	270.00'	83.61'	162.16'	159.73'	S72-02-23E
C9	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C10	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C11	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C12	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C13	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C14	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C15	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C16	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C17	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C18	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C19	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C20	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C21	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C22	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C23	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C24	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C25	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C26	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C27	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C28	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C29	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C30	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C31	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C32	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C33	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C34	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C35	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C36	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C37	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C38	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C39	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C40	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C41	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C42	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C43	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C44	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C45	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C46	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C47	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C48	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C49	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C50	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C51	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C52	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C53	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C54	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C55	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C56	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C57	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C58	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C59	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C60	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C61	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C62	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C63	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C64	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C65	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C66	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C67	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C68	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C69	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C70	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C71	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C72	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C73	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C74	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C75	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C76	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C77	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E
C78	30-34-45	305.00'	83.38'	162.78'	160.88'	S75-57-21E

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision Name And Street Names Approved By The Williamson County Emergency Management Agency
 Lynne Clavin 9-2-97
 Williamson County Emergency Management Agency Date

REGISTERS OFFICE

(STATE OF TENNESSEE) WILLIAMSON COUNTY
 Received for record the 31st day of Oct. 1997 at 2:05 P.M. Noted in Note Book page 461 and recorded in Book no. 25 page 88 Fee \$10.00
 WITNESS MY HAND SARAH G. WADE Register of Deeds

LEGEND:	
SANITARY SEWER LINE	— SA —
STORM SEWER LINE	— ST —
WATER LINE	— W —
EASEMENT	— E —
BOUNDARY LINE	— B —
FIRE HYDRANT	— FH —
STREET LIGHT	— SL —
LOT NUMBER	— () —
STREET NUMBER	— [] —

CERTIFICATE OF SURVEY
 William C. Cockbill 10-28-97
 Surveyor Date
 1401
 Tenn. License No

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
 Rogersshire, Section One
 Subdivision have been installed in accordance with City specifications for a performance bond in the amount of \$250,000 for the water system and \$250,000 for the sewer system. The City of Franklin, Tennessee to insure completion of such system.
 Supt. Water and Sewer 10/31/97
 Franklin, Tenn. Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE
 Rogersshire, Section One
 Subdivision have been installed in accordance with City specifications for a performance bond in the amount of \$250,000 for streets and \$250,000 for drainage has been posted with the City of Franklin, Tennessee, to insure completion of such improvements.
 Supt. Streets 10-29-97
 Franklin, Tenn. Date

CERTIFICATE OF APPROVAL FOR RECORDING
 Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted on the Planning Commission Minutes for the 10/31/97 meeting.
 Secretary Franklin Municipal Planning Commission 10/31/97

ROGERSSHIRE SUBDIVISION SECTION ONE

FINAL PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 14.25	TOTAL LOTS: 30
ACRES NEW STREETS: 4.40	FEET NEW STREETS: 3816
CIVIL DISTRICT: NINTH	CLOSURE ERROR >1.10000
SCALE: 1" = 100'	DATE: 8-28-97



25/88