

C:\DLB196128PL6.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 8-16-93, 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 588, PAGE 734, R.O.W.C. TN. AND DEED BOOK 723, P. 10, 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

6	N89-14-44W	33.91'
17	N56-54-04E	34.30'
18	S56-54-04W	18.29'
19	S07-57-00W	56.98'
20	N07-57-00E	47.88'

LOT AREAS					
LOT	SQ.FT.	ACRE	LOT	SQ.FT.	ACRE
90	13,565.0	0.31	105	16,271.1	0.37
91	15,642.6	0.36	106	35,984.3	0.83
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	15,887.6	0.36	110	9,447.9	0.22
96	9,066.8	0.21	111	9,737.7	0.22
97	13,596.8	0.31	112	9,584.7	0.22
98	10,521.5	0.24	113	9,690.6	0.22
99	9,529.2	0.22	114	11,990.9	0.28
100	9,375.0	0.22	115	11,052.2	0.25
101	26,978.0	0.62	146	11,447.7	0.26
102	21,254.9	0.49	147	12,527.1	0.29
103	16,961.5	0.39	148	14,148.6	0.32
104	13,438.7	0.31			

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	45-29-32	925.00'	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	61-36-22	475.00'	283.19'	510.73'	486.48'	S51-33-03E
C4	53-36-22	475.00'	313.00'	564.50'	537.89'	S51-33-03E
C52	90-00-00	30.00'	30.00'	47.12'	42.43'	S24-15-08W
C53	90-00-00	30.00'	30.00'	47.12'	42.43'	N65-44-52W
C54	21-30-08	318.50'	80.87'	119.80'	111.20'	S80-00-12W
C55	21-30-08	360.50'	72.25'	142.80'	141.96'	S80-00-12W
C56	34-24-41	270.00'	83.61'	162.18'	159.73'	S72-02-23E
C57	30-34-45	305.00'	83.58'	162.78'	160.88'	S75-37-21E
C58	02-51-12	330.00'	8.22'	16.43'	16.43'	S75-38-42E
C59	30-47-20	370.00'	101.88'	198.83'	196.44'	S43-16-19E
C60	108-52-55	20.00'	27.98'	38.01'	32.54'	N02-27-36E
C61	86-14-29	20.00'	18.73'	30.10'	27.34'	N02-27-36E
C62	91-04-28	20.00'	20.38'	31.72'	28.55'	S09-25-52W
C64	49-20-29	370.00'	169.95'	318.63'	308.88'	S11-26-18E
C65	50-05-24	330.00'	154.20'	288.50'	279.40'	S11-48-46E
C66	05-16-52	148.00'	136.40'	136.40'	136.40'	S75-29-00W
C67	05-16-57	1520.00'	70.12'	140.14'	140.09'	S10-35-28W
C68	43-41-27	20.00'	8.02'	15.25'	14.88'	N13-53-44W
C69	283-10-50	45.00'	-11.43'	222.43'	55.92'	N74-09-03W
C70	69-28-23	20.00'	20.77'	19.85'	19.85'	S41-41-41E
C71	23-10-13	280.00'	57.40'	113.23'	112.46'	S45-18-57W
C72	21-22-12	320.00'	60.38'	119.35'	118.68'	S46-12-56W
C73	44-06-40	20.00'	8.10'	15.39'	15.01'	S41-41-01W
C74	283-24-52	45.00'	222.61'	136.40'	136.40'	N48-38-53W
C75	37-32-11	20.00'	10.98'	20.08'	19.25'	N64-17-57E
C76	55-47-43	260.00'	137.65'	253.19'	243.30'	N27-04-25E

William C. Cockbill

SECT. 1
30 Lots

25/88

LEGEND

- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- EASEMENT
- BOUNDARY LINE
- FIRE HYDRANT
- STREET LIGHT
- LOT NUMBER
- STREET NUMBER

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Grove Clinch 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 2:45 o'clock P.M. Noted in Note Book 58 page 461 and recorded in Book no. 25 page 88 Fee \$10.00

WITNESS MY HAND SARAH G WADE Register of Deeds

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 1460, Page 385, D.O.W.C. Tennessee, and I 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, re-subdivided, altered, or changed so as to produce less area than is hereby established, otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall any lot (s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 1097, Page 283, D.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 _____ D.O.W.C. _____ Owner (s)/Subdivider (s): ROGERSSHIRE PARTNERSHIP, L.L.C. ROGERSSHIRE DEVELOPMENT CO. ROGERSSHIRE LLC ROGERSSHIRE, L.P.	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 18 th day of July, 1997 <i>William Cockbill</i> 10-28-97 Surveyor Date 1401 Tenn. License No	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS I hereby certify that: (1) the water and sewer systems designated in ROGERSSHIRE, SECTION ONE Subdivision have been installed in accordance with City specifications on 10/29/97 a performance bond in the amount of \$3,000.00 for the water system and \$275,000.00 for the sewer system has been deposited with the City of Franklin, Tennessee to insure completion of such system. <i>Chris Wood</i> 10/31/97 Supt. Water and Sewer Date Franklin, Tenn.	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE I hereby certify that: (1) the streets and drainage designated in ROGERSSHIRE, SECTION ONE Subdivision have been installed in accordance with City specifications on 10/29/97 a performance bond in the amount of \$3,000.00 for streets and \$275,000.00 for drainage has been deposited with the City of Franklin, Tennessee, to assure completion of such improvements. * SIDEWALKS - \$8,000 <i>Wilson Haden</i> 10-29-97 Supt. Streets Date Franklin, Tenn.	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 16 th day of September 1997, and this Plat has been approved for recording in the Register's Office of Williamson County <i>Bob Hank</i> 10/31/97 Secretary, Franklin Municipal Planning Commission Date	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
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