

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	90°00'00"	25.00	25.00	39.27	N45°10'42"W	35.36
C22	55°54'49"	180.00	95.53	175.65	S61°51'53"W	168.77
C26	55°54'49"	220.00	116.76	214.70	N61°51'53"E	206.27
C34	90°00'00"	25.00	25.00	39.27	S44°49'18"W	35.36
C38	90°00'00"	25.00	25.00	39.27	N45°10'42"W	35.36
C39	90°00'00"	25.00	25.00	39.27	S44°49'18"W	35.36
C52	37°37'08"	180.00	61.31	118.18	S71°00'44"W	116.07
C53	18°17'41"	180.00	28.98	57.47	S43°03'19"W	57.23
C61	18°17'41"	220.00	35.42	70.25	N43°03'19"E	69.95
C62	23°18'37"	220.00	45.38	89.51	N63°51'29"E	88.89
C63	14°18'31"	220.00	27.61	54.94	N82°40'03"E	54.80

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L5	S89°49'18"W	26.08
L7	S89°49'18"W	10.00

LEGEND

- CONCRETE MONUMENT (NEW)
- IRON ROD (NEW)
5/8" ROD WITH PLASTIC CAP
MARKED RAGAN-SMITH-ASSOCIATES
- IRON ROD (OLD)
- ⊙ SANITARY SEWER MANHOLE
- * STREET LIGHT (SEE NOTE 20 ON SHT. 1 OF 6)
- ⊕ FIRE HYDRANT
- ⊞ CATCH BASIN
- SA— SANITARY SEWER LINE
- 1234 STREET ADDRESS
- W— WATER LINE
- FM— SANITARY SEWER FORCE MAIN
- 15"— STORM SEWER (REINFORCED CONCRETE PIPE)
- M.U.D.E. MICROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT
- M.V.U.D.E. MALLORY VALLEY UTILITY DISTRICT EXCLUSIVE EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.W.C. REGISTER'S OFFICE FOR WILLIAMSON COUNTY
- Typ. TYPICAL
- ⊕ CEMETERY



SPECIAL NOTE:

Lots designated with an asterisk (*) are critical lots, and must have a separate critical lot plan submitted prior to issuance of a building permit submitted to engineering for review and approval.

SPECIAL WATER SERVICE NOTE:

All lots shown on this plat with the designation "MUD" adjacent to the lot number will have water service from the Microfton Utility District. All other lots will have water service provided by the Mallory Valley Utility District.

RECORDER'S INFORMATION

12/21/2005-04:00:39 PM
05061053

PLAT	62208
BATCH	
PLAT BOOK	P43
PAGE	43
REC FEE	90.00
DP FEE	2.00
TOTAL	92.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
REGISTER OF DEEDS
SADIE WADE
E#5916

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 2667, Page 830, 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 3180, Page 848, 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., Tennessee.

David J. Shuker
Owner(s) AVALON PARTNERS, L.L.C. Date 11-1-05

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the following water system outlined or indicated on the right of way plat entitled AVALON P.U.D. SUBDIVISION, SECTION 2 has been installed in accordance with current local and/or State Government requirements or a Security Bond in the amount of \$15,488 has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.

Andy Conde
Mallory Valley Utility District Date 9-1-05

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the following water system outlined or indicated on the right of way plat entitled AVALON P.U.D. SUBDIVISION, SECTION 2 has been installed in accordance with current local and/or State Government requirements or a Security Bond in the amount of \$15,488 has been posted with Microfton Utility District to assure completion of all required improvements in case of default.

Col. Steve
Microfton Utility District Date 11-10-05

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision Name and Street Names Approved by The Williamson County Department of Emergency Communications.

Jennie Erwin
Date 7-13-05

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that the monuments shown hereon have been located and set under my supervision in accordance with the provisions of the Act of March 27, 2003.

James R. Johnson
Date 12/20/05

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that (1) the sewer system designated in AVALON P.U.D. SUBDIVISION, SECTION 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$18,500.00 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

James R. Johnson
Date 12/20/05

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that (1) the streets and drainage designated in AVALON P.U.D. SUBDIVISION, SECTION 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$130,000.00 for streets and \$90,000.00 for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

James R. Johnson
Date 12-20-05

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 27 day of October, 2003, and this plat has been approved for recording in the Register's Office of Williamson County.

Bob Hunt
Date 12/21/05

FINAL SUBDIVISION PLAT

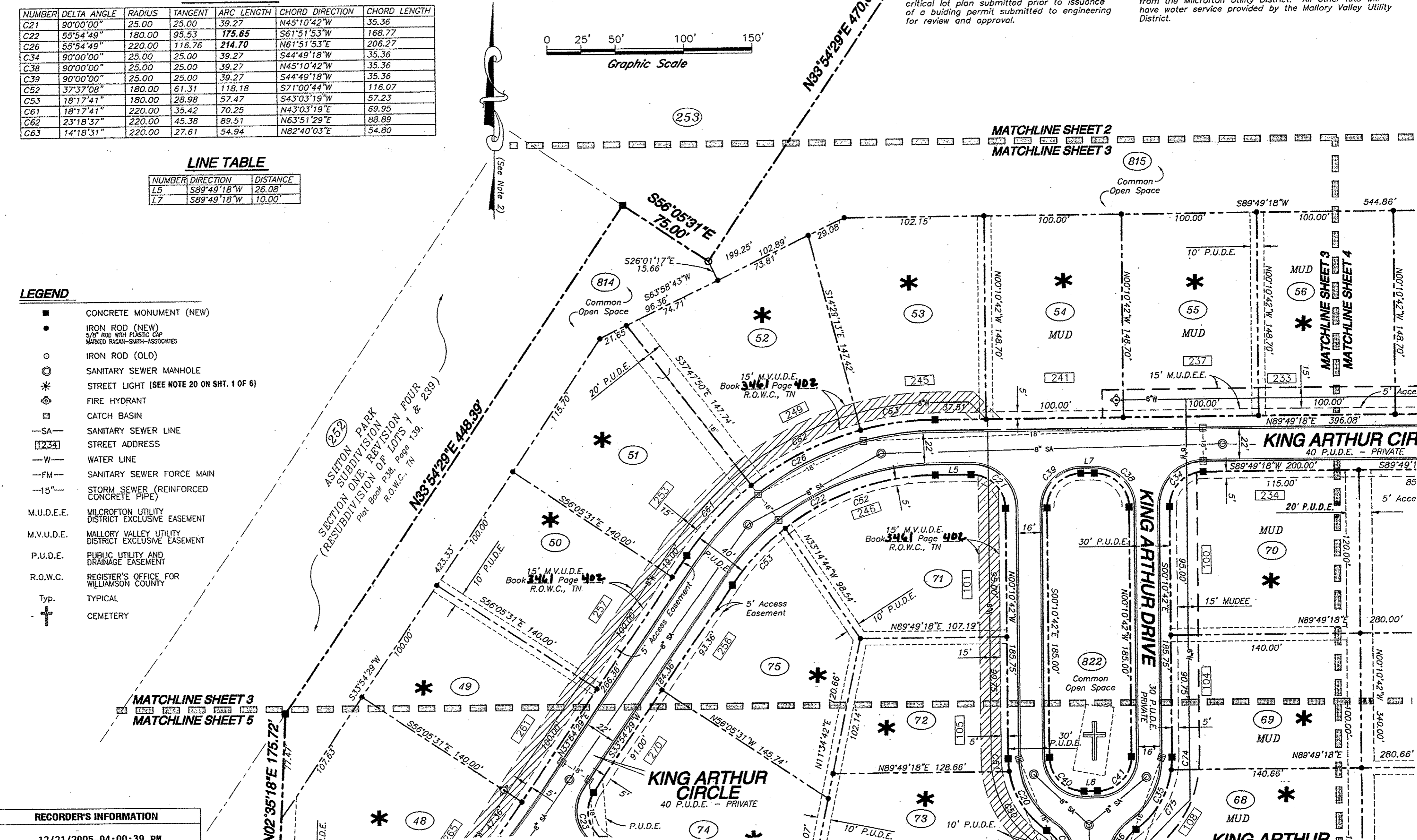
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.

TOTAL ACRES: 41.494± TOTAL LOTS: 51

ACRES NEW STREETS: 3.254± FEET NEW STREETS: 3,813±

CIVIL DISTRICT: 14th CLOSURE ERROR: 1:15,000

SCALE: 1" = 50' DATE: 08/16/04



GENERAL NOTES:

- See sheet 1 for General Notes.
- See lot areas sheet 1 of 6.