



- 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. MILCROTON 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

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 Microton Utility District. All other lots will have water service provided by the Mallory Valley Utility District.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	07°33'25"	735.62	10.00	19.99	S88°48'11"W	19.99
C2	12°17'24"	1330.00	143.19	285.29	N84°16'25"W	284.74
C3	04°48'05"	1521.20	63.78	127.48	N80°31'48"W	127.44
C4	06°57'46"	800.00	48.67	97.22	N86°19'07"W	97.16
C5	05°56'30"	1515.00	78.62	157.11	S87°13'45"W	157.04
C7	91°58'34"	25.00	25.88	40.13	N46°41'53"E	35.96
C8	56°48'07"	180.00	97.33	178.44	N27°41'28"W	171.23
C9	34°05'11"	180.00	55.18	107.09	S44°49'18"W	134.35
C10	90°00'00"	25.00	25.00	39.27	S45°10'42"E	35.36
C11	90°00'00"	25.00	25.00	39.27	S73°08'07"E	128.96
C28	90°00'00"	25.00	25.00	39.27	S27°41'28"E	209.28
C29	34°05'11"	220.00	67.44	130.88	S45°37'58"E	36.17
C30	56°48'07"	220.00	118.96	218.10	N44°49'18"E	77.78
C31	92°41'08"	25.00	26.20	40.44		
C32	90°00'00"	55.00	55.00	86.39		

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C44	43°15'13"	180.00	71.36	135.88	N20°55'01"W	132.68
C45	13°32'54"	180.00	21.38	42.56	N49°19'04"W	42.46
C46	33°40'47"	180.00	54.48	105.81	N72°55'55"W	104.29
C47	00°24'23"	180.00	0.64	1.28	N89°58'30"W	1.28
C48	41°05'13"	95.00	35.60	68.12	S20°21'54"W	66.67
C49	48°54'47"	95.00	43.21	81.10	S65°21'54"W	78.66
C68	00°19'57"	220.00	0.64	1.28	N89°59'17"E	1.28
C69	23°31'03"	220.00	45.80	90.30	S78°05'13"E	89.67
C70	10°14'10"	220.00	19.70	39.30	S61°12'36"E	39.25
C71	07°27'15"	220.00	14.33	28.62	S52°21'54"E	28.60
C72	23°26'43"	220.00	45.65	90.02	S36°54'55"E	89.40
C73	25°54'09"	220.00	50.59	99.46	S12°14'29"E	98.61
C76	03°06'16"	1330.00	36.04	72.07	N88°51'58"W	72.06
C77	09°11'08"	1330.00	106.84	213.22	N82°43'16"W	212.99
C78	00°26'18"	800.00	3.06	6.12	S89°34'51"E	6.12
C79	06°31'27"	800.00	45.60	91.10	N86°05'58"W	91.05

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N78°07'42"W	34.87'
L2	N89°48'00"W	84.74'
L10	N49°05'29"W	24.41'

RECORDER'S INFORMATION

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

PLAT BOOK : P43
PAGE : 43

REC FEE 90.00
DP FEE 2.00
TOTAL 92.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE 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 2667, Page 830, R.O.W.C., Tennessee, and do hereby certify that the plan of subdivision of the property shown hereon and dedicated to public use and easements as noted. No lot(s) adjacent to the property shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby shown on this plat. This subdivision shall be subject to the provisions of the City of Franklin, Tennessee, and under no condition shall any lot(s) be made to produce less area than is prescribed by the restrictive covenants of a record in Book 5780, Page 341, 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.

Owner(s) Daniel & Sherry
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 \$100,000.00 has been posted with Microton Utility District to assure completion of all required improvements in case of default.

Cal Shaw
Microton Utility District Date 11-10-05

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 \$100,000.00 has been posted with Microton Utility District to assure completion of all required improvements in case of default.

Cal Shaw
Microton Utility District Date 11-10-05

GENERAL NOTES:

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

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.



AVALON P.U.D. SUBDIVISION SECTION 2

JOB NO: 95-132 W.O: 6710
SHEET 6 OF 6

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

David Irwin
Williamson County Department of Emergency Communications Date 7-13-05

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is a true and correct copy of the original plat as shown hereon. This subdivision plat was filed for record in Book 5780, Page 341, R.O.W.C., Tennessee, on 11/1/05.

David Irwin
Surveyor Date 11/1/05

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that: (1) the sewer system designated in AVALON P.U.D. SUBDIVISION, SECTION 2 has been installed in accordance with City specifications; and (2) a performance bond in the amount of \$200,000.00 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

David Irwin
Supl. Water and Sewer Franklin, Tenn. 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; and (2) a performance bond in the amount of \$100,000.00 for streets and drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

David Irwin
Supl. Streets Franklin, Tenn. 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 12/21/05 and this plat has been approved for recording in the Register's Office of Williamson County.

Bob Harte
Secretary, Franklin Municipal Planning Commission 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