



**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C11	20°33'07"	1493.71	270.80	535.79	N22°50'14"W	532.92
C16	90°00'00"	4.50	4.50	7.07	N74°32'17"W	6.36
C17	90°00'00"	4.50	4.50	7.07	N15°27'43"E	6.36
C27	90°00'00"	16.00	16.00	25.13	S39°15'30"W	22.63
C28	23°54'32"	490.00	103.75	204.47	S72°18'14"W	202.99
C29	93°33'57"	120.00	127.71	195.96	S13°33'59"W	174.90
C51	23°54'32"	450.00	95.28	187.78	N72°18'14"E	186.42
C52	90°00'00"	25.00	25.00	39.27	S50°44'30"E	35.36
C53	180°00'00"	45.00	0.00	141.37	N84°15'30"E	90.00
C63	92°02'16"	55.00	56.99	88.35	N74°16'09"W	79.15
C64	87°55'31"	25.00	24.11	38.36	N76°19'32"W	34.71
C65	00°51'13"	1079.93	8.04	16.09	N32°47'22"W	16.09
C66	93°33'57"	80.00	85.14	130.64	N13°33'59"E	116.60
C78	00°42'42"	1382.00	8.58	17.17	N32°51'38"W	17.17
C79	92°58'00"	25.00	26.33	40.56	N13°58'43"E	36.26
C93	05°57'56"	600.00	31.26	62.47	N59°45'59"E	62.44
C97	01°15'38"	490.00	5.39	10.78	S83°37'41"W	10.78
C98	10°07'27"	490.00	43.40	86.58	S77°56'08"W	86.47
C99	10°07'27"	490.00	43.40	86.58	S67°48'41"W	86.47
C100	02°24'00"	490.00	10.26	20.52	S61°32'58"W	20.52
C101	33°38'20"	120.00	36.27	70.45	S43°31'48"W	69.45
C102	59°55'36"	120.00	69.18	125.51	S03°15'11"E	119.87
C124	07°24'50"	450.00	29.15	58.23	N64°03'23"E	58.19
C125	16°29'42"	450.00	65.23	129.55	N76°00'39"E	129.11
C126	43°09'08"	45.00	17.80	33.89	S27°19'04"E	33.10
C127	46°50'52"	45.00	19.50	36.79	S72°19'04"E	35.78
C140	55°03'17"	55.00	28.66	52.85	N55°46'40"W	50.84
C141	36°58'59"	55.00	18.39	35.50	S78°12'12"W	34.89
C144	00°42'47"	1179.93	7.34	14.69	S27°53'38"E	14.69

**MATCHLINE SHEET 4**  
**MATCHLINE SHEET 5**

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L7	N29°32'17"W	1.00'
L11	N05°44'30"W	44.33'
L12	S05°44'30"E	44.34'
L18	S05°44'30"E	5.17'
L20	N05°44'30"W	5.17'
L23	S05°44'30"E	19.20'
L26	S59°42'43"W	20.01'

**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.

**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
- ⊕ 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.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

**GENERAL NOTES:**

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

**RECORDER'S INFORMATION**

07/21/2005 - 12:35 PM  
05033422

PLAT BOOK : P41  
PAGE : 137

REC FEE 90.00  
DP FEE 2.00  
TOTAL 92.00

STATE OF TENNESSEE, WILLIAMSON COUNTY  
SADIE WADE E397  
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 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 \_\_\_\_\_ Page \_\_\_\_\_, 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.

*Sadie Wade* 6/23/05  
Owner(s) AVALON PARTNERS, L.L.C. Date

**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 1 has been installed in accordance with current local and/or State Government requirements or a Security Bond in the amount of \$250,000.00 has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.

*Donkey Conde* 6-23-05  
Mallory Valley Utility District Date

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

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

*Jennie Irwin* 4-6-05  
Date  
Williamson County Department of Emergency Communications

**CERTIFICATE OF SURVEY**

I (we) hereby certify that the subdivision plot as shown hereon is correct and that the monuments shown hereon have been placed and are true. This subdivision plot was surveyed and approved by me under my supervision on this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

*John Wilton* 7-21-05  
Date  
Supt., Water and Sewer Franklin, Tenn.

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

I hereby certify that: (1) the sewer system designated in AVALON P.U.D. SUBDIVISION, SECTION 1 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$250,000.00 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

*John Wilton* 7-21-05  
Date  
Supt., Water and Sewer Franklin, Tenn.

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**

I hereby certify that: (1) the streets and drainage designated in AVALON P.U.D. SUBDIVISION, SECTION 1 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$250,000.00 for streets and drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

*John Wilton* 7-21-05  
Date  
Supt., Streets 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 day of Sept. 2004, and this plat has been approved for recording in the Register's Office of Williamson County.

*Bob Ratti* 7/21/05  
Date  
Secretary, Franklin Municipal Planning Commission

**FINAL SUBDIVISION PLAT**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 34.84± TOTAL LOTS: 54

ACRES NEW STREETS: 7.10± FEET NEW STREETS: 6,162±

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

SCALE: 1" = 60' DATE: 08/16/04

**AVALON P.U.D. SUBDIVISION SECTION 1**

JOB NO: 95-132 W.O: 6710  
SHEET 4 OF 6