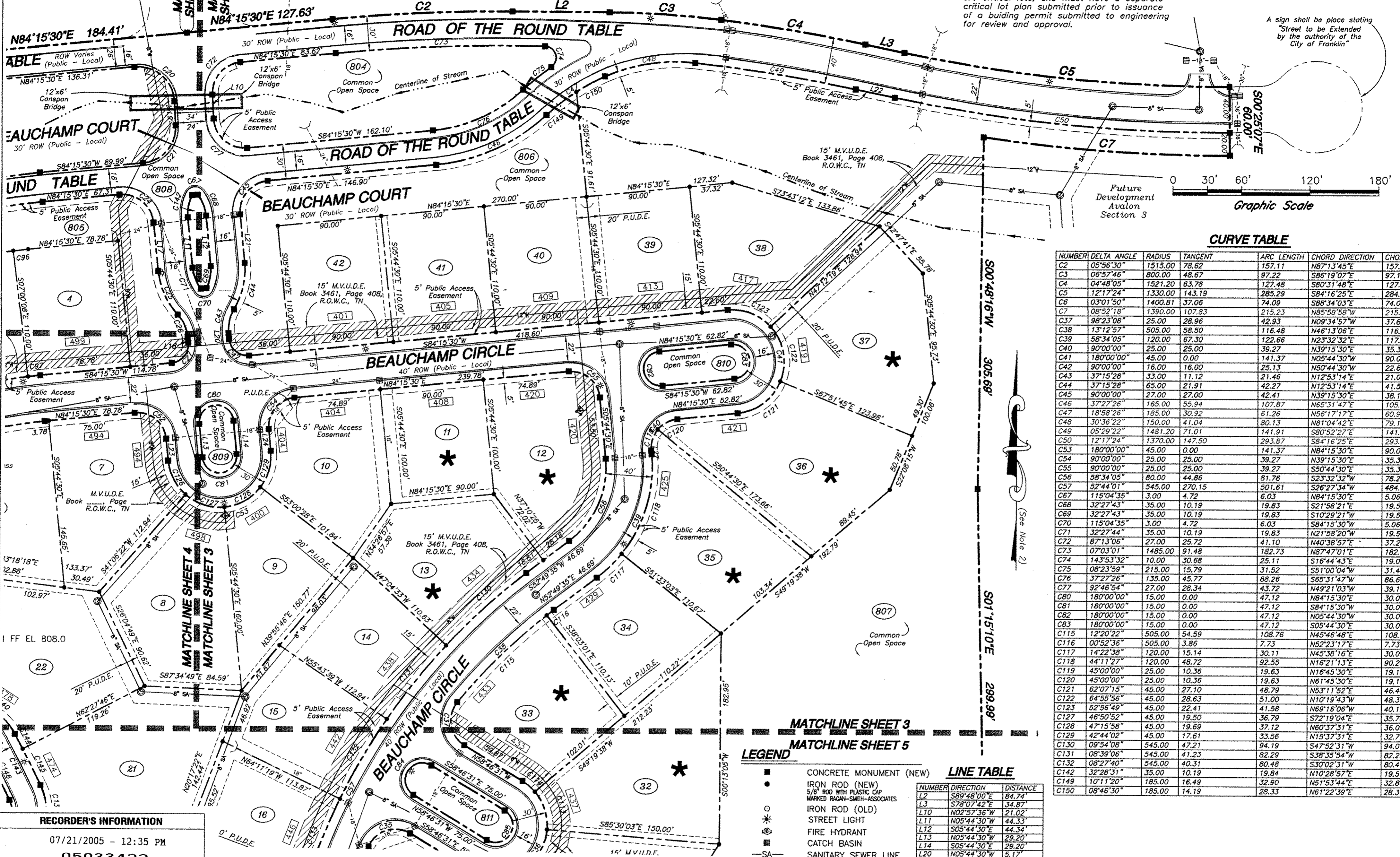


FUTURE DEVELOPMENT
AVALON
SECTION TWO

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.

A sign shall be placed stating "Street to be Extended by the authority of the City of Franklin"



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C2	05°56'30"	1515.00	78.62	157.11	N87°13'45"E	157.04
C3	05°57'46"	800.00	48.67	97.22	S86°19'07"E	97.16
C4	04°48'05"	1521.20	63.78	127.48	S80°31'48"E	127.44
C5	12°17'24"	1330.00	143.19	285.29	S84°16'23"E	284.74
C6	03°01'50"	1400.81	37.06	74.09	S88°34'03"E	74.09
C7	08°52'18"	1390.00	107.83	215.23	N85°58'58"W	215.01
C37	98°23'08"	25.00	28.96	42.93	N09°34'57"W	37.85
C38	13°12'57"	505.00	58.50	116.48	N46°13'06"E	116.23
C39	58°34'05"	120.00	67.30	122.66	N23°32'32"E	117.39
C40	90°00'00"	25.00	25.00	39.27	N39°15'30"E	35.36
C41	180°00'00"	45.00	0.00	141.37	N05°44'30"W	90.00
C42	90°00'00"	16.00	16.00	25.13	N50°44'30"W	22.63
C43	37°15'28"	33.00	11.12	21.46	N12°53'14"E	21.08
C44	37°15'28"	65.00	21.91	42.27	N12°53'14"E	41.53
C45	90°00'00"	27.00	27.00	42.41	N39°15'30"E	38.18
C46	37°27'26"	165.00	55.94	107.87	N65°31'47"E	105.96
C47	18°58'26"	185.00	30.92	61.26	N56°17'12"E	60.98
C48	30°36'22"	150.00	41.04	80.13	N81°04'42"E	79.18
C49	05°29'22"	1481.20	71.01	141.91	S80°52'27"E	141.85
C50	12°17'24"	1370.00	147.50	293.87	S84°16'25"E	293.31
C53	180°00'00"	45.00	0.00	141.37	N84°15'30"E	90.00
C54	90°00'00"	25.00	25.00	39.27	N39°15'30"E	35.36
C55	90°00'00"	25.00	25.00	39.27	S50°44'30"W	35.36
C56	58°34'05"	80.00	44.86	81.78	S23°32'32"W	78.26
C57	52°44'01"	545.00	270.15	501.61	S26°27'34"W	484.09
C67	115°04'35"	3.00	4.72	6.03	N84°15'30"E	5.06
C68	32°27'43"	35.00	10.19	18.83	S21°56'21"E	18.57
C69	32°27'43"	35.00	10.19	18.83	S10°29'21"W	18.57
C70	115°04'35"	3.00	4.72	6.03	S84°15'30"W	5.06
C71	32°27'44"	35.00	10.19	18.83	N21°58'20"W	18.57
C72	87°13'06"	27.00	25.72	41.10	N40°38'57"E	37.25
C73	07°03'01"	1485.00	91.48	182.73	N87°47'01"E	182.62
C74	14°53'32"	10.00	30.68	25.11	S16°44'43"E	19.02
C75	08°23'59"	215.00	15.79	31.52	S51°00'04"W	31.49
C76	37°27'26"	135.00	45.77	88.26	S85°31'47"W	86.69
C77	92°46'54"	27.00	28.34	43.72	N49°21'03"W	39.10
C80	180°00'00"	15.00	0.00	47.12	N84°15'30"E	30.00
C81	180°00'00"	15.00	0.00	47.12	S84°15'30"W	30.00
C82	180°00'00"	15.00	0.00	47.12	N05°44'30"W	30.00
C83	180°00'00"	15.00	0.00	47.12	S05°44'30"E	30.00
C115	12°20'22"	505.00	54.59	108.76	N45°46'48"E	108.55
C116	00°52'36"	505.00	3.86	7.73	N52°23'17"E	7.73
C117	14°22'38"	120.00	15.14	30.11	N45°38'16"E	30.03
C118	44°11'27"	120.00	48.72	92.55	N16°21'13"E	90.28
C119	45°00'00"	25.00	10.36	19.63	N16°45'30"E	19.13
C120	45°00'00"	25.00	10.36	19.63	N61°45'30"E	19.13
C121	62°07'15"	45.00	27.10	48.79	N53°11'52"E	46.43
C122	64°55'56"	45.00	28.63	51.00	N10°19'43"W	48.31
C123	52°56'49"	45.00	22.41	41.58	N69°16'06"W	40.12
C127	46°50'52"	45.00	19.50	36.79	S72°19'04"E	35.78
C128	47°15'58"	45.00	19.69	37.12	N60°37'31"E	36.08
C129	42°44'02"	45.00	17.61	33.56	N15°37'31"E	32.79
C130	09°54'08"	545.00	47.21	94.19	S47°52'31"W	94.07
C131	08°39'06"	545.00	41.23	82.29	S38°55'54"W	82.22
C132	08°27'40"	545.00	40.31	80.48	S30°02'31"W	80.41
C142	32°28'31"	35.00	10.19	18.84	N10°28'57"E	18.57
C149	10°11'20"	185.00	16.49	32.90	N51°53'44"E	32.86
C150	08°46'30"	185.00	14.19	28.33	N61°22'39"E	28.31

LEGEND

- CONCRETE MONUMENT (NEW)
- IRON ROD (NEW)
- 5/8" ROD WITH PLASTIC CAP
- MARKED FRANK-SMITH-ASSOCIATES
- IRON ROD (OLD)
- STREET LIGHT
- FIRE HYDRANT
- CATCH BASIN
- SANITARY SEWER LINE
- STREET ADDRESS
- WATER LINE
- TYPICAL
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- SANITARY SEWER MANHOLE
- STORM SEWER (REINFORCED CONCRETE PIPE)
- R.O.W.C. REGISTER'S OFFICE FOR WILLIAMSON COUNTY
- M.V.U.D.E. MALLORY VALLEY UTILITY DISTRICT EXCLUSIVE EASEMENT

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L2	S89°48'00"E	84.74
L3	S78°07'42"E	34.87
L10	N02°57'36"W	21.02
L11	N05°44'30"W	44.33
L12	S05°44'30"E	44.34
L13	N05°44'30"W	29.20
L14	S05°44'30"E	29.20
L20	N05°44'30"W	5.17
L21	N05°44'30"W	42.50
L22	S78°07'42"E	34.87
L24	N05°44'30"W	19.20
L27	N05°44'30"W	3.50

GENERAL NOTES:

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

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

JOB NO: 95-132 W.O: 6710
SHEET 3 OF 6

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
REGISTER OF DEEDS
E397

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 3461, Page 408, 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 A. Phuley 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 have been installed in accordance with current local and/or State Government requirements or a Security Bond in the amount of \$31,815 has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.
Angie 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.
Jenni Lewis
Williamson County Department of Emergency Communications Date 4-6-05

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that the monuments shown hereon have been properly set. This subdivision plat complies with the requirements of the Surveying Act of 1997, Chapter 129, Tennessee Code Annotated, and was prepared in accordance with the Surveying Act of 1997, Chapter 129, Tennessee Code Annotated, and was prepared on or after January 1, 2003.
Kevin Bird
Surveyor Date 6/16/04

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 \$25,000 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements on and offsite.
Devilla 7-21-05
Supt., Water and Sewer Franklin, Tenn. Date

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 \$45,000 for streets and drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.
Bob Hunt 7/21/05
Supt., Streets Franklin, Tenn. Date

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 Hunt 7/21/05
Secretary, Franklin Municipal Planning Commission Date

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