

**GENERAL NOTES:**

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



**LEGEND**

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

Map 62, Parcel 14  
CHARLES W. WHITTMORE &  
CHARLES W. WHITTMORE, JR.  
Book 344, Page 641, R.O.W.C., TN.

CITY OF BRENTWOOD  
CITY OF FRANKLIN

ASHTON PARK  
SUBDIVISION  
SECTION ONE, REVISION FOUR  
(RESUBDIVISION OF LOTS 1 & 239)  
Plot Book P.38, Page 139,  
R.O.W.C., TN

FUTURE  
DEVELOPMENT  
AVALON  
SECTION THREE

815  
Common  
Open Space

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

PLAT	
BATCH	62288
PLAT BOOK	: P43
PAGE	: 43
REC FEE	90.00
DP FEE	2.00
TOTAL	92.00
STATE OF TENNESSEE, WILLIAMSON COUNTY	
596	SADIE WADE REGISTER OF DEEDS

**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.

MATCHLINE SHEET 2  
MATCHLINE SHEET 3

MATCHLINE SHEET 2  
MATCHLINE SHEET 4

**AVALON  
P.U.D. SUBDIVISION  
SECTION 2**

JOB NO: 95-132 W.O: 6710  
SHEET 2 OF 6

<p><b>RECORDER'S INFORMATION</b></p>		<p><b>CERTIFICATE OF OWNERSHIP</b></p> <p>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 218 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.</p> <p><i>Daniel Shultz</i> Owner(s) AVALON PARTNERS, L.L.C. Date 11-1-05</p>		<p><b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b></p> <p>I hereby certify that the following water system outlined or indicated on the right of way plot 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 \$15,000 has been posted with Malloly Valley Utility District to assure completion of all required improvements in case of default.</p> <p><i>Amesley Coode</i> 9-1-05 Malloly Valley Utility District Date</p>		<p><b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b></p> <p>I hereby certify that the following water system outlined or indicated on the right of way plot 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 \$10,000 has been posted with Milcrofton Utility District to assure completion of all required improvements in case of default.</p> <p><i>Carl Seave</i> 11-10-05 Milcrofton Utility District Date</p>					
<p><b>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</b></p> <p>Subdivision Name and Street Names Approved by The Williamson County Department of Emergency Communications.</p> <p><i>Jennie Bruim</i> Williamson County Department of Emergency Communications Date 7-13-05</p>		<p><b>CERTIFICATE OF SURVEY</b></p> <p>I (we) hereby certify that the subdivision plot as shown hereon is correct and that the monuments shown hereon have been set. This subdivision plat complies with the requirements of the Surveying Act of 2003.</p> <p><i>James R. G. Shultz</i> Surveyor Date 12/20/05</p>		<p><b>CERTIFICATE OF APPROVAL OF SEWER SYSTEM</b></p> <p>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 \$22,500.00 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.</p> <p><i>James R. G. Shultz</i> Supt. Water and Sewer Franklin, Tenn. Date 12/20/05</p>		<p><b>CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE</b></p> <p>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 \$120,000.00 for streets and \$22,500.00 for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.</p> <p><i>Joseph Galt</i> Supt. Streets Franklin, Tenn. Date 12-20-05</p>		<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>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, 2005, and this plat has been approved for recording in the Register's Office of Williamson County.</p> <p><i>Pat Rankin</i> Secretary, Franklin Municipal Planning Commission Date 12/21/05</p>		<p><b>FINAL SUBDIVISION PLAT</b></p> <p>FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.</p> <p>TOTAL ACRES: 41.494± TOTAL LOTS: 51</p> <p>ACRES NEW STREETS: 3.254± FEET NEW STREETS: 3,813±</p> <p>CIVIL DISTRICT: 14th CLOSURE ERROR: 1:15,000</p> <p>SCALE: 1" = 100' DATE: 08/16/04</p>	