



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 Micrafton Utility District. All other lots will have water service provided by the Mollory Valley Utility District.

FUTURE DEVELOPMENT
 AVALON
 SECTION THREE

FUTURE DEVELOPMENT
 AVALON

- 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
- ⊕ CEMETERY
- W- WATER LINE
- FM- SANITARY SEWER FORCE MAIN
- 15"- STORM SEWER (REINFORCED CONCRETE PIPE)
- M.U.D.E.E. MICRAFTON UTILITY DISTRICT EXCLUSIVE EASEMENT
- M.V.U.D.E. MOLLORY VALLEY UTILITY DISTRICT EXCLUSIVE EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- R.O.W.C. REGISTER'S OFFICE FOR WILLIAMSON COUNTY

RECORDER'S INFORMATION

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C27	90°00'00"	95.00	95.00	149.23	S45°10'42"E	134.35
C28	90°00'00"	25.00	25.00	39.27	S45°10'42"E	35.36
C29	34°05'11"	220.00	67.44	130.88	S73°08'07"E	128.96
C33	90°00'00"	55.00	55.00	86.39	N45°10'42"W	77.78
C64	19°03'00"	95.00	15.94	31.59	S80°39'12"E	31.44
C65	45°20'35"	95.00	39.68	75.18	S48°27'25"E	73.23
C66	18°38'30"	95.00	15.59	30.91	S16°27'53"E	30.77
C67	06°57'56"	95.00	5.78	11.55	S03°39'40"E	11.54
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

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PLAT	62288
BATCH	
PLAT BOOK :	P43
PAGE :	43
REC FEE	90.00
DP FEE	2.00
TOTAL	92.00

GENERAL NOTES:

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



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 2180 Page 241, 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.

Daniel J. Shewer
 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 \$_____. has been posted with Mollory Valley Utility District to assure completion of all required improvements in case of default.

Paul Shewer
 Mollory Valley 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 \$_____. has been posted with Micrafton Utility District to assure completion of all required improvements in case of default.

Paul Shewer
 Micrafton Utility District Date 11-10-05

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.

SADIE WADE
 REGISTER OF DEEDS

AVALON P.U.D. SUBDIVISION SECTION 2

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

Jennie Erwin
 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 correct and that the monuments shown hereon have been set and located under my supervision in accordance with the laws of Tennessee, 2003.

James R. Johnson
 Surveyor Date 11/16/05

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, or (2) a performance bond in the amount of \$_____. has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

James R. Johnson
 Supt. 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, or (2) a performance bond in the amount of \$_____. has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

James R. Johnson
 Supt. 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 October, 2005, and this plat has been approved for recording in the Register's Office of Williamson County.

Paul Shewer
 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