



- 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. MICROFOTON 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

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C5	05°56'30"	1515.00	78.62	157.11	S87°13'45"W	157.04
C6	16°44'01"	240.00	35.30	70.09	S75°53'29"W	69.84
C12	90°00'00"	25.00	25.00	39.27	S44°49'18"W	35.36
C13	27°50'22"	41.00	10.16	19.92	S14°05'53"E	19.73
C14	27°50'22"	67.00	16.61	32.55	S14°05'53"E	32.24
C15	95°33'48"	25.00	27.55	41.70	S47°57'36"E	37.03
C16	84°26'12"	25.00	22.68	36.84	N42°02'24"E	33.60
C17	27°50'22"	67.00	16.61	32.55	N13°44'29"E	32.24
C18	27°50'22"	41.00	10.16	19.92	N13°44'29"E	19.73
C19	54°37'24"	30.00	15.49	28.60	N27°29'24"W	27.53
C20	54°37'24"	65.00	33.57	61.96	N27°29'24"W	59.65
C23	90°00'00"	25.00	25.00	39.27	S11°05'31"E	35.36
C24	180°00'00"	57.00	0.00	119.07	S33°54'29"W	114.00
C25	90°00'00"	57.00	57.00	89.54	N11°05'31"W	80.61
C35	54°37'24"	65.00	33.57	61.96	S27°08'00"W	59.65
C36	54°37'24"	30.00	15.49	28.60	S27°08'00"W	27.53

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C37	90°00'00"	25.00	25.00	39.27	S45°10'42"E	35.36
C40	90°00'00"	25.00	25.00	39.27	S45°10'42"E	35.36
C41	90°00'00"	25.00	25.00	39.27	N44°49'18"E	35.36
C42	180°00'00"	27.00	0.00	84.82	N33°54'29"E	54.00
C43	180°00'00"	27.00	0.00	84.82	S33°54'29"W	54.00
C50	46°26'22"	65.00	27.89	52.68	N31°34'55"W	51.25
C51	08°11'02"	65.00	4.65	9.28	N04°16'13"W	9.28
C54	24°41'33"	57.00	12.48	24.57	S43°44'45"E	24.38
C55	64°14'29"	57.00	35.78	63.91	S00°43'16"W	60.61
C56	53°30'02"	57.00	28.73	53.22	S59°35'32"W	51.31
C57	37°33'56"	57.00	19.39	37.37	N74°52'29"W	36.71
C58	11°55'48"	57.00	5.96	11.87	N50°07'37"W	11.85
C59	46°04'42"	57.00	24.24	45.84	N21°07'22"W	44.62
C60	31°59'30"	57.00	16.34	31.83	N17°54'44"E	31.41
C74	08°11'02"	65.00	4.65	9.28	S03°54'49"W	9.28
C75	46°26'22"	65.00	27.89	52.68	S31°13'31"W	51.25

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

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L3	N22°28'31"W	62.98'
L4	S00°10'42"E	12.67'
L6	S00°10'42"E	26.80'
L8	N89°49'18"E	10.00'
L9	N58°36'02"E	27.46'



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 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 of record in Book 3115, Page 118, 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. Shuck
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 \$15,425.00 has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.

Carolee Conde 9-1-05
Mallory Valley Utility District 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 2 has been installed in accordance with current local and /or State Government requirements or a Security Bond in the amount of \$10,000.00 has been posted with Microfoton Utility District to assure completion of all required improvements in case of default.

Carl Hatt 11-18-05
Microfoton Utility District Date

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.

Graphic Scale

AVALON P.U.D. SUBDIVISION SECTION 2

JOB NO: 95-132 W.O: 6710
SHEET 5 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 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 subdivision plat as shown hereon and that the same is under my supervision and control as of the date hereon.

James R. Johnson
Surveyor Date 12/21/05

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 \$150,000.00 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

James R. Johnson 12/21/05
Suppl. 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 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$150,000.00 for streets and drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

James R. Johnson 12-20-05
Suppl. 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 27 day of October, 2005, and this plat has been approved for recording in the Register's Office of Williamson County.

Bol Parks 12/21/05
Secretary, Franklin Municipal Planning Commission Date

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