

GENERAL NOTES:

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

Map No.61 - P/O Parcel 2.02
AVALON SQUARED, LLC
 Book 3021, Page 95, R.O.W.C., TN.

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 Book 3021, Page 95, R.O.W.C., TN.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C8	02°29'28"	904.93	19.68	39.34	N83°14'58"W	39.34

MATCHLINE SHEET 5
 MATCHLINE SHEET 6

MATCHLINE SHEET 5
 MATCHLINE SHEET 6

COOL SPRINGS BOULEVARD
 100' ROW (Minor - Arterial)

MCEWEN LANE
 100' ROW (Minor - Arterial)



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

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.

AVALON P.U.D. SUBDIVISION SECTION 1

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

<p>CERTIFICATE OF OWNERSHIP</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 _____, 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.</p> <p><i>Daniel J. Shurey</i> 6/23/05 Owner(s) AVALON PARTNERS, L.L.C. Date</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEM</p> <p>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 \$21,000 has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.</p> <p><i>Amber Coode</i> 6-23-05 Mallory Valley Utility District Date</p>
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<p>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</p> <p>Subdivision Name and Street Names Approved by The Williamson County Department of Emergency Communications.</p> <p><i>Jennie Arvin</i> Williamson County Department of Emergency Communications</p>	<p>CERTIFICATE OF SURVEY</p> <p>I (we) hereby certify that the subdivision plot as shown hereon is correct and that all the monuments shown hereon have been placed and set. This subdivision plot was surveyed and made under my supervision on 4-6-05.</p> <p><i>[Signature]</i> 4-6-05 Date</p>	<p>CERTIFICATE OF APPROVAL OF SEWER SYSTEM</p> <p>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.</p> <p><i>Chris Wilton</i> 7-21-05 Supt., Water and Sewer Franklin, Tenn. Date</p>	<p>CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE</p> <p>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 \$453,000.00 for streets and drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.</p> <p><i>[Signature]</i> 7/21/05 Supt., Streets Franklin, Tenn. Date</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</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 month of Sept. 2004, and this plat has been approved for recording in the Register's Office of Williamson County.</p> <p><i>[Signature]</i> 7/21/05 Secretary, Franklin Municipal Planning Commission Date</p>
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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