GENERAL NOTES:

1. The purpose of this plat is to create 41 residential lots & 10 open space lots.
2. Bearings shown hereon are based on Tennessee State Plane Coordinates.
3. Existing Zoning PLANNED RESIDENTIAL (PR 0.77)/SUBURBAN
4. Minimum Required Setback Lines:
   Yard fronting street (from ROW)....................25'
   Rear yard..20'
   Side yard........5'.......With min 12' between buildings
5. Subject property is part of Parcels 2.01 and 2.02 as shown on Williamson County Tax Map 61.
6. Owners/ Subdivider: **AVALON PARTNERS, L.L.C.**
   Contact: David Schwab/Richard Johnson
   Address: 5120 Virginia Way, Suite B-11
   Brentwood, TN 37027
   Tel. No.: (615) 309-0868

   Surveyor: **RAGAN SMITH & ASSOCIATES**
   Address: 315 Woodland Street
   Nashville, Tenn. 37206
   Tel. No.: (615) 244-8591
7. By scaled map location and graphic plotting only, this property lies within Flood Zone "X", as designated on current Federal Emergency Management Agency Map Nos. 47187C0085E & 47187C0140E, with an effective date of January 19, 2003, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel Nos. 0085 & 0140, Suffix E, which is the current Flood Insurance Rate Maps for the community in which said premises is situated. Said map defines Zone "X" under "Other Areas" as areas determined to be outside the 500-Year Flood Plain.
8. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
9. All roadway and landscaping within rights-of-way, medians and common open space shall be maintained by the Homeowners' Association.
10. All notes shown hereon apply to all sheets of this plat.
11. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone, and water lines shall be placed underground.
12. The 5' Access Easements shown hereon shall contain concrete sidewalks.
13. Detention ponds to be maintained by Home Owners Association.
14. All Common Open Space Areas shall also be designated Public Utility & Drainage Easement Areas.
15. All Private ROW is to contain a Public Access and Public Utility & Drainage Easement
16. All Storm Sewer lines shown on this plat shall be constructed of Reinforced Concrete Pipe.
17. All ROW shall be Private ROW unless otherwise noted.
18. All lots shown hereon are served by Mallory Valley Utility District unless noted "MUD". (Milcrofton Utility District)
19. **No fences will be permitted within drainage easements.**
20. **Street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.**

0 100' 200' 400' 600'

Graphic Scale

PROPERTY TITLE REFERENCE

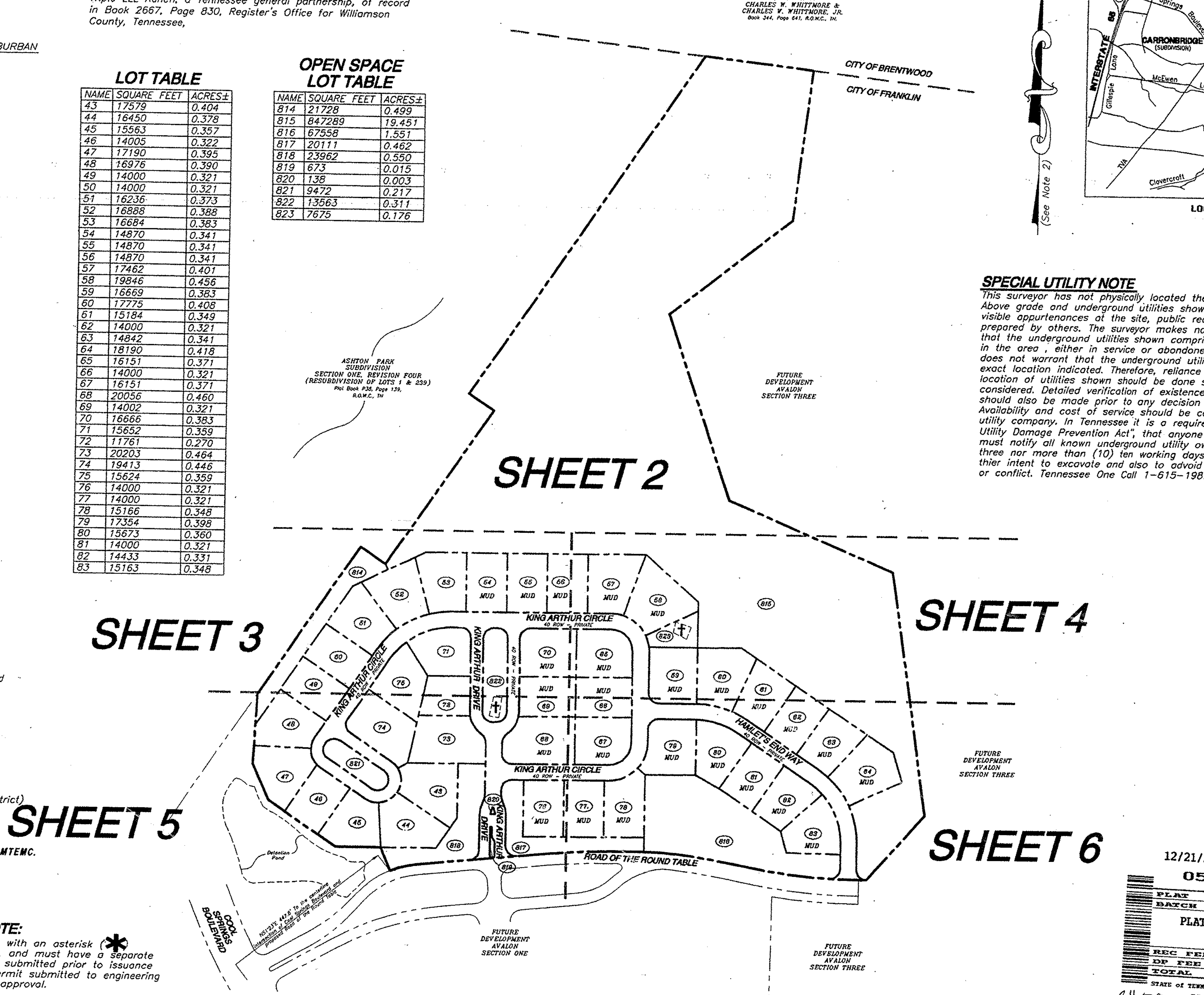
Being a portion of the same property conveyed to Avalon Partners, LLC, a Tennessee limited liability company, from Triple LLL Ranch, a Tennessee general partnership, of record in Book 2667, Page 830, Register's Office for Williamson County, Tennessee,

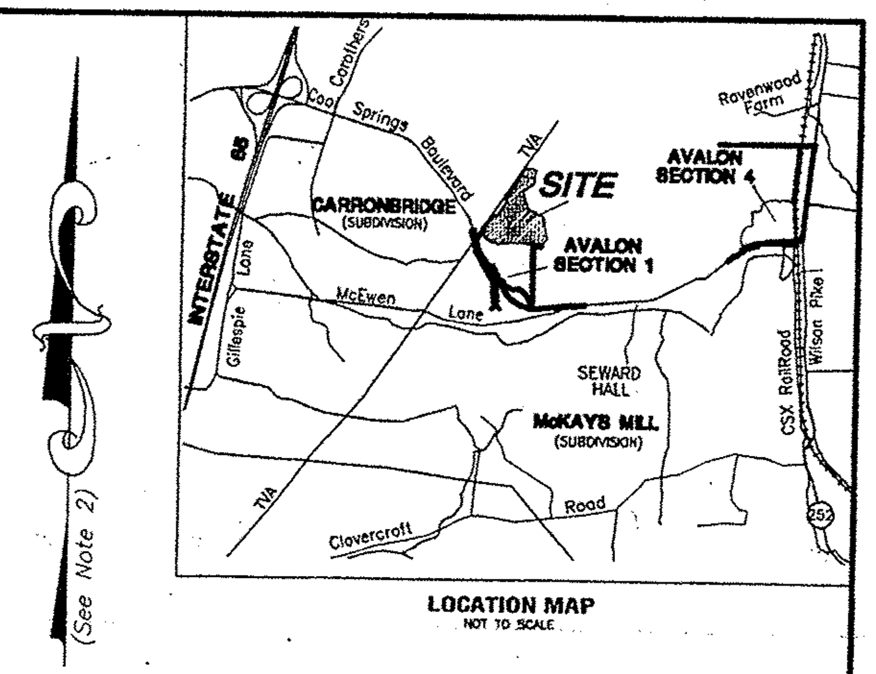
LOT TABLE

NAME	SQUARE FEET	ACRES±
43	17579	0.404
44	16450	0.378
45	15563	0.357
46	14005	0.322
47	17190	0.395
48	16976	0.390
49	14000	0.321
50	14000	0.321
51	16236	0.373
52	16888	0.388
53	16684	0.383
54	14870	0.341
55	14870	0.341
56	14870	0.341
57	17462	0.401
58	19846	0.456
59	16669	0.383
60	17775	0.408
61	15184	0.349
62	14000	0.321
63	14842	0.341
64	18190	0.418
65	16151	0.371
66	14000	0.321
67	16151	0.371
68	20056	0.460
69	14002	0.321
70	16666	0.383
71	15652	0.359
72	11761	0.270
73	20203	0.464
74	19413	0.446
75	15624	0.359
76	14000	0.321
77	14000	0.321
78	15166	0.348
79	17354	0.398
80	15673	0.360
81	14000	0.321
82	14433	0.331
83	15163	0.348

OPEN SPACE LOT TABLE

NAME	SQUARE FEET	ACRES±
814	21728	0.499
815	847289	19.451
816	67558	1.551
817	20111	0.462
818	23962	0.550
819	673	0.015
820	138	0.003
821	9472	0.217
822	13563	0.311
823	7675	0.176





LOCATION MAP
NOT TO SCALE

SPECIAL UTILITY NOTE

This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and / or maps prepared by others. The surveyor makes no guarantee that the that the underground utilities shown comprise all such utilities in the area , either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than (3) three nor more than (10) ten working days prior to the date of thier intent to excavate and also to advoid any possible hazard or or conflict. Tennessee One Call 1-615-1987 or 1-800-351-1111.

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.

RECORDER'S INFORMATION

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
SADIE WADE
REGISTER OF DEEDS
E#596

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 3780 Page 848 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.

[signature] 11-1-5
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 2 has been installed in accordance with current local and /or State Government requirements or a Security Bond in the amount of $15,423 has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.

Ansley Goode 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 $10,480 has been posted with Milcrofton Utility District to assure completion of all required improvements in case of default.

[signature] 11-10-05
Milcrofton Utility District Date

AVALON
P.U.D. SUBDIVISION
SECTION 2

JOB NO: 95-132 W.O: 6710

SHEET 1 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.

Jamie Irwin 7-13-05
Williamson County Department of Emergency Communications Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 12st day of NOVEMBER, 2003.

[signature] 6/16/04
Surveyor Date
Tenn. License No. 1787

KEVIN L. BIRDWELL REGISTERED LAND SURVEYOR TENNESSEE NO. 1787

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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 $82,500.00 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

James R Johnson 12/20/05
Supt., Water and Sewer Date
Franklin, Tenn.

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 $130,000.00 for streets and $92,500.00 * for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

* inc. stormwater detention
Sidewalks/walking trails - 60,000.00

Joseph York 12-20-05
Supt., Streets Date
Franklin, Tenn.

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.

Bob Martin 12/21/5
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" =	200'	DATE:	08/16/04

G:\95132\6710\plats\section 2\plat.dwg