



**RECORDER'S INFORMATION**  
 08/22/2006-03:07:27 PM  
**06041656**  
 PLAT BATCH 80155  
 PLAT BOOK : P45  
 PAGE : 60  
 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 the above 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.

Owner(s) <i>Harold Shover</i>	Date <i>6-21-06</i>
Owner(s) <i>Harold Shover</i>	Date <i>6-21-06</i>
Owner(s) <i>Michael &amp; Kelley J. Jones</i>	Date <i>6-22-06</i>
Owner(s) <i>Michael and Kelley J. Jones</i>	Date <i>6-21-06</i>
Owner(s) <i>Arlyn Homes, LLC</i>	Date <i>6-21-06</i>
Owner(s) <i>Shawnee Homes of Tennessee, LLC</i>	Date <i>6-21-06</i>
Owner(s) <i>Shalibo Homes, LLC</i>	Date <i>6-21-06</i>

**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 3, REVISION 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 Microtron Utility District to assure completion of all required improvements in case of default.

*Carl Howard* 6-30-06  
 Microtron Utility District Date

**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C41	16°31'10"	480.00	138.39	69.68	S46°10'00"E	137.91
C42	47°38'45"	75.00	62.37	33.11	N00°52'34"E	60.59
C43	25°08'23"	25.00	32.79	19.23	N14°37'24"E	30.49
C44	09°32'20"	320.00	53.27	26.70	N47°28'28"E	53.21
C76	22°17'50"	480.00	186.80	94.60	S55°31'40"W	185.62
C85	22°17'50"	520.00	202.36	102.48	N55°31'40"E	201.09
C89	14°54'10"	520.00	135.25	68.01	S45°13'38"E	134.87
C90	88°15'08"	25.00	38.51	24.25	S08°33'09"E	34.81
C91	69°43'38"	25.00	30.42	17.42	S70°26'15"W	28.58
C92	35°09'38"	120.00	73.64	38.02	S87°43'15"W	72.49
C93	10°14'23"	220.00	39.32	19.71	S65°01'14"W	39.27
C94	06°37'31"	180.00	20.81	10.42	S67°12'48"W	20.80
C95	64°25'42"	90.00	101.20	56.71	N81°15'35"W	95.96
C96	243°50'38"	45.00	191.51	99.58	S09°01'57"W	76.39
C97	101°27'36"	45.00	79.68	55.04	S80°13'28"W	69.68
C98	142°23'02"	45.00	111.83	132.13	S41°41'51"E	85.19
C99	25°37'37"	90.00	40.25	20.47	N79°55'27"E	39.92
C100	26°12'42"	170.00	77.77	39.58	N02°40'04"E	77.09
C101	06°37'31"	220.00	25.44	12.73	N63°12'48"W	25.42
C102	10°14'23"	180.00	32.17	16.13	N65°01'14"E	32.13
C103	145°16'20"	20.00	50.71	63.96	S37°03'45"E	38.18
C104	76°28'59"	220.00	293.67	173.38	S02°40'04"E	272.35
C105	11°52'50"	279.98	546.69	414.12	S15°01'41"W	463.89
C116	11°52'50"	319.98	630.90	483.14	N15°34'27"E	533.56
C117	76°28'59"	180.00	240.28	141.86	N02°40'04"E	222.83
C118	90°00'00"	25.00	39.27	25.00	N80°34'26"E	35.36

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

Subdivision Name and Street Names Approved by The Williamson County Department of Emergency Communications.

*Molly Coulter* 6-20-06  
 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 the monuments shown hereon have been established as indicated. This subdivision plat correctly represents the land shown under my supervision on the 27th day of November, 2006.

*David Johnson* 8/19/06  
 Surveyor Date  
 Tenn. License No. 1797

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

I hereby certify that (1) the sewer system designated in AVALON P.U.D. SUBDIVISION, SECTION 3, REVISION 2 has been installed in accordance with City specifications, or (2) a performance bond in the amount of \$2,000.00 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

*David Johnson* 8-11-06  
 Supt., 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 3, REVISION 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$20,000.00 for streets and drainage for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

*Joey J. J. J.* 8-11-06  
 Supt., 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 April, 2006, and this plat has been approved for recording in the Registrar's Office of Williamson County.

*Bob Jant* 8/13/06  
 Secretary, Franklin Municipal Planning Commission Date

**FINAL SUBDIVISION PLAT**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 110.99± TOTAL LOTS: 19

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 14th CLOSURE ERROR: 1:15,000

SCALE: 1" = 100' DATE: 03/14/06

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L15	N54°25'34"W	9.92'

**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.

**GENERAL NOTES:**

- See sheet 1.
- See lot areas sheet 1.

0 50' 100' 200' 300'  
 Graphic Scale

**AVALON P.U.D. SUBDIVISION SECTION 3, REVISION 2**

JOB NO: 95-132 W.O: 6710B SHEET 5 OF 6 \*REVISED - 4/3/06 PROJECT #: 1063

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