

**GENERAL NOTES:**

- The purpose of this plat is to create 42 residential lots & 12 open space lots.
- Bearings shown hereon are based on Tennessee State Plane Coordinates.
- Existing Zoning PLANNED RESIDENTIAL (PR 0.77)/SUBURBAN
- Minimum Required Setback Lines:  
Yard fronting street (from ROW).....25'  
Rear yard.....20'  
Side yard.....5'.....min 12' between buildings
- Subject property is part of Parcels 2.01 and 2.02 as shown on Williamson County Tax Map 61.
- 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) 309-0888  
  
Surveyor: **RAGAN SMITH & ASSOCIATES**  
Address: 315 Woodland Street  
Nashville, Tenn. 37206  
Tel. No.: (615) 244-8591
- 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.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All landscaping within rights-of-way, medians and common open space shall be maintained by the Homeowners' Association.
- All notes shown hereon apply to all sheets of this plat.
- 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.
- The 5' Access Easements shown hereon shall contain concrete sidewalks.
- Detention ponds to be maintained by Home Owners Association.
- All Common Open Space areas shall also be designated Public Utility & Drainage Easement Areas.
- All Private ROW shall contain a Public Access and Public Utility & Drainage Easement
- All Storm Sewer lines shown on this plat shall be constructed of Reinforced Concrete Pipe.

**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.



**OPEN SPACE LOT TABLE**

NAME	SQUARE FEET	ACRES±
801	123112	2.826
802	29566	0.679
804	19606	0.450
805	64252	1.475
806	18626	0.428
807	406427	9.330
808	1188	0.027
809	1583	0.036
810	2591	0.059
811	2957	0.068
812	1989	0.046
813	6218	0.143

**LOT TABLE**

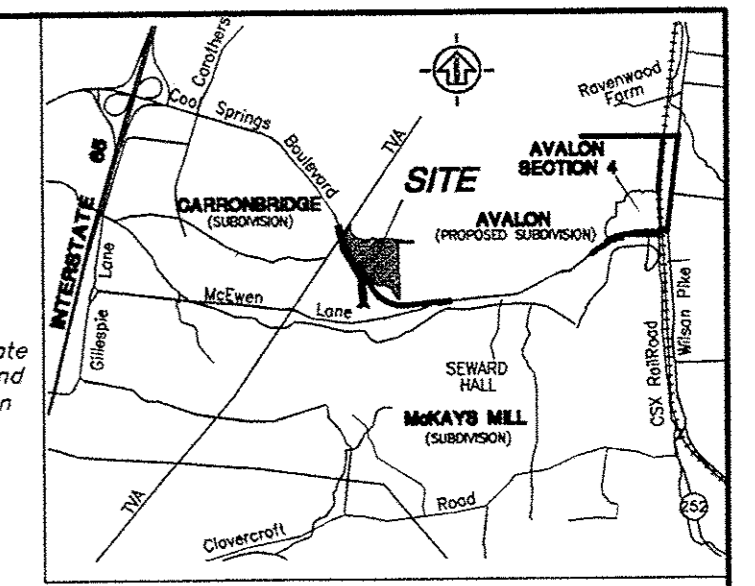
NAME	SQUARE FEET	ACRES±
1	10679	0.245
2	10593	0.243
3	10593	0.243
4	9985	0.229
5	13731	0.315
6	14945	0.343
7	12865	0.295
8	14351	0.329
9	10228	0.235
10	11777	0.270
11	9000	0.207
12	13334	0.306
13	12690	0.291
14	10012	0.230
15	10367	0.238
16	9741	0.224
17	10784	0.248
18	12264	0.282
19	15563	0.357
20	15174	0.348
21	17360	0.399
22	15267	0.350
23	10749	0.247
24	14047	0.322
25	16742	0.384
26	14232	0.327
27	9900	0.227
28	10743	0.247
29	12378	0.284
30	15664	0.360
31	14739	0.338
32	16989	0.390
33	12609	0.289
34	10510	0.241
35	14035	0.322
36	17124	0.393
37	16123	0.370
38	12678	0.291
39	9900	0.227
40	9900	0.227
41	9900	0.227
42	9900	0.227

**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.

**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 their intent to excavate and also to avoid any possible hazard or or conflict. Tennessee One Call 1-615-1987 or 1-800-351-1111.



(230)  
Open Space & P.U.D. E.  
Avalon Park Subdivision,  
Section One, Revision Four,  
(Re-subdivision of Lots 1 & 239)  
Plat Book P38, Page 139,  
R.O.W.C., Tennessee

**SHEET 4**

**SHEET 2**

**SHEET 3**

**SHEET 5**

**SHEET 6**

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

Future Development  
Avalon  
Section 3

**AVALON P.U.D. SUBDIVISION SECTION 1**

JOB NO: 95-132 W.O: 6710  
SHEET 1 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 E3A7

**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 unless 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.  
*David Schwab*  
Owner(s) AVALON PARTNERS, L.L.C. Date 6/23/05

**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 1 has been installed in accordance with current local and /or State Government requirements or a Security Bond in the amount of \$1,415 has been posted with Mollory Valley Utility District to assure completion of all required improvements in case of default.  
*Chucky Coade*  
Mollory Valley Utility District Date 6-23-05

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**  
Subdivision Name and Street Names Approved by The Williamson County Department of Emergency Communications.  
*Jennie Bruin*  
Date 4-6-05

**CERTIFICATE OF SURVEY**  
I (we) hereby certify that the subdivision plat as shown hereon is correct and that the monuments shown hereon have been placed and maintained. This subdivision plat as shown hereon was made under my supervision and in accordance with the laws of Tennessee, 2003.  
*CP Wilder*  
Date 7/16/04

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**  
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 \$25,000.00 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.  
*CP Wilder*  
Date 7-21-05

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**  
I hereby certify that:(1) the streets and drainage designated in AVALON P.U.D. SUBDIVISION, SECTION 1 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$15,000.00 for streets and drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.  
*John G. Judd*  
Date 7-15-05

**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 16 day of Sept 2004, and this plat has been approved for recording in the Register's Office of Williamson County.  
*Bob Hunt*  
Secretary, Franklin Municipal Planning Commission Date 7/21/05

**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" = 200' DATE: 08/16/04