



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L4	N89°50'36" W	105.23'
L5	N07°22'12" W	14.96'
L15	N59°42'43" E	20.01'
L16	S66°12'45" W	20.01'
L19	S00°09'24" W	32.75'
L25	N66°12'45" E	20.01'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C9	05°33'09"	500.00	24.25	48.45	N10°08'46" W	48.44
C10	20°17'38"	1004.93	179.85	355.94	N23°04'10" W	354.08
C30	17°04'31"	1039.93	156.12	309.92	S24°40'43" E	308.77
C31	73°42'08"	120.00	89.94	154.36	S52°59'32" E	143.94
C32	90°00'00"	25.00	25.00	39.27	S44°50'36" E	35.36
C33	180°00'00"	45.00	0.00	141.37	S89°50'36" E	90.00
C34	22°40'57"	505.00	101.29	199.92	N11°29'53" E	198.62
C35	98°23'08"	25.00	28.96	42.93	N72°01'55" E	37.85
C36	180°00'00"	45.00	0.00	141.37	N31°13'29" E	90.00
C37	98°23'08"	25.00	28.96	42.93	N09°34'57" W	37.85
C37	52°44'01"	545.00	270.15	501.61	S26°27'34" W	484.09
C38	90°03'51"	25.00	25.03	39.30	S45°07'29" W	35.38
C39	73°42'08"	80.00	59.96	102.91	N52°59'32" W	95.96
C60	05°34'18"	1079.93	52.55	105.02	N18°55'37" W	104.97
C61	87°55'31"	25.00	24.11	38.36	N22°15'00" E	34.71
C62	92°02'16"	55.00	56.99	88.35	N20°11'37" E	79.15
C64	180°00'00"	15.00	0.00	47.12	N31°13'29" E	30.00
C65	180°00'00"	15.00	0.00	47.12	S31°13'29" W	30.00
C66	180°00'00"	15.00	0.00	47.12	S89°50'36" E	30.00
C67	180°00'00"	15.00	0.00	47.12	N89°50'36" W	30.00
C68	92°02'16"	25.00	25.91	40.16	S74°16'09" E	35.98
C69	92°02'16"	25.00	25.91	40.16	S20°11'37" W	35.98
C90	87°55'31"	25.00	24.11	38.36	N69°49'29" W	34.71
C91	87°55'31"	25.00	24.11	38.36	N15°44'57" E	34.71
C103	64°49'02"	120.00	76.16	135.75	S48°32'59" E	128.63
C104	08°53'06"	120.00	9.32	18.61	S85°24'03" E	18.59
C105	38°47'40"	45.00	15.84	30.47	S19°14'26" E	29.89
C106	77°07'23"	45.00	35.87	60.57	S77°11'58" E	56.10
C107	64°04'56"	45.00	28.16	50.33	N32°11'53" E	47.75
C108	10°07'08"	505.00	44.71	89.19	N05°12'58" E	89.07
C109	12°33'49"	505.00	55.59	110.74	N16°33'27" E	110.51
C110	15°41'03"	45.00	6.20	12.32	S66°37'02" E	12.28
C111	45°14'23"	45.00	18.75	35.53	N82°55'15" E	34.62
C112	55°48'07"	45.00	23.83	43.83	N32°24'00" E	42.11
C113	45°10'20"	45.00	18.72	35.48	N18°05'13" W	34.57
C114	18°06'08"	45.00	7.17	14.22	N49°43'27" W	14.16
C132	08°27'40"	545.00	40.31	80.48	S30°02'31" W	80.41
C133	08°19'34"	545.00	39.67	79.20	S21°38'54" W	79.13
C134	09°08'11"	545.00	43.55	86.91	S12°55'02" W	86.81
C135	08°15'22"	545.00	39.33	78.53	S04°13'15" W	78.47
C136	04°41'56"	1079.93	44.31	88.57	N18°29'26" W	88.54
C137	00°52'22"	1079.93	8.22	16.45	N21°16'35" W	16.45
C138	57°33'18"	55.00	30.21	55.25	N37°26'06" E	52.96
C139	34°28'58"	55.00	17.07	33.10	N08°35'02" W	32.60
C143	02°25'31"	1149.93	24.98	49.94	S27°02'16" E	49.94
C144	00°42'47"	1149.93	7.34	14.69	S27°53'38" E	14.69
C145	01°42'43"	1149.93	17.63	35.26	S26°40'52" E	35.26
C146	02°25'31"	1149.93	24.34	48.67	S27°02'16" E	48.67
C147	02°21'05"	1079.93	22.16	44.32	N27°02'16" W	44.32

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

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

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 2657, 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 3461, Page 408, 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) AVALON PARTNERS, L.L.C.
Date 6/23/15
Daniel J. Johnson

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 \$12,215. A Security Bond has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.
Mallory Valley Utility District
Date 6-23-05
Danahy Coode

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

AVALON P.U.D. SUBDIVISION SECTION 1
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.
Date 4-6-05
Jenni Irwin
Williamson County Department of Emergency Communications

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 properly set. This subdivision plat was prepared and approved by the Surveyor General, 2003.
Date 6/16/04
Kevin Birdwell
Tennessee No. 1707

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 \$255,000 for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.
* on one off-site
Date 7-21-05
Ch. Wilton
Supt., Water and Sewer 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 1 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$495,000 for streets and drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.
* 1 in concrete monuments being the minimum for all streets and drainage in the subdivision.
* 1 in concrete monuments being the minimum for all streets and drainage in the subdivision.
Date 7-19-05
J. Ford
Supt., Streets 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 16 day of Sept 2004, and this plat has been approved for recording in the Register's Office of Williamson County.
Date 7/21/05
Bob Rank
Secretary, Franklin Municipal Planning Commission

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