

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCELS 44.01, 44.02, 44.03, 45.00 AND 48.01 ON WILLIAMSON COUNTY TAX MAP 79-K, GROUP "A" INTO ONE (1) LEGAL LOT OF RECORD.

2) EXISTING ZONING: BASE: C (CMC/INSTITUTIONAL)
CHARACTER AREA: MEO-5
DEVELOPMENT STANDARD: CONVENTIONAL

3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 20' (YARD FRONTING ANY STREET)
SIDE YARD: 10'
REAR YARD: 25'

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 44.01, 44.02, 44.03, 45.00 AND 48.01 ON WILLIAMSON COUNTY TAX MAP NO. 79-K, GROUP "A".

5. STREET ADDRESS ARE SHOWN THUS [4321]

6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBDIVIDER: WILLIAMSON MEDICAL CENTER
ADDRESS: 4321 CAROTHERS PARKWAY
FRANKLIN, TENNESSEE 37067
CONTACT: JULIE MILLER
TELEPHONE: (615) 435-5162
EMAIL: JMLL@WMC.ORG

8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 198 JACKSONIAN DRIVE
HERMITAGE, TENNESSEE 37076
CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREG.T@COMCAST.NET

9. ○ IRON ROD (FOUND)
10. ● IRON ROD (SET)

11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE 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 AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
13. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0212 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
14. 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 ALL UNDERGROUND UTILITIES), SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
15. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

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I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "FINAL PLAT-WILLIAMSON COUNTY MEDICAL CENTER SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

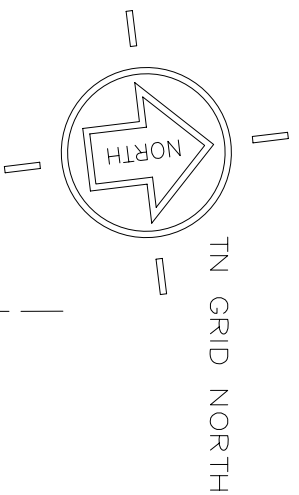
DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF OWNERSHIP

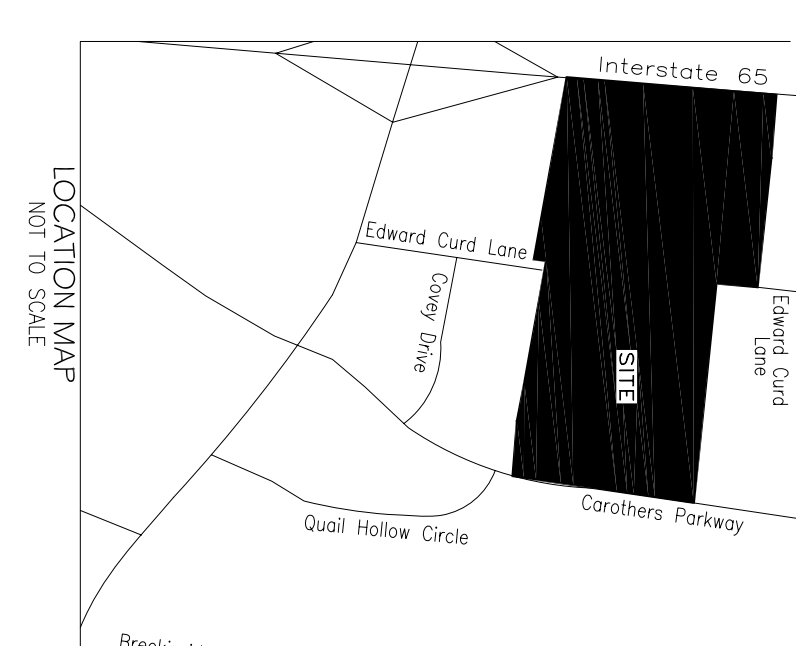
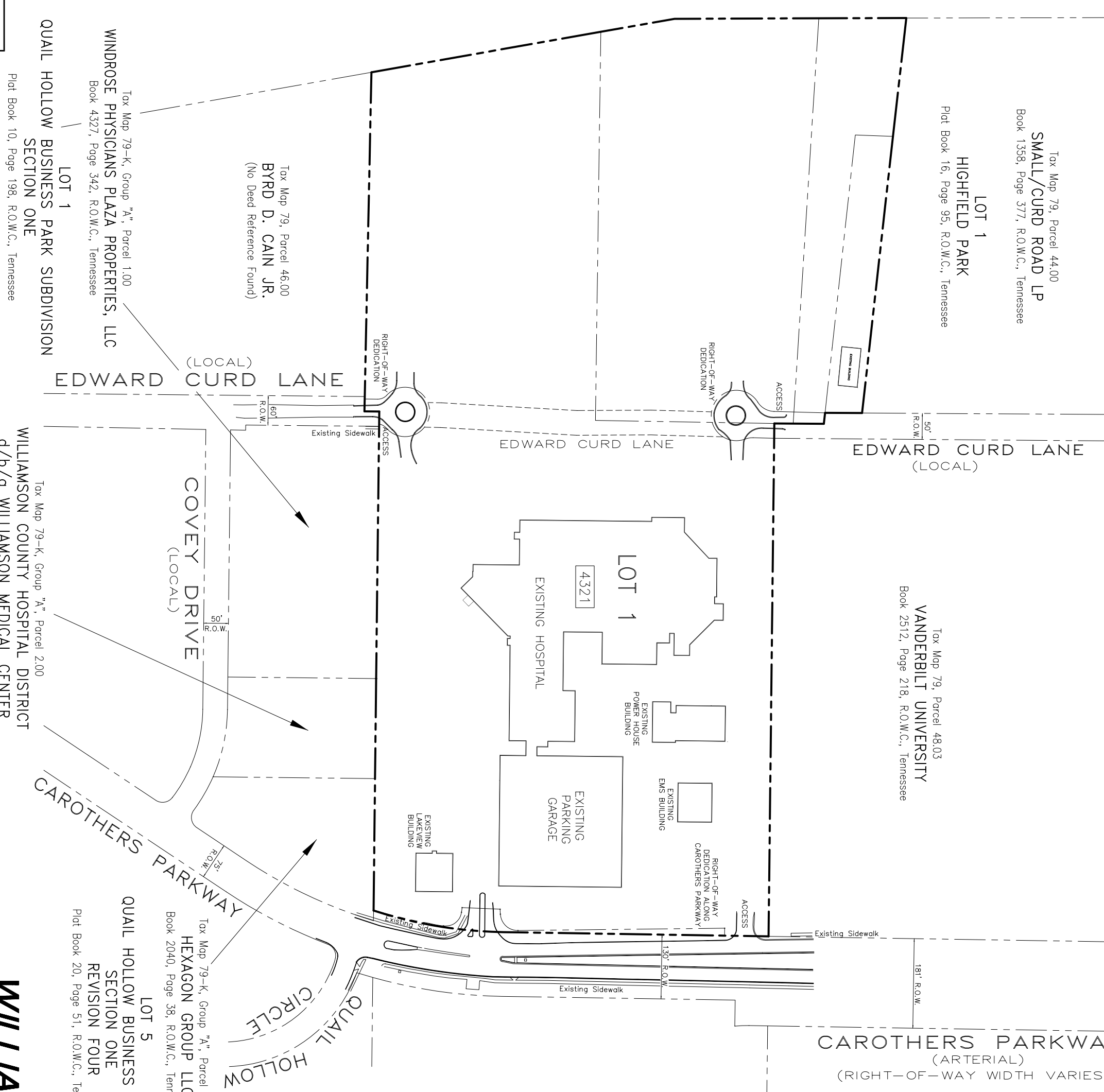
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK #_____, PAGE #_____, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNL, OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOTS) 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) RECORD IN BOOK #_____, PAGE #_____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) HEREBY CERTIFY THAT THERE ARE NO LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK #_____, PAGE #_____, R.O.W.C.

* OWNERS) - WILLIAMSON MEDICAL CENTER
JULIE MILLER - COO
DATE _____

* BOOK 2540, PAGE 609/BOOK 2540, PAGE 606/BOOK 988, PAGE 821/BOOK 1285, PAGE 657 AND BOOK 988, PAGE 832, R.O.W.C., TN



INTERSTATE 65



DEED REFERENCE
BEING THE SAME PROPERTIES CONVEYED TO WILLIAMSON MEDICAL CENTER AS OF RECORD IN BOOK 2540, PAGE 609, BOOK 2540, PAGE 606, BOOK 988, PAGE 821, BOOK 1285, PAGE 657 AND BOOK 988, PAGE 832. ALL IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND

- RD Iron Rod (Found)
- IRN Iron Rod (Set)
- P.K. Nail (Set)
- P.M Concrete Monument (Found)
- Sanitary Manhole
- Storm Sewer Cleanout
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Fire Hydrant
- Telephone Riser
- Electric Meter
- Electric Box
- Utility Pole W/Light
- Metal Light Pole
- Catch Basin
- Area Drain
- Anchor / guy wire
- ⊗ Handicap Parking Symbol
- PLUDE Public Utility & Drainage Easement
- M.B.S.L. Minimum Building Setback Line
- R.O.W.C. Register's Office for Williamson County

**FINAL PLAT
WILLIAMSON COUNTY MEDICAL
CENTER SUBDIVISION**

4321 CAROTHERS PARKWAY
NINTH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE



SCALE: 1"=200'
CITY OF FRANKLIN PROJECT # 2790
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FINAL SUBDIVISION PLAT, TENNESSEE

TOTAL ACRES:	37.637 ±	TOTAL LOTS:	1
ACRES NEW STREETS:	0	FEET NEW STREETS:	0
CIVIL DISTRICT:	9TH	CLOSURE ERROR:	1:10,000+
MILES OF NEW ROAD:	0	DATE:	JUNE 6, 2013

PREPARED BY: JAMES TERRY & ASSOCIATES
HERMITAGE, TENNESSEE 37076
PHONE: (615) 883-2918