

SURVEYOR'S NOTES

- The purpose of this plat is to create subdivide Lot 31 of Galleria Commercial Complex into 2 buildable lots.
- This property is within the City of Franklin, Williamson County, 8th Civil District.
- Bearings and Coordinates & Elevations shown are based on Tennessee State Plane, NAD83 (NAVD88), U.S. Survey Foot.
- This survey exceeds the minimum requirements for a Category 1 Urban Land Survey pursuant to Chapter 0820-3, Section .05 of the Department of Insurance Standards of Practice for Land Surveyors.
- Property is currently Zoned RC-6. Setbacks per current zoning, verify with Planning and Sustainability Department.
Front Building Setback = 5' Minimum
Rear Building Setback = 40' Minimum
Side Building Setback = 25' Minimum for One-Story or Two-Story Building; Per Ordinance for Three-Story Building
- The property is located in areas designated as "Zone X" (areas determined to be outside the 0.2 % annual chance floodplain) as noted on the current FEMA Firm Community Panel # 47187C0206F, effective on 09-29-2006.
- Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.
- A Title Report was not provided for the preparation of this survey. Therefore this survey is subject to the findings of an accurate title search.
- This survey does not address the owner of any fence nor address any adverse claim of ownership of any adjoining property. Removal of any property line fence should be coordinated with adjacent owner.
- This property is comprised of Tax Parcel 053 12701, Williamson County, Tennessee.
- The recording of this plat voids, vacates, and supercedes the previous recording of Lot 31 shown on the Final Plat entitled "Galleria Commercial Complex Subdivision, Revision Four" as recorded in Plat Book 15, Page 86, R.O.W.C.
- Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the property owner(s) or the HOA.
- All open spaces shall be Public Utility, Drainage, and Access Easements and shall be maintained by the property owner(s) or the HOA.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or the HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- Green Infrastructure Easements are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the maintenance of water quality features designated as green infrastructure practices by the City of Franklin, and to provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.
- Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
- The City of Franklin Water Management Department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowner's lot at the homeowner's expense.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEM.
- There shall be no direct access to Lot 31 from Galleria Boulevard. Access to Lot 31 shall be provided via a Public Access easement to Galleria Boulevard through Lot 31R.
- Handicap Spaces: 5
Regular Spaces: 131
Total Spaces: 136
- The recording of this plat voids, vacates, and supercedes the previous recording of Lot 31 shown on the Final Plat entitled "Galleria Commercial Complex" as recorded in Plat Book 15, Page 86 R.O.W.C.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable, electrical, natural gas, sewer, telephone, and water lines) shall be placed in underground.
- Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA.
- Maintenance of all stormwater management features, including lot line swales, shall be the responsibility of the property owner(s) or the HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
- Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.
- No lots shall have direct access to Interstate 65 or ramps.
- The City of Franklin Water Management Department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowner's lot at the homeowner's expense.

Cert. of Ownership & Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record 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 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.

Certificate of Approval Water Systems

I hereby certify that the following water system outlined or indicated on the final subdivision plat entitled "Galleria Commercial Subdivision, Final Plat, Revision 40, Lot 31" has been installed in accordance with current local and/or state government requirements or a surety bond in the amount of \$ _____ has been posted with Mallory Valley Utility District to assure completion of all required improvements in case of default.

Certificate of Approval Sewer Systems

I hereby certify that the sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or a performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Certificate of Approval of Streets, Drainage, Sidewalks and Green Infrastructure

I hereby certify that the streets, drainage, sidewalks, and green infrastructure designated in _____ Subdivision have been installed in accordance with City specifications, or a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, \$ _____ for sidewalks, and \$ _____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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 day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

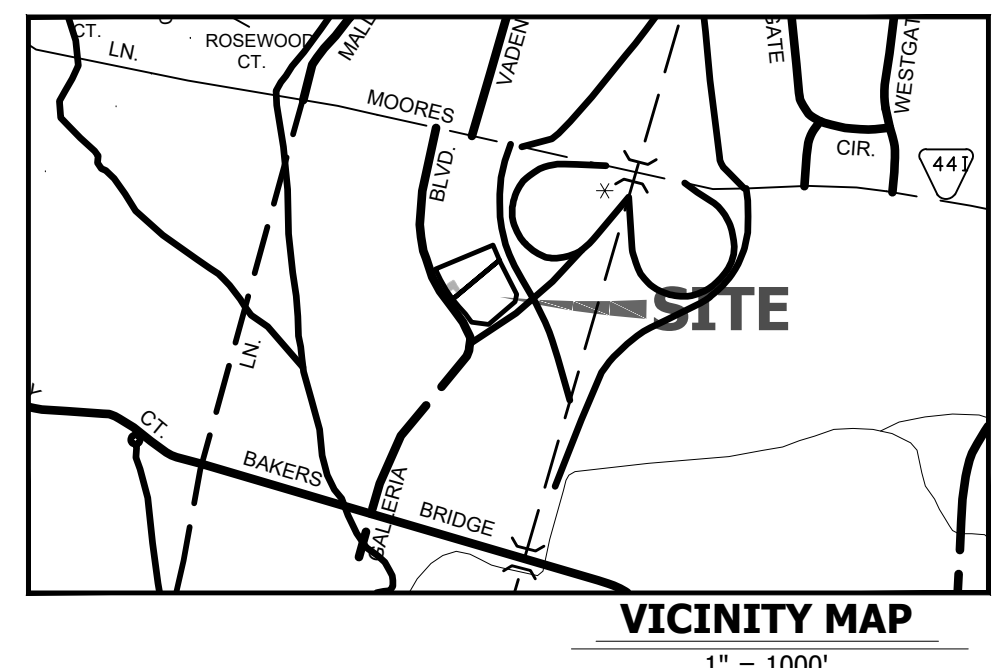
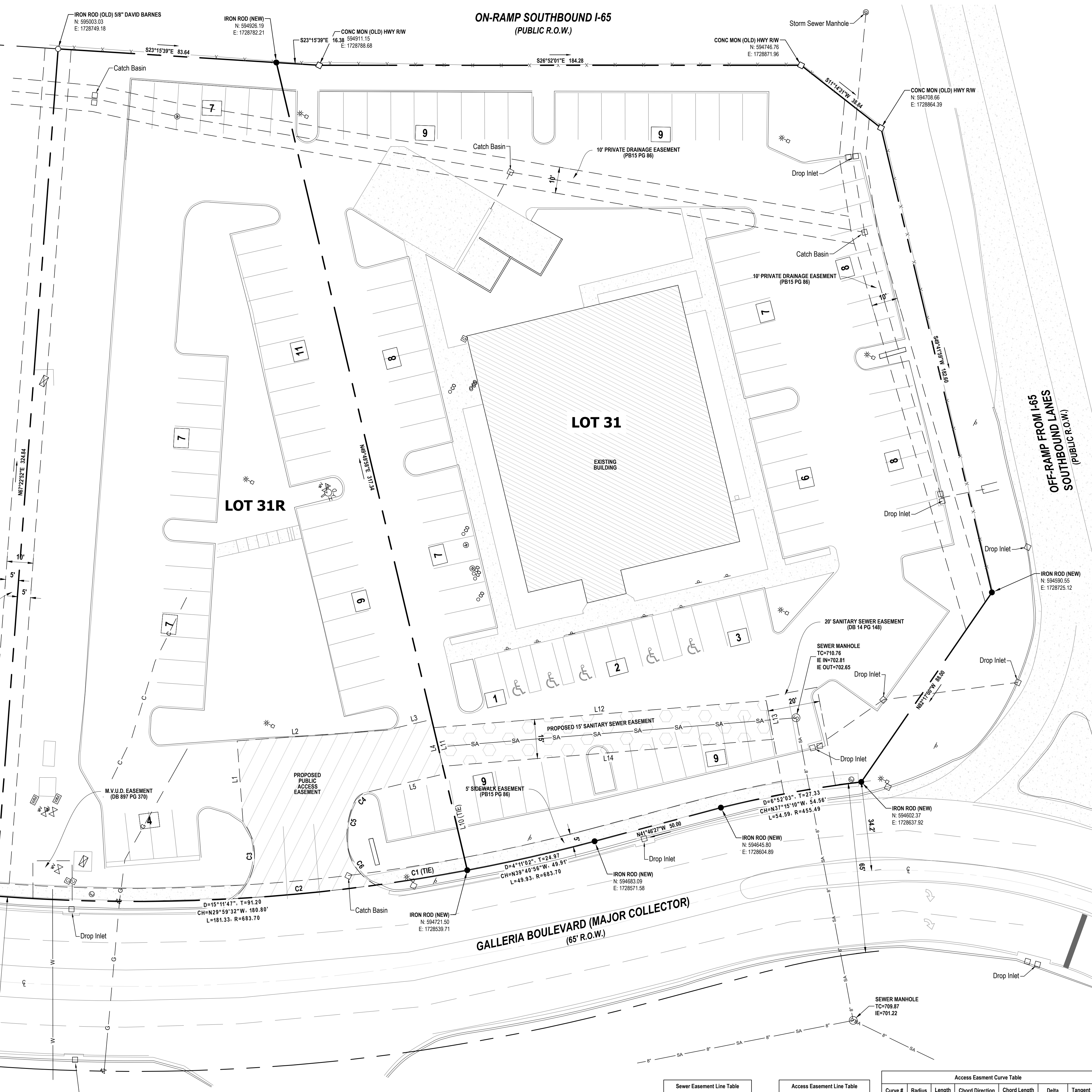
Certificate of Approval of Subdivision Name, Street Names and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency and the City of Franklin.

MTEM Signature

Middle Tennessee Electric Membership Corporation (MTEM) will provide electric service to the subject property according to the normal operating practices of MTEM as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEM, and in accordance with the plat approval conditions, tree planting guidelines and other requirements contained on the MTEM website at www.mtem.com (collectively the "Requirements"). No electric service will be provided until MTEM's Requirements have been met and approved in writing by an authorized representative of MTEM. Any approval, at all times, contingent upon continuing compliance with MTEM's Requirements.

Date _____ Middle Tennessee Electric Membership Corporation



TOTAL AREA: 104,172 SF OR 2.392 ACRES±
LOT 31R AREA: 42,546 S.F. or 0.977 AC ±
LOT 31 AREA: 61,626 S.F. or 1.415 AC ±

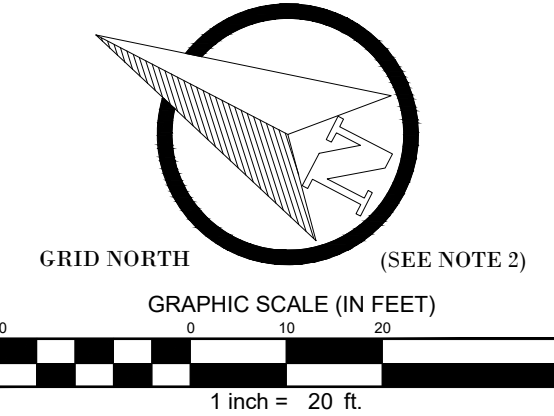
Owner/Developer

ARMEL LLC
3 THE GREENS
HAUPPAUGE, NY 11788

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 _____ day of _____, 20____.

John S. Patteson, TN RLS #1829 Date _____



Symbol Legend

- Denotes
 - IRON ROD (OLD)
 - BENCHMARK
 - CATCH BASIN
 - FIRE HYDRANT
 - SEWER MANHOLE
 - EXISTING TREE
 - WATER VALVE
 - WATER METER
 - IRON ROD (NEW)
 - UTILITY POLE
- P.U.D.E. Public Utility and Drainage Easement

ALWAYS CALL 811 BEFORE YOU DIG!
IT'S FREE, IT'S EASY, AND IT'S THE LAW!
DIG - DRILL - BLAST - BORE
CALL 811, OR (800) 351-1111
(615) 367-1110
TENNESSEE - ONE CALL CENTER

State Project Number 8077

GALLERIA COMMERCIAL
COMPLEX SUBDIVISION
FINAL PLAT
REVISION 40, LOT 31
8th Civil District
Franklin, Williamson County, Tennessee



Sewer Easement Line Table			Access Easement Line Table			Access Easment Curve Table						
Line #	Length	Direction	Line #	Length	Direction	Curve #	Radius	Length	Chord Direction	Chord Length	Delta	Tangent
L10	40.84'	N49°49'58"E	L1	30.94'	N58°59'38"E	C1	683.70'	35.36'	N38°06'31"W	35.36'	2°57'49"	17.69'
L11	15.17'	N49°49'58"E	L2	57.39'	S30°58'57"E	C2	683.70'	54.99'	N32°19'22"W	54.97'	4°36'29"	27.51'
L12	127.58'	S31°13'30"E	L3	17.62'	S40°10'02"E	C3	20.87'	33.16'	N70°32'47"E	29.78'	91°02'30"	21.25'
L13	15.08'	S52°26'17"W	L4	21.36'	S49°49'58"W	C4	7.50'	6.83'	N66°12'41"W	6.59'	52°07'19"	3.67'
L14	126.89'	N31°13'39"W	L5	30.37'	N40°10'02"W	C5	29.91'	15.78'	S72°35'38"W	15.60'	30°14'02"	8.08'
						C6	20.04'	20.27'	S28°31'56"W	19.42'	57°58'00"	11.10'

GPS NOTES

- The (TDOT) Tennessee Geodetic Reference Network was used for this survey.
- GPS locations used for this survey were established using a VRS network consisting of multiple reference stations.
- GPS data was collected with a Spectra Precision 86 receiver.
- This survey was prepared without the use of a scale factor. Except in the instance of initial survey control, all distances or coordinates were derived from measurements taken by a total station. Coordinates used for the initial survey control were generated with the use of GPS observations and used as the basis for the coordinate system used for this survey.
- The date of the field work was: 9/21/2021.