

GENERAL NOTES

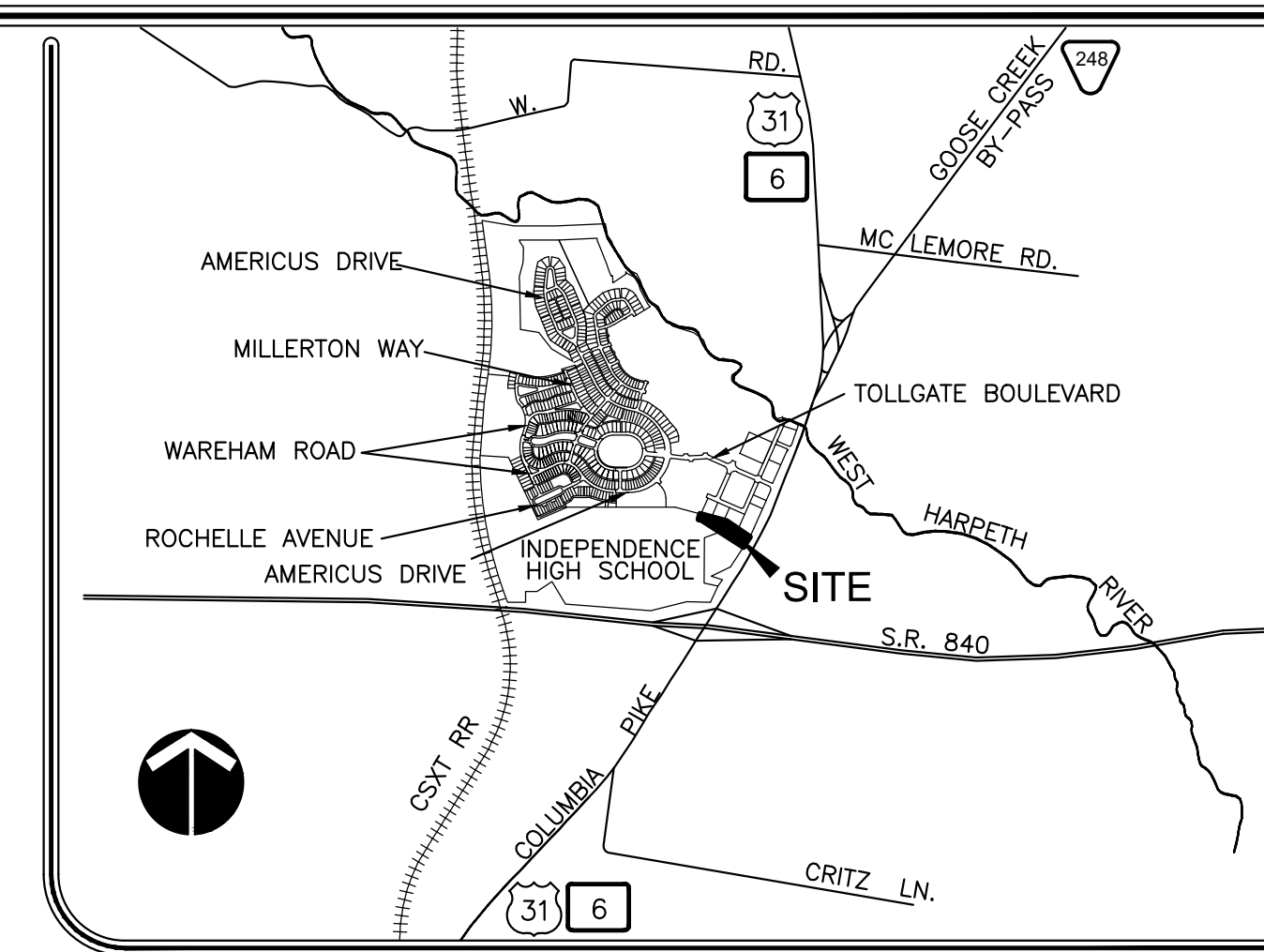
- THE PURPOSE OF THIS PLAN IS TO DEDICATE RIGHT OF WAY.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION IMPROVEMENTS.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE 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 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 THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
- THIS PROPERTY IS CURRENTLY ZONED D3 (HIGH DENSITY RESIDENTIAL).
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0335, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL STREETS ARE DESIGNATED PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.
- ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION. THE "INDEPENDENCE HIGH SCHOOL" SIGN AND LANDSCAPING WITHIN THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE WILLIAMSON COUNTY BOARD OF EDUCATION.
- LOT 1 WILL BE RETAINED BY THE WILLIAMSON COUNTY BOARD OF EDUCATION.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:43,595.

DEED REFERENCE

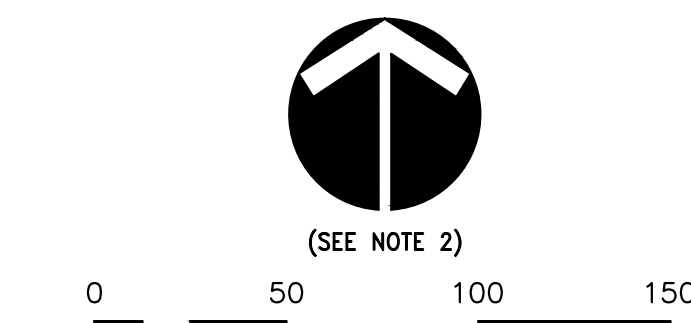
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAMSON COUNTY BOARD OF EDUCATION OF RECORD IN DOCKET NUMBER 01699, CIRCUIT COURT OF WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

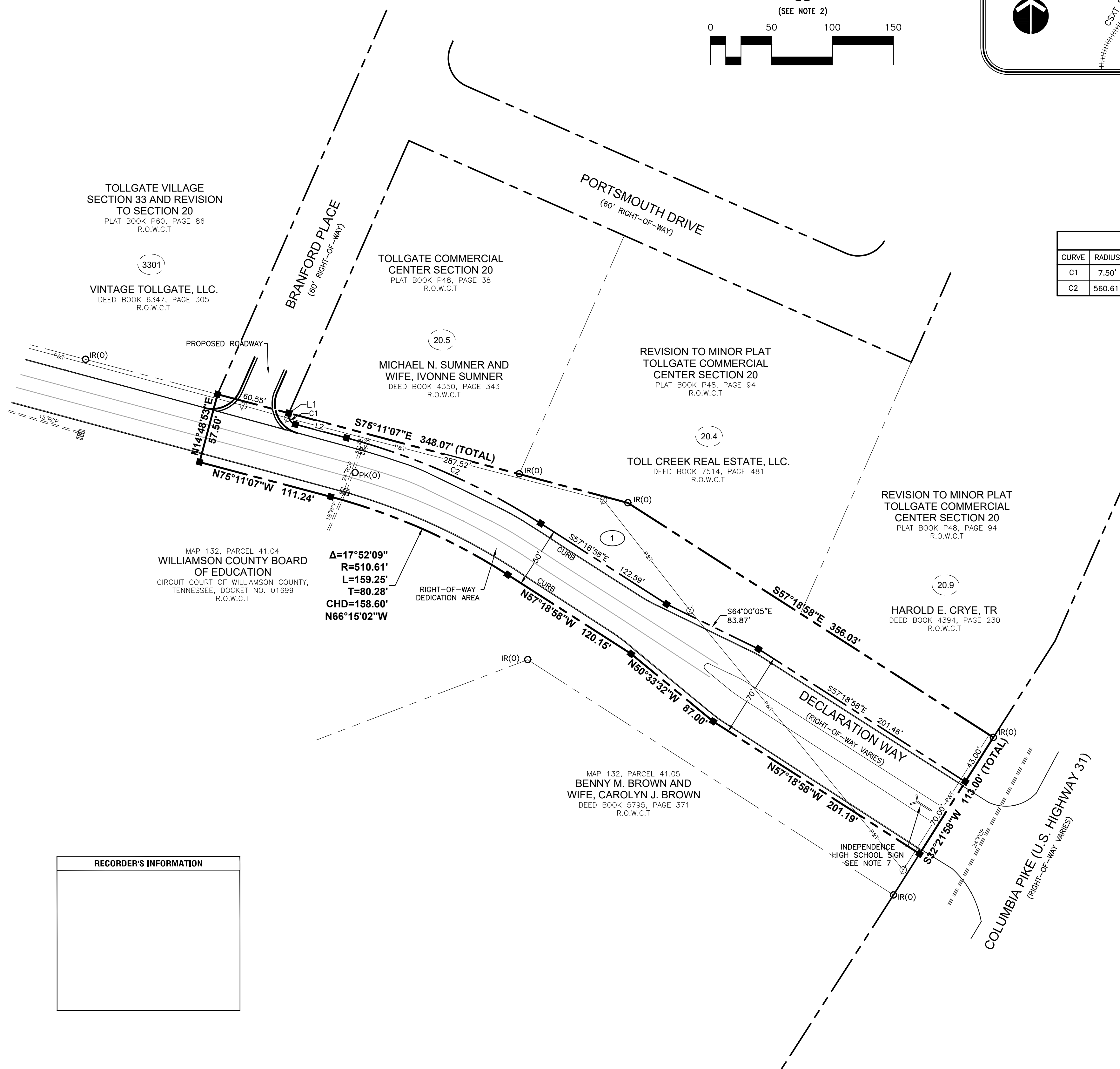
BEING A PORTION OF PARCEL 41.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.



LOCATION MAP
NOT TO SCALE



(SEE NOTE 2)



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	7.50'	11.43'	87°18'02"	7.15	10.35'	S31°32'06"E
C2	560.61'	174.84'	17°52'09"	88.14	174.13'	S66°15'02"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S23°46'29"W	244.41'
L2	S75°11'07"E	43.26'

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1	22,080	0.51

RIGHT OF WAY AREA TABLE

SQ. FT.±	ACRES±
39,632	0.91

SITE DATA TABLE

TOTAL LOT 1 AREA	- 0.51 ACRES±
TOTAL R.O.W. DEDICATION AREA	- 0.91 ACRES±
TOTAL SITE AREA	- 1.42 ACRES±

$\Delta=17^{\circ}52'09"$
 $R=510.61'$
 $L=159.25'$
 $T=80.28'$
 $CHD=158.60'$
 $N66^{\circ}15'02"W$

RECORDER'S INFORMATION

LEGEND

- CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- (R) IRON ROD (OLD)
- (PK) PK NAIL (OLD)
- ∅ UTILITY POLE
- P&T- OVERHEAD POWER AND TELEPHONE LINES
- CATCH BASIN/CURB INLET
- RCP REINFORCED CONCRETE PIPE
- R.O.W. RIGHT OF WAY
- ⓪ LOT NUMBER
- R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE

TOTAL AREA = 61,713 SQUARE FEET OR 1.42 ACRES ±

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS INDICATED IN DOCKET NUMBER 01699, CIRCUIT COURT OF WILLIAMSON COUNTY, TENNESSEE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: 4/4/19
WILLIAMSON COUNTY BOARD OF EDUCATION
TITLE:

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:43,595 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.
DATE: 4/4/19
JOHN T. DARNALL, RLS NO. 1571

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-108 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM: HBATS UTILITY DISTRICT GENERAL MANAGER
SEWER SYSTEM: HBATS UTILITY DISTRICT GENERAL MANAGER
DATE: 4/4/19

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAN HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THOMPSON'S STATION'S SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 4/4/19
TOWN ENGINEER

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFORESAID REQUIREMENTS.

DATE: 4/4/19
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: 4/4/19
SECRETARY OF PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DESIGNATED ON THIS FINAL PLAN HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS AGENCY.

DATE: 4/4/19
WILLIAMSON COUNTY PUBLIC SAFETY

CERTIFICATE FOR ADDRESSES

I DO HEREBY CERTIFY THAT THE ADDRESSES DESIGNATED ON THIS FINAL PLAN ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: 4/4/19
IT DEPT. E-911 ADDRESSING COORDINATOR

FINAL PLAT

DECLARATION WAY
RIGHT OF WAY DEDICATION

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE
DRAWN BY: C. KILGORE
REVISED: APRIL 5, 2019
REVISED: MARCH 13, 2019
DATE: MARCH 5, 2019
JOB NO. 10-081
SCALE: 1"= 50'
W.O. 9260

OWNER
WILLIAMSON COUNTY BOARD OF EDUCATION
1320 WEST MAIN STREET
FRANKLIN, TENNESSEE 37064
(615) 472-4000

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615) 244-6739 tdarnall@ragansmith.com
CONTACT: TOM DARNALL, RLS
SHEET 1 OF 1

G:\0108152020\152020\152020\DECLARATION WAY\DECLARATION WAY FINAL PLAT.DWG PLOTTED BY: AMANDA REED ON: 4/6/2019 4:40:37 PM LAST UPDATED BY: RAGAN-SMITH ASSOCIATES