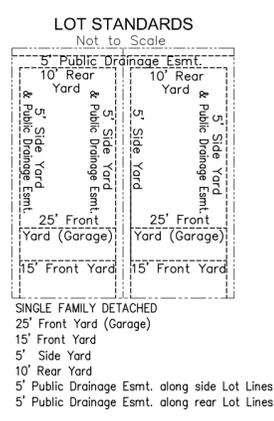


TENNESSEE STATE PLANE
COORDINATE SYSTEM
ZONE 5301, FIPSZONE 4100
NAD 83

SCALE: 1"= 100'

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO CREATE 8 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYING FOR THE STATE OF TENNESSEE, DATED JUNE 4, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
3. PARCEL NUMBER SHOWN HEREON PERTAINS TO PROPERTY TAX MAP 63.
4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.
5. THE PROPERTY SHOWN HEREON CONTAINS 552,389 SQUARE FEET OR 12.68 ACRES OF LAND MORE OR LESS.
6. PORTION OF THIS PROPERTY FALLS WITHIN FLOOD HAZARD AREA ZONE X & AE AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0184G, DATED DECEMBER 22, 2016.
7. PROPERTY CORNERS SHOWN THUS \bullet ARE MARKED BY IRON RODS.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED : SD-R, WITH A WEST HARPEATH CHARACTER OVERLAY DISTRICT (WHCO-3).
9. PROPERTY OWNERS
CLAYTON PROPERTY GROUP, INC.
393 MAPLE STREET
GALLATIN, TN 37066
10. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES
11. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATES ZONE 5301, FIPZONE 4100, NAD 83.
12. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC
13. WITHIN NEW DEVELOPMENT AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES SUCH AS CABLE, ELECTRICAL (EXCLUDING) TRANSFORMERS, GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
14. STREET LIGHT LOCATIONS ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEC.
15. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.
16. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY AND EMERGENCY ACCESS ROADS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA FOR SECTIONS 5 AND 6 ONLY.
17. TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY OTHER PARTIES.
18. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEC.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. 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
20. * DENOTES CRITICAL LOT AND WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL TO ENSURE THAT THE EXISTING PUBLIC UTILITIES CROSSING THE LOTS ARE NOT IMPACTED WITH THE LOT BUILD-OUT. NO STRUCTURES, PATIOS, UTILITY PADS, SWIMMING POOLS, WALKWAYS OR OTHER HARDSCAPE WILL BE PERMITTED WITHIN THE UTILITY EASEMENTS AT THE REAR OF THESE LOTS.
21. 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 EXISTING 40' SEWER & FORCEMAIN EASEMENT Book 59, Page 92, R.O.W.C.T.N.
22. LOTS 101-108 SHALL NOT HAVE ANY CONCRETE, STRUCTURES, PATIOS, LANDSCAPING, HVAC ETC. WITHIN THE UTILITY EASEMENTS ON THESE LOTS. THE UTILITIES THAT ARE SHOWN TO THE REAR OF THE LOTS ARE CRITICAL AND SHALL REMAIN FREE FROM OBSTRUCTION FOR EMERGENCY MAINTENANCE. AT NO TIME SHALL THE ACCESS TO THESE UTILITY EASEMENTS BE DISRUPTED.
23. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
24. PARKLAND DEDICATION, SEE LOT TABLE FOR AMOUNT OF UNITS AND SQUARE FOOTAGE COUNTS.



SPECIAL NOTE
As per the condition of approval for Section 5 of the Rizer Point Subdivision, the City of Franklin Board of Mayor and Aldermen indicated the property owners in Section 1-4 shall not be responsible or obligated to maintain the common open space located in Sections 5 and 6. The common open space in Section 5 is inclusive of improved and unimproved private sidewalks, trails, public utility, drainage, green infrastructure, access and pedestrian access easements in Sections 5 and 6, and shall be the maintenance responsibility of the Sections 5 and 6 property owners. The Rizer Point Homeowners Association Covenants shall be amended to incorporate this condition of approval and said covenants shall be recorded prior to the City allowing the final plat for Sections 5 and 6 to be recorded. Only the property owners located in Sections 1-4 shall have the authority to modify this condition by a minimum of 2/3rds majority vote of all the Rizer Point Sections 1-4 property owners.

PARKLAND SPECIAL NOTE
Sections 5 and 6 have a combined total of 16 dwelling lots. The total square footage of parkland dedication area is 87,600 (78,000sf of original PUD + 9,600sf of Sections 5 and 6). This plat covers 2,948 square feet of AAPE for Parkland Dedication. The remaining portion of the parkland dedication shall be dedicated through easements on the property to the north, owned by Clayton Properties Group, Inc.

TENNESSEE STATE PLANE COORDINATES
Northing : 586831.956
Easting : 1706576.182

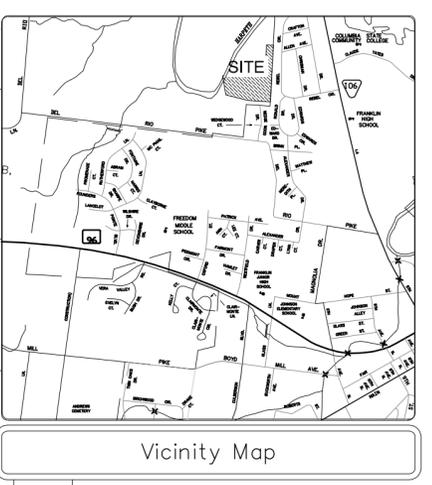
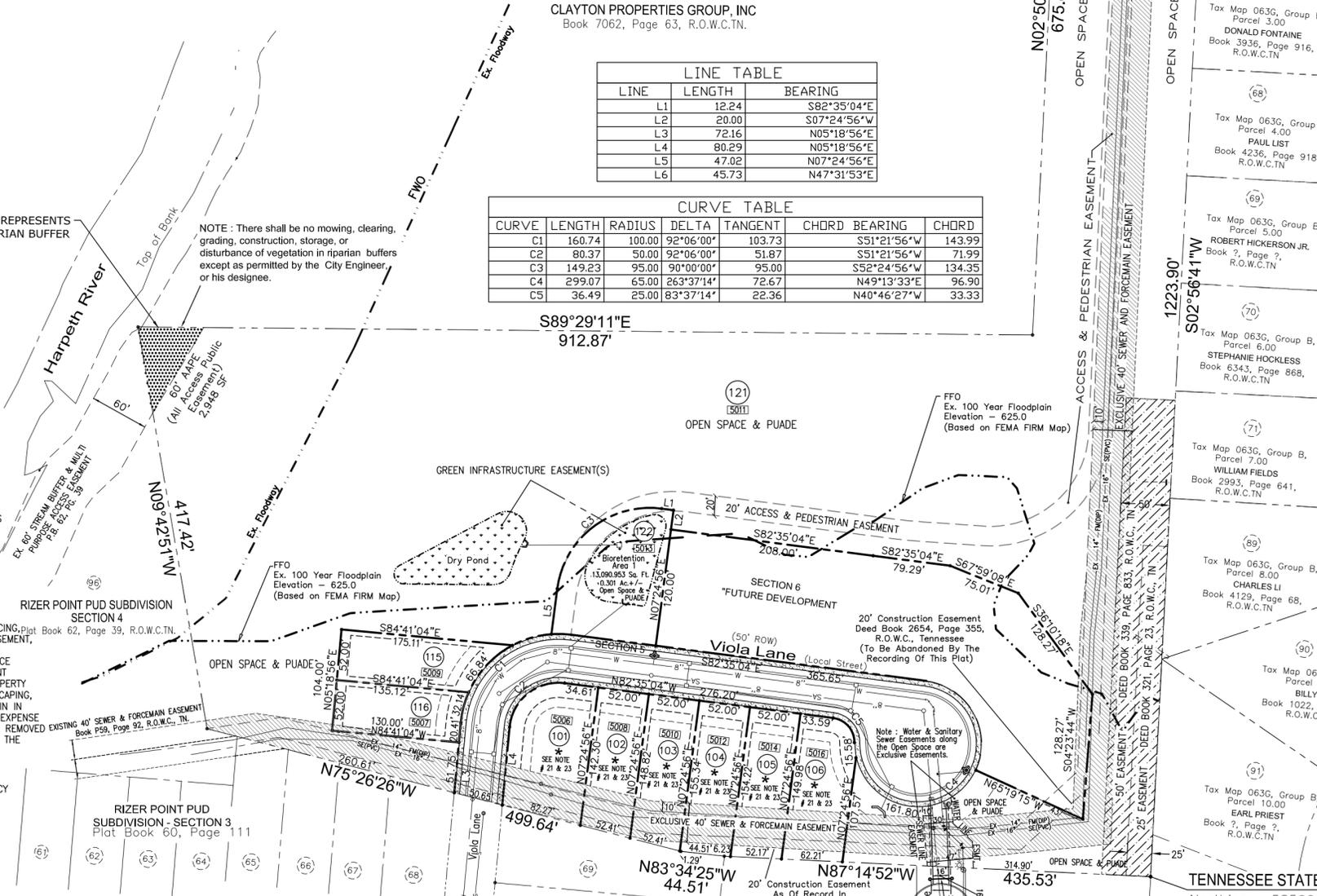
CLAYTON PROPERTIES GROUP, INC
Book 7062, Page 63, R.O.W.C.T.N.

LINE	LENGTH	BEARING
L1	12.24	S82°35'04"E
L2	20.00	S07°24'56"W
L3	72.16	N05°18'56"E
L4	80.29	N05°18'56"E
L5	47.02	N07°24'56"E
L6	45.73	N47°31'53"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	160.74	100.00	92°06'00"	103.73	S51°21'56"W	143.99
C2	80.37	50.00	92°06'00"	51.87	S51°21'56"W	71.99
C3	149.23	95.00	90°00'00"	95.00	S52°24'56"W	134.35
C4	299.07	65.00	263°37'14"	72.67	N49°13'33"E	96.90
C5	36.49	25.00	83°37'14"	22.36	N40°46'27"W	33.33

DOT HATCHING REPRESENTS
60' ZONE 1 RIPARIAN BUFFER

NOTE: 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.



LOT	SQUARE FEET	ACRES
101	10935	0.25
102	7569	0.17
103	7908	0.18
104	8062	0.18
105	7909	0.18
106	8901	0.20
115	7822	0.18
116	6813	0.16

LOT	SQUARE FEET	ACRES
121	434,123	9.78
122	13090.95	0.30

Bioretention Area

OWNER
CLAYTON PROPERTIES GROUP, INC.
393 MAPLE STREET
GALLATIN, TN 37066
CONTACT : MAVERICK GREEN
PHONE : (931) 205-2435
EMAIL : mgreen@goodallhomes.com

SURVEYOR
JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2601 ELM HILL PIKE - STE. 'R'
NASHVILLE, TN. 37214
PHONE : (615) 490-6920
EMAIL : greg.t.ita@comcast.net

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

Williamson County Management Agency _____ Date _____

City of Franklin _____ Date _____

LEGEND

- Iron Rod (Set) I.R.(N)
- ⊙ Sanitary Manhole
- ⊕ Water Valve
- ⊕ Fire Hydrant
- ⊕ Catch Basin
- S — Sanitary Sewer
- W — Water Line
- ST — Storm Sewer

DETACHED RESIDENTIAL LOT TREE CHART:
The following 3 inch caliper canopy trees are required for each lot:

LOT #	LOT SIZE	ACI	# TREES	LOT #	LOT SIZE	ACI	# TREES
101	10,935 SF	12	4	115	7,822 SF	6	2
102	7,569 SF	6	2	116	6,879 SF	6	2
103	7,908 SF	6	2				
104	8,062 SF	6	2				
105	7,909 SF	6	2				
106	8,901 SF	6	2				

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following aggregate caliper inches of canopy trees are required for each detached residential lot:

LOT SIZE	ACI CANOPY TREES REQUIRED:
LESS THAN 10,000 SF	6
10,000 TO 30,000 SF	12

FINAL PLAT
Rizer Point PUD Subdivision
Section 5
Being a Portion of Parcel 3.01 On Tax Map 63
Franklin, Williamson County, TN.
14th Civil District

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 7062, Page 63, R.O.W.C., Tennessee, and adopt the plan of subdivision of property 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.

By: _____ Date _____

Owner(s): _____ Date _____

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 11th day of September, 2017.

Surveyor _____ Date _____
2297
Tenn. License No. _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Rizer Point PUD-Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director of Water Management Dept. _____ Date _____
City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Rizer Point PUD-Section 5 Subdivision have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for streets and \$ _____ for drainage 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 APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2017, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Comm.

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 12.68 TOTAL LOTS: 10

ACRES NEW STREETS: 0.90 FEET NEW STREETS: 613.67'

CIVIL DISTRICT: 14th CLOSURE ERROR: 1:10000

SCALE: 1"= 100' DATE: April 6th, 2018

Rev. 6-7-18