NORTH

GRID NORTH

0' 50' 100' 200' 300'

SCALE : 1"= 100'

GENERAL NOTES

1. THE PURPOSE OF THIS RECORDING IS TO CREATE 18 LOTS.
2. THIS SURVEY MEETS THE REQUIRMENTS 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 178,141 SQUARE FEET OR 4.09 ACRES OF LAND MORE OR LESS.
6. THIS PROPERTY FALLS WITHIN FLOOD HAZARD AREA ZONE X, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0184F, DATED SEPT. 29, 2006.
7. PROPERTY CORNERS SHOWN THUS —●— ARE MARKED BY IRON RODS.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED : RESIDENTIAL VARIETY (RX), WITH A WEST HARPETH CHARACTER OVERLAY DISTRICT (WHCO-3).
9. PROPERTY OWNERS
   GOODALL INC., BUILDERS
   393 MAPLE STREET
   GALLATIN, TN 37066
10. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES
11. BEARINGS ARE BASED ON TENNESSEE GRID, 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 MTEMC.
15. THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES AND STORM WATERDETENTION FACILITIES.
16. OPEN SPACE LOTS SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE, & PEDESTRIAN ACCES EASEMENTS.
17. TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY OTHER PARTIES.
18. THE RECORDING OF THIS PLAT VOID, VACATES, AND SUPERCEDES THE RECORDING OF LOT 101 AS SHOWN ON THE FINAL PLAT OF RIZER POINT SUBDIVISION, SECTION 2 AS OF RECORD IN PLAT BOOK P59, PAGE 92, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
19. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
20. STREET FACING GARAGES SHALL BE A MINIMUM OF 10 FEET BEHIND THE FRONT FACADE OF THE DWELLING THEY SERVE AND A MINIMUM OF 22 FEET FROM THE SIDEWALK.
21. EASEMENT SHOWN SHALL BE A MINIMUM OF 20 FOOT SEWER EASEMENT AS SHOWN. THE DEPTH OF THE SEWER DETERMINES THE WIDTH OF THE SEWER EASEMENT, SAID DEPTH COULD INCREASE THE WIDTH OF SEWER EASEMENT.

Vicinity Map

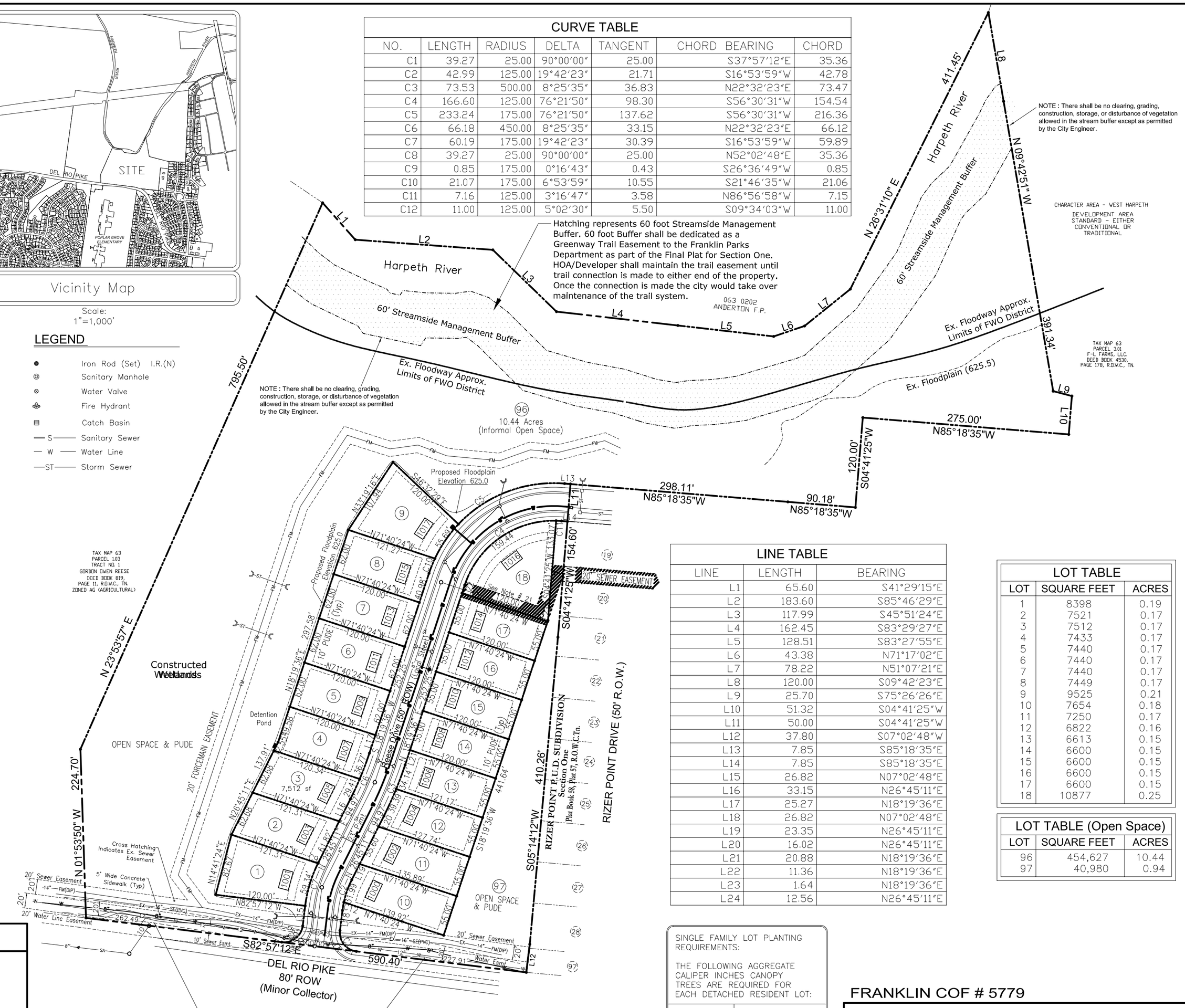
Scale: 1"=1,000'

LEGEND

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

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	39.27	25.00	90°00'00"	25.00	S37°57'12"E	35.36
C2	42.99	125.00	19°42'23"	21.71	S16°53'59"W	42.78
C3	73.53	500.00	8°25'35"	36.83	N22°32'23"E	73.47
C4	166.60	125.00	76°21'50"	98.30	S56°30'31"W	154.54
C5	233.24	175.00	76°21'50"	137.62	S56°30'31"W	216.36
C6	66.18	450.00	8°25'35"	33.15	N22°32'23"E	66.12
C7	60.19	175.00	19°42'23"	30.39	S16°53'59"W	59.89
C8	39.27	25.00	90°00'00"	25.00	N52°02'48"E	35.36
C9	0.85	175.00	0°16'43"	0.43	S26°36'49"W	0.85
C10	21.07	175.00	6°53'59"	10.55	S21°46'35"W	21.06
C11	7.16	125.00	3°16'47"	3.58	N86°56'58"W	7.15
C12	11.00	125.00	5°02'30"	5.50	S09°34'03"W	11.00



LINE TABLE

LINE	LENGTH	BEARING
L1	65.60	S41°29'15"E
L2	183.60	S85°46'29"E
L3	117.99	S45°51'24"E
L4	162.45	S83°29'27"E
L5	128.51	S83°27'55"E
L6	43.38	N71°17'02"E
L7	78.22	N51°07'21"E
L8	120.00	S09°42'23"E
L9	25.70	S75°26'26"E
L10	51.32	S04°41'25"W
L11	50.00	S04°41'25"W
L12	37.80	S07°02'48"W
L13	7.85	S85°18'35"E
L14	7.85	S85°18'35"E
L15	26.82	N07°02'48"E
L16	33.15	N26°45'11"E
L17	25.27	N18°19'36"E
L18	26.82	N07°02'48"E
L19	23.35	N26°45'11"E
L20	16.02	N26°45'11"E
L21	20.88	N18°19'36"E
L22	11.36	N18°19'36"E
L23	1.64	N18°19'36"E
L24	12.56	N26°45'11"E

LOT TABLE

LOT	SQUARE FEET	ACRES
1	8398	0.19
2	7521	0.17
3	7512	0.17
4	7433	0.17
5	7440	0.17
6	7440	0.17
7	7440	0.17
8	7449	0.17
9	9525	0.21
10	7654	0.18
11	7250	0.17
12	6822	0.16
13	6613	0.15
14	6600	0.15
15	6600	0.15
16	6600	0.15
17	6600	0.15
18	10877	0.25

LOT TABLE (Open Space)

LOT	SQUARE FEET	ACRES
96	454,627	10.44
97	40,980	0.94

OWNER

GOODALL INC.,BUILDERS
393 MAPLE STREET
GALLATIN, TN 37066

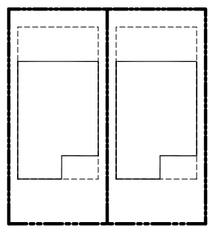
CONTACT : JACK LUDINGTON
PHONE : (615) 451-5029
EMAIL : jludington@goodallhomes.com

SURVEYOR

JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
2526 MEADOWOOD DRIVE
NASHVILLE, TN. 37214
PHONE: (615) 883-2918
EMAIL : gregt.jta@comcast.net

LOT STANDARDS

Not to Scale



SINGLE FAMILY DETACHED
25' Front Yard
5' Side Yard
10' Rear Yard

SINGLE FAMILY LOT PLANTING REQUIREMENTS:

THE FOLLOWING AGGREGATE CALIPER INCHES CANOPY TREES ARE REQUIRED FOR EACH DETACHED RESIDENT LOT:

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

(1) Revised 3-4-2015 Per Staff Comments

FRANKLIN COF # 5779

FINAL PLAT

Rizer Point PUD Subdivision Section 4

Being a Portion of Parcel 3 On Tax Map 63
Franklin, Williamson County, TN.
14th Civil District

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

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 5730, Page 687, 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: _____ 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 shown. I(We) further certify that the plat correctly shows all survey work made under my supervision on the 5th day of February, 2015.

GREG TERRY AGRICOLA COMMERCIAL 3/5/15 TENNESSEE NO. 2287

Surveyor — Date
Tenn. License No. 2287

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Rizer Point PUD-Sec. 4 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 4 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 _____, 2015, 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: 14.48 TOTAL LOTS: 18

ACRES NEW STREETS: 0.74 FEET NEW STREETS: 681.67'

CIVIL DISTRICT: 14th CLOSURE ERROR: 1:10000

SCALE: 1"= 100' DATE: January 15, 2015