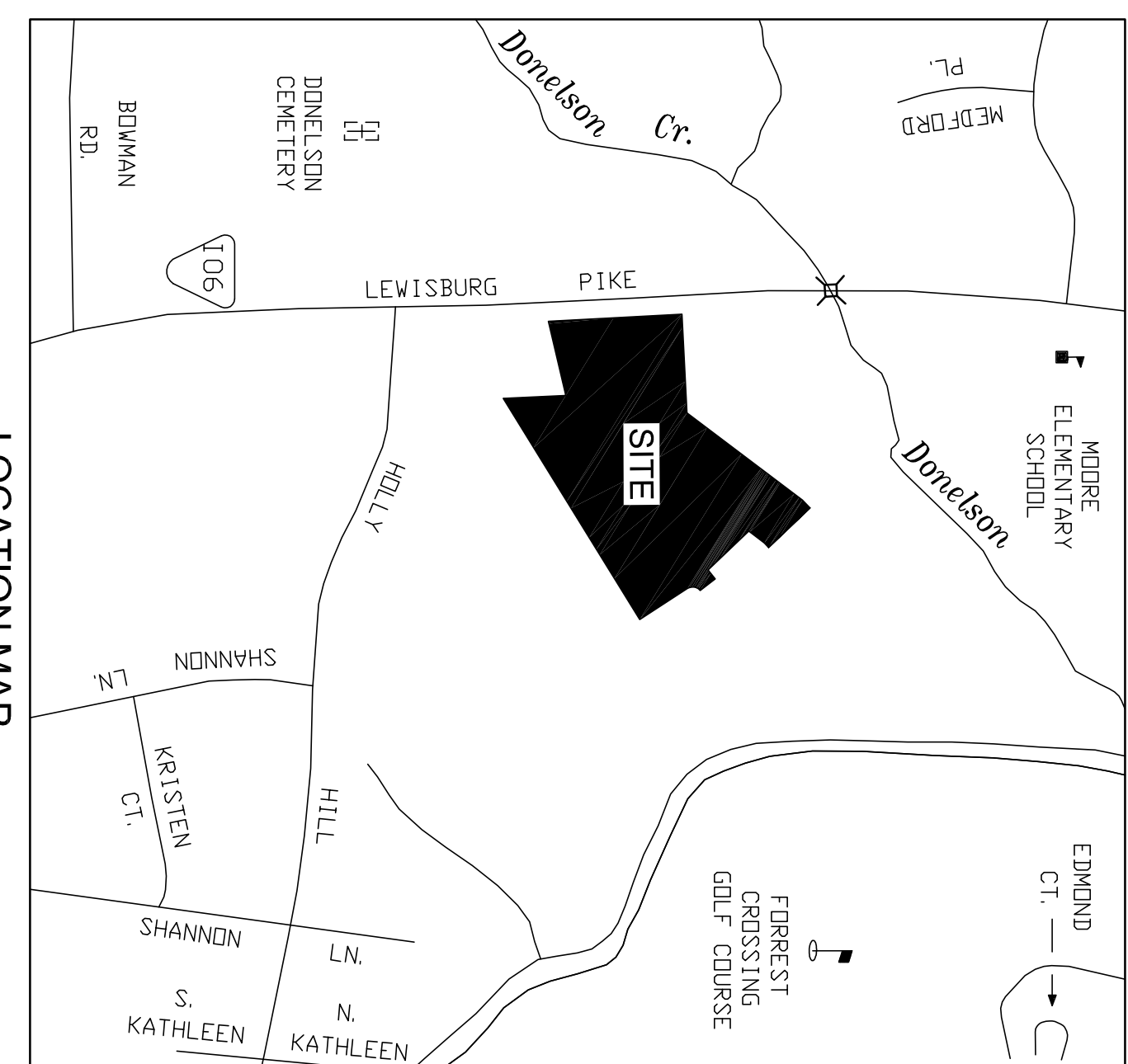


GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT REVISION IS TO ADJUST THE LOT LINES BETWEEN LOTS 75-79 OF RECORDED PLAT OF RIVERBLUFF PUD SUBDIVISION SECTION 1.
2) EXISTING ZONING: R-2 (RESIDENTIAL)
CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)
4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 7.00-13.00 ON WILLIAMSON COUNTY TAX MAP NO. 89-P-D.
5. STREET ADDRESSES ARE SHOWN THIS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204 FRANKLIN, TN, 37076
CONTACT: BERKELEY NANCE
TELEPHONE: (615) 405-4257
EMAIL: BERKELEY.NANCE@RIVERBLUFFINVESTMENTS.COM
8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 211 DONELSON PIKE - SUITE 6 NASHVILLE, TENNESSEE, 37214
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 OTHER SOURCES. THE SURVEYOR DOES NOT WARRANT THAT THE LOCATION OF 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. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0213 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 TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DISCRETION OF MTEAC.
16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204 FRANKLIN, TN, 37076
CONTACT: BERKELEY NANCE
TELEPHONE: (615) 405-4257
EMAIL: BERKELEY.NANCE@RIVERBLUFFINVESTMENTS.COM
19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
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, TREES, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN OR OVER ANY OF THE EXCLUSIVE EASEMENTS OF FRANKLIN WATER MANAGEMENT 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 OF 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, TREES, CONCRETE OR OTHER STRUCTURES INSTALLED 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 HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

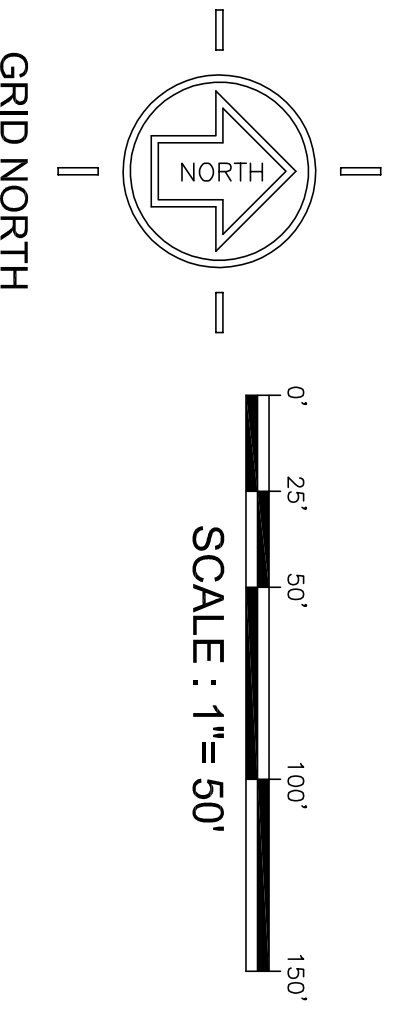
PARKLAND

Required area per unit : 1200 Square Feet
Total Units : 80
Total required area : 96,000 Square Feet or 2.2 Ac.
Total Provided : 41,207 Square Feet or 0.95 Ac.
(80' All Access Easement along Harpeth River)
Deficiency : 1.25 Ac.



FINAL PLAT
Riverbluff PUD Subdivision
Section 1, Revision 1
Revision to Lots 75-81

Being Parcels 7.00-13.00 on Tax Map 89-P-D
Franklin, Williamson County, Tennessee
Lewisburg Pike



CURVE TABLE
Table with columns: NO., LENGTH, RADIUS, DELTA, TANGENT, CHORD, BEARING, CHORD. Rows C7, C8, C9, C10.

LOT TABLE
Table with columns: Lot No., Square Feet, Acres. Rows 75, 76, 77, 78, 79, 80.

OPEN SPACE TABLE
Table with columns: Lot No., Square Feet, Acres. Row 81.

SITE DATA FOR RIVERBLUFF PUD SUBDIVISION SECTION 1

Total Area: 7.07 AC.
Residential Lots: 12 Lots
Area in Lots: 2.26 AC.
Area & Length of R.O.W.: 1.15 Ac./965 Feet
Open Space: 3.66 AC.
Development Standard: Conventional
Base Zoning District: Residential (R-2)
Character Area Overlay: CNCO-2
Front/Street Setbacks: 15 Feet
Side Yard Setback: 5 Feet
Rear Setback: 5 Feet

DETACHED RESIDENTIAL LOT TREE CHART

Table with columns: Lot Size, ACI Canopy Trees Required. Rows for various lot sizes and a 20,001 Square Feet and larger category.

CITY OF FRANKLIN PROJECT # 6055

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS
I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS SUBDIVISION PUD SUBDIVISION, SECTION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$... FOR STREETS, \$... FOR DRAINAGE, AND \$... 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

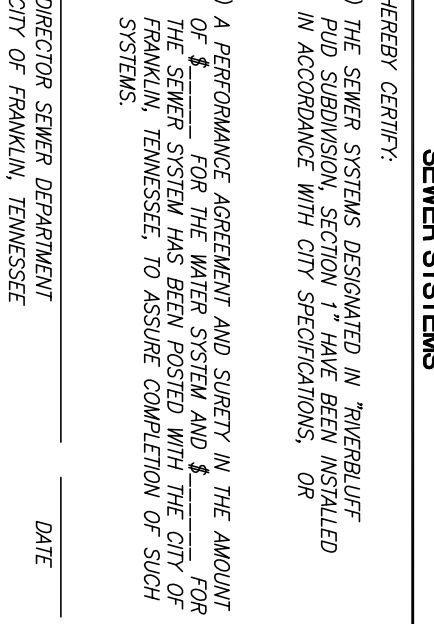
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
SUBDIVISION NAME AND STREET NAMES APPROVED BY WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY: DATE
CITY OF FRANKLIN

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY:
(1) THE WATER SYSTEMS DESIGNATED IN THIS SUBDIVISION PUD SUBDIVISION, SECTION 1 SUBDIVISION NAME BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE BOND IN THE AMOUNT OF \$... FOR THE ON-SITE WATER SYSTEM AND \$... FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE WILCOXON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.
CITY OF FRANKLIN WATER UTILITY DISTRICT: DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY:
(1) THE SEWER SYSTEMS DESIGNATED IN THIS SUBDIVISION PUD SUBDIVISION, SECTION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY 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 SEWER DEPARTMENT: DATE
CITY OF FRANKLIN, TENNESSEE

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... AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

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 UNIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CIRCUMSTANCES 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, KNOWING 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 - RIVERBLUFF INVESTMENTS, LLC
DATE



Director, Streets Department: DATE
City of Franklin, Tennessee

Director Sewer Department: DATE
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:
 (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, SECTION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
 (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ 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

FINAL PLAT

Riverbluff PUD Subdivision

Section 1, Revision 1

Revision to Lots 75-81
 Being Parcels 7.00-13.00 on Tax Map 89-P-D

Lewisburg Pike
 Franklin, Williamson County, Tennessee
 Tax Map 89, Parcel 19.03
JERRY BOZMAN
 Book 1839, Page 8, R.O.W.C.M.



OPEN SPACE TABLE

Lot No.	Square Feet	Acres
81	19,485	0.45

LOT TABLE

Lot No.	Square Feet	Acres
75	9067	0.21
76	7148	0.16
77	6884	0.16
78	7995	0.18
79	9275	0.21
80	9853	0.22

LEGEND

○ RO	Iron Rod (Found)	■	Catch Basin
● IRN	Iron Rod (Set)	—W—	Water Line
■	Concrete Monument	—M—	Metal Light Pole
○ (Set)	Sanitary Manhole	—STM—	Storm Line
○	Sanitary Manhole	—S—	Sanitary Sewer Line
○	Fire Hydrant	—RW—	Reclaimed Water Line

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 EMERGENCY MANAGEMENT AGENCY _____ DATE _____
 CITY OF FRANKLIN _____ DATE _____

SURVEYOR

JAMES TERRY & ASSOCIATES
 CONTACT: GREG TERRY
 211 DONELSON PIKE - SUITE 6
 NASHVILLE, TN, 37214
 PHONE: (615) 883-2918
 EMAIL: gregjta@comcast.net

OWNER

RIVERBLUFF INVESTMENTS, LLC
 103 FORREST CROSSING BLVD. # 204
 FRANKLIN, TN 37064

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 LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CIRCUMSTANCES 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) RECORD IN BOOK # _____ PAGE # _____ THIS PLAN OF SUBDIVISION, EXCEPT AS FOLLOWS: BOOK # _____ PAGE # _____.

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS AN ORIGINAL AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY REPRESENTS THE SURVEY MADE UNDER MY SUPERVISION ON THE 14th DAY OF JULY 2016.

James Terry
 SURVEYOR
 TENNESSEE HILLS 10412287

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:
 (1) THE SEWER SYSTEMS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, SECTION 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
 (2) A PERFORMANCE AGREEMENT AND SURETY 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.

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.

CITY OF FRANKLIN PROJECT # 6055

FINAL SUBDIVISION PLAT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 TOTAL ACRES: 1.604
 TOTAL LOTS: 7
 ACRES NEW STREETS: 0.00
 FEET NEW STREETS: 0.00
 CIVIL DISTRICT: 10TH
 CLOSURE ERROR: 1:10,000+
 MILES OF NEW ROAD: 0.00
 DATE: FEBRUARY 23, 2016
 PREPARED BY: JAMES TERRY & ASSOCIATES
 211 DONELSON PIKE - SUITE 6
 NASHVILLE, TENNESSEE 37214
 PHONE: (615) 490-6920

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C7	137.92	225.00	35°07'20"	71.21	N69°27'28"E	135.78
C8	14.20	19.00	42°50'00"	7.45	S65°36'07"W	13.88
C9	30.65	41.00	42°50'00"	16.08	N65°36'07"E	29.94
C10	47.12	30.00	90°00'00"	30.00	S42°01'08"W	42.43

Revision to Lot Lines
 Between Lots 75-81