

CERTIFICATE OF APPROVAL OF
STREETS, DRAINAGE AND SIDEWALKS

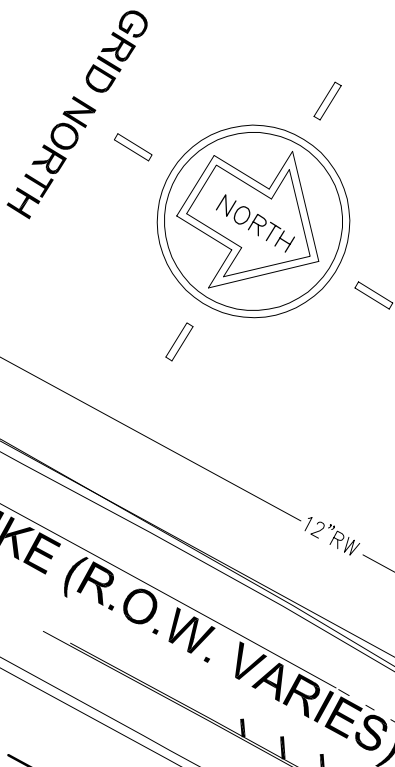
I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, PHASE 1* HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE OFF-SITE WATER SYSTEMS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE



FINAL PLAT
Riverbluff PUD Subdivision
Phase 1

0' 25' 50' 100' 150'
SCALE : 1"= 50'

Being Part Of Parcel 19.05 on Tax Map 89
Lewisburg Pike
Franklin, Williamson County, Tennessee

Tox Map 89, Parcel 19.03
JERRY BOZMAN
Book 1859, Page 8, R.O.W.C.Tn.

CERTIFICATE OF APPROVAL OF
WATER SYSTEMS

I HEREBY CERTIFY:

(1) THE WATER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 1*" SUBDIVISION HAVE 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 MICROPTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

MICROPTON WATER UTILITY DISTRICT

DATE

OPEN SPACE TABLE

Lot No.	Square Feet	Acres
81	139,403	3.20
82	19,578	0.45

LOT TABLE

Lot No.	Square Feet	Acres
1	5824	0.13
2	8144	0.19
3	9298	0.21
72	9636	0.22
73	8002	0.18
74	7737	0.18
75	7471	0.17
76	7206	0.17
77	6940	0.16
78	7609	0.17
79	11067	0.25
80	9835	0.23

LEGEND

○ R/O	Iron Rod (Found)	■	Catch Basin
● R/N	Iron Rod (Set)	—W—	Water Line
■	Concrete Monument	—S—	Sanitary Sewer Line
○ (Set)	Sanitary Manhole	—FW—	Reclaimed Water Line
●	Fire Hydrant		

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

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

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

8-6-15 REVISED PER STAFF COMMENTS

CITY OF FRANKLIN PROJECT # 5698

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM 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 UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION AND UNDER NO CONDITION 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) FURTHER CERTIFY THAT THERE ARE NO LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

* OWNERS) - RIVERBLUFF INVESTMENTS, LLC

DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE PLANNING PLAT AS SHOWN HEREON, EXCEPT AS TO THE LOTS) AS INDICATED, WAS SURVEYED AND SUBDIVISIONED AS REPRESENTED BY SAID PLAT AND ANY SUBDIVISION ON THE 13TH DAY OF AUGUST, 2015.

LAND SURVEYOR
JAMES TERRY & ASSOCIATES
NASHVILLE, TN 37214
PHONE: (615) 883-2918
EMAIL : greg.jia@comcast.net

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I HEREBY CERTIFY:

(1) THE SEWER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, PHASE 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
CITY OF FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL
FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION EXCEPT TO SUCH CONDITIONS, TERMS 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.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

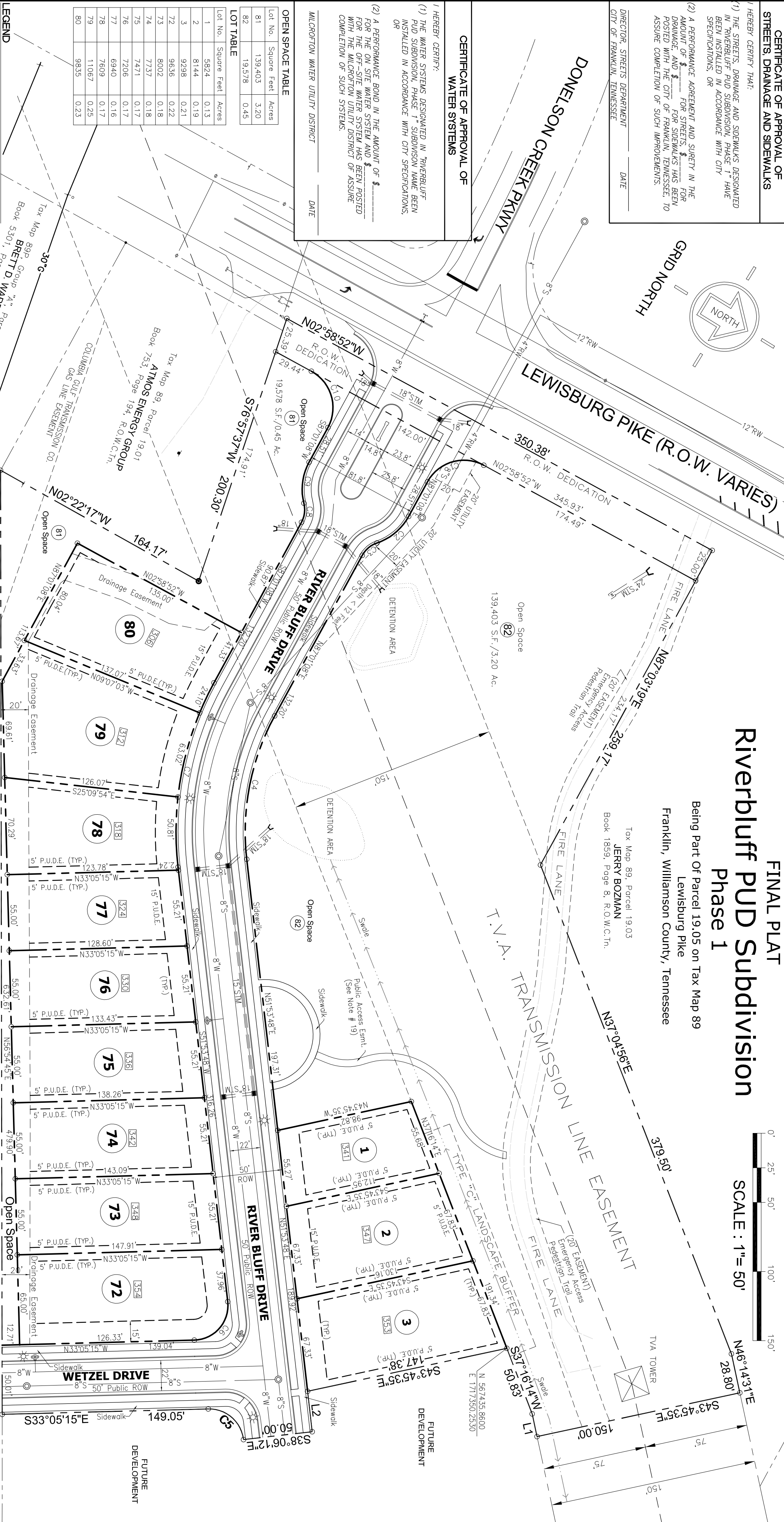
DATE

FRANKLIN SUBDIVISION PLAT
FRANKLIN WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 7.07 ± TOTAL LOTS: 14
ACRES NEW STREETS: 1.15 FEET NEW STREETS: 965
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0.18 DATE: JULY 13, 2015

PREPARED BY: JAMES TERRY & ASSOCIATES
2526 MEADOWOOD DRIVE
NASHVILLE, TENNESSEE 37214
PHONE: (615) 883-2918

JOB NUMBER 2015-294
SHEET 2 OF 2



NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	47.12	30.00	90°00'00"	30.00	54°7'58.52"E	42.43	
C2	30.65	41.00	42°50'00"	16.08	N71°33'52"W	29.94	
C3	14.20	19.00	42°50'00"	7.45	S7°33'32"E	13.88	
C4	107.27	175.00	35°07'20"	55.38	N69°27'28"E	105.60	
C5	37.08	25.00	84°59'02"	22.90	S09°24'17"W	33.77	
C6	41.46	25.00	95°00'58"	27.29	N60°35'43"W	36.87	
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	

LINE	BEARING	LENGTH
L1	S46°14'25"W	16.79
L2	N51°53'48"E	29.41