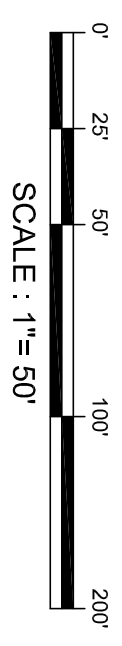


TENNESSEE STATE PLANE
COORDINATE SYSTEM
ZONE 5301, FIPSZONE 4100
MAD 83



GENERAL NOTES:

1. THE PURPOSE OF THIS RECORDING IS TO CREATE 8 RESIDENTIAL LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 0822-0-3 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 59.331 SQUARE FEET OR 1.36 ACRES OF LAND MORE OR LESS.
6. PORTION OF THIS PROPERTY FALLS WITHIN FLOOD HAZARD AREA ZONE X & AE AS DETERMINED ON THE CURRENT FLOOD SUSCEPTIBILITY MAP (FIRM) NUMBER 47187C0194G, DATED DECEMBER 22, 2016.
7. PROPERTY CORNERS SHOWN THIS ARE MARKED BY IRON RODS.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED: SDR WITH A WEST HARPETH CHARACTER OVERLAY DISTRICT (WHCO-3).
9. PROPERTY OWNERS: CLAYTON PROPERTY GROUP, INC. 393 MAPLE STREET GALLATIN, TN 37066
10. NUMBERS SHOWN THIS ARE PROPERTY ADDRESSES
11. BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATES
12. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC ZONE 5301, FIPZONE 4100, MAD 83.
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. 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.
15. TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY OTHER PARTIES.
16. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
17. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPERE 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.
18. 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 OR REPLACE WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF SUCH ENCROACHMENTS. FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN, 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 OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS EXPENSE.
19. LOTS 107-108 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.
20. PROPERTY OWNERS OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
21. PARKLAND DEDICATION, SEE LOT TABLE FOR AMOUNT OF UNITS AND SQUARE FOOTAGE COUNTS.

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

City of Franklin

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 include any portion of the property shown hereon without the written approval of the Municipal Planning Commission, and under no condition shall 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.

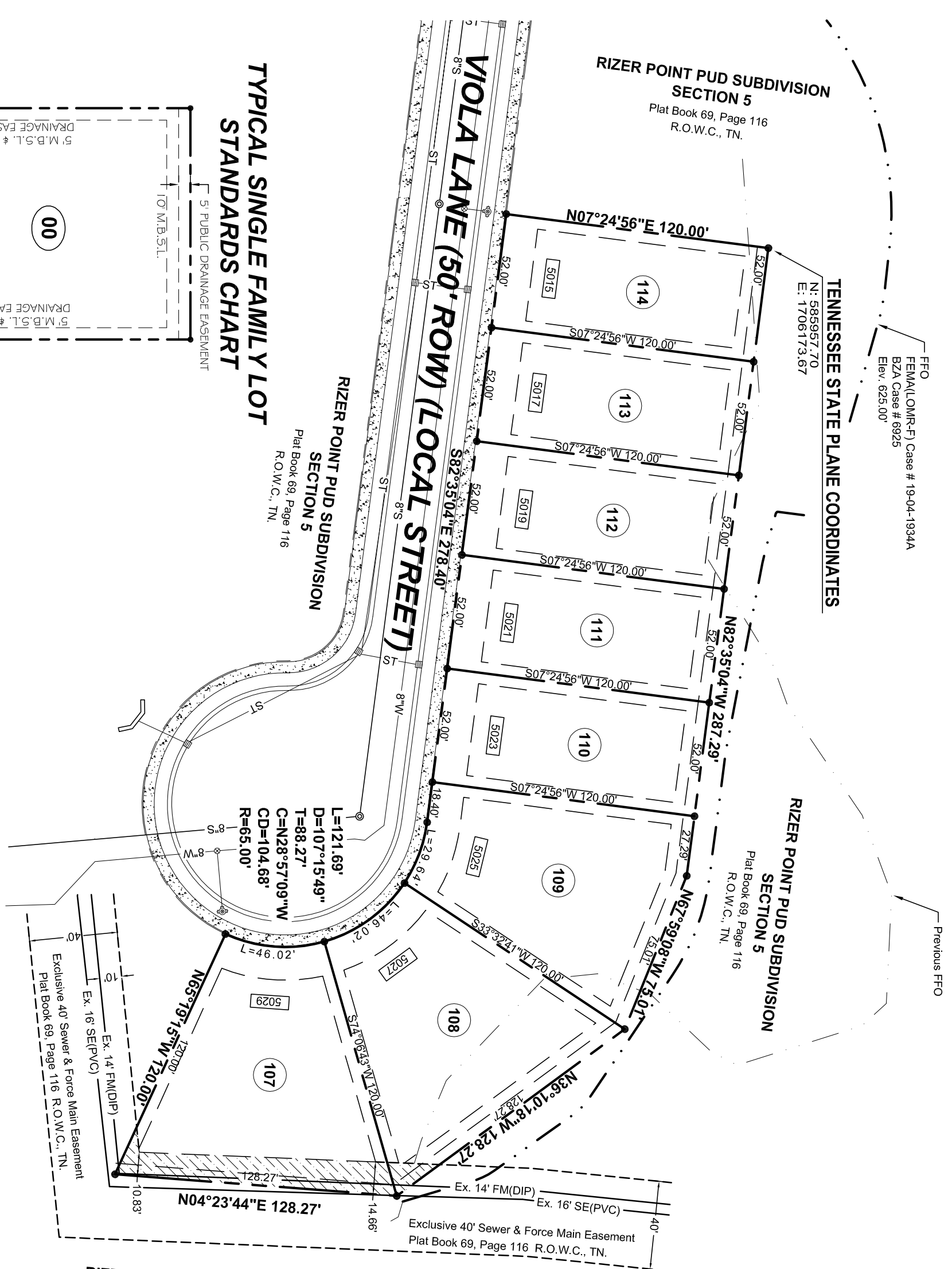
By: _____ Date _____
Owner(s): _____

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 include 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 property owners in Sections 5 and 6. The City of Franklin Municipal Planning Commission shall be approved to incorporate this condition of approval and said covenants shall be recorded directly following the final plat for Sections 5 and/or 6 being 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 (768,000/sq of original PUD + 9,000/sq of Sections 5 and 6). 2,948 square feet of APEE has been established 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. An agreement for dedication of Easement, Parkland Dedication, and Permitted 60' Stream Buffer and Multi-Propose Access Easement (COE) Contract No. 2019-04231 has been recorded in Book 7480, Pages 97-101, R.O.W.C., TN.



LOT	SQUARE FEET	ACRES
107	9633	0.22
108	9633	0.22
109	8865	0.20
110	8240	0.14
111	6240	0.14
112	6240	0.14
113	6240	0.14
114	6240	0.14

LEGEND

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

OWNER:

CLAYTON PROPERTIES GROUP, INC.
393 MAPLE STREET
GALLATIN, TN 37066
CONTACT : MAVERICK GREEN
PHONE : (615) 451-5029
EMAIL : mngreen@gooddillhomes.com

SURVEYOR:

JTA
LAND SURVEYING, INC.
2407 Elm Hill Pike, Suite K, Nashville, TN 37214
Phone: 615-490-6920

CITY OF FRANKLIN PROJECT NUMBER: 6902

FINAL PLAT
RIZER POINT PUD SUBDIVISION
SECTION 6

Being a Portion of Parcel 3.01 On Tax Map 63
Franklin, Williamson County, TN,
14th Civil District

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 1.36 TOTAL LOTS: 8

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 14th CLOSURE ERROR: 1:10000

DATE: JAN. 30, 2019

REV DATE: FEB 13TH, 2019

SCALE: 1" = 50' REV DATE: MAR. 12TH, 2019

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that (1) the water and sewer systems designated in Rizer Point PUD-Section 6 Subdivision have been installed in accordance with the standards of (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 systems designated in Rizer Point PUD-Section 6 Subdivision have been installed in accordance with the standards of (2) a performance bond in the amount of \$ _____ 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 recorded in the Municipal Planning Commission minutes for the year of _____ and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Comm.

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, bylaws, policy bulletins and operational guidelines of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulators contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

Director, Streets Department _____ Date _____
City of Franklin, Tennessee