

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 20 BUILDING LOTS, 3 OPEN SPACE LOTS AND DEDICATE RIGHT-OF-WAY.
- 2) EXISTING ZONING: R-2 (RESIDENTIAL)  
CNCO-2 CHARACTER OVERLAY  
CONVENTIONAL DEVELOPMENT STANDARD  
(SEE LOT STANDARDS CHART)
3. MINIMUM REQUIRED SETBACK LINES:
4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCEL 19.05 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN THUS [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: JAMES W. CROSS IV  
TELEPHONE: (615) 207-0284  
EMAIL: JIM@CENTURYNVESTMENTPARTNERS.COM
8. SURVEYOR: JTA LAND SURVEYING, INC.  
ADDRESS: 2603 ELM HILL PIKE - SUITE K  
NASHVILLE, TENNESSEE 37214  
CONTACT: GREGG TERREY  
TELEPHONE: (615) 490-6920  
EMAIL: GREGG.JTA@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 APURTANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO WARRANTY AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES, ABOVE OR BELOW GROUND, 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 DECEMBER 22, 2016.
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 DIRECTION OF MTEMC.
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 MAIN, RETAINED BY OWNER.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC  
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204  
FRANKLIN, TN, 37076  
CONTACT: JAMES W. CROSS IV  
TELEPHONE: (615) 207-0284  
EMAIL: JIM@CENTURYNVESTMENTPARTNERS.COM
19. SIDEWALKS AND TRANS CURB OF PUBLIC RIGHT-OF-WAYS SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. ALL OPEN SPACE LOTS CAN BE PUBLICLY ACCESED.
21. \* LOTS 55-66 SHALL BE DESIGNATED AS "CRITICAL TREE LOTS".
22. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
23. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SEWER OVERFLOW LINES. ANY DEVELOPMENT WITHIN THE CITY OF FRANKLIN SHALL BE CONSIDERED TO BE A DEVELOPMENT IN THE RIGHT MANSCAPING, 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. ANY ENCROACHMENT SHALL BE REMOVED BY THE PROPERTY OWNER AT HIS OR HER OWNERS RISK AND AT HIS OR HER OWNERS EXPENSE. THE PROPERTY OWNER OF 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 ADJACENT TO THE PROPERTY OWNER OF 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.

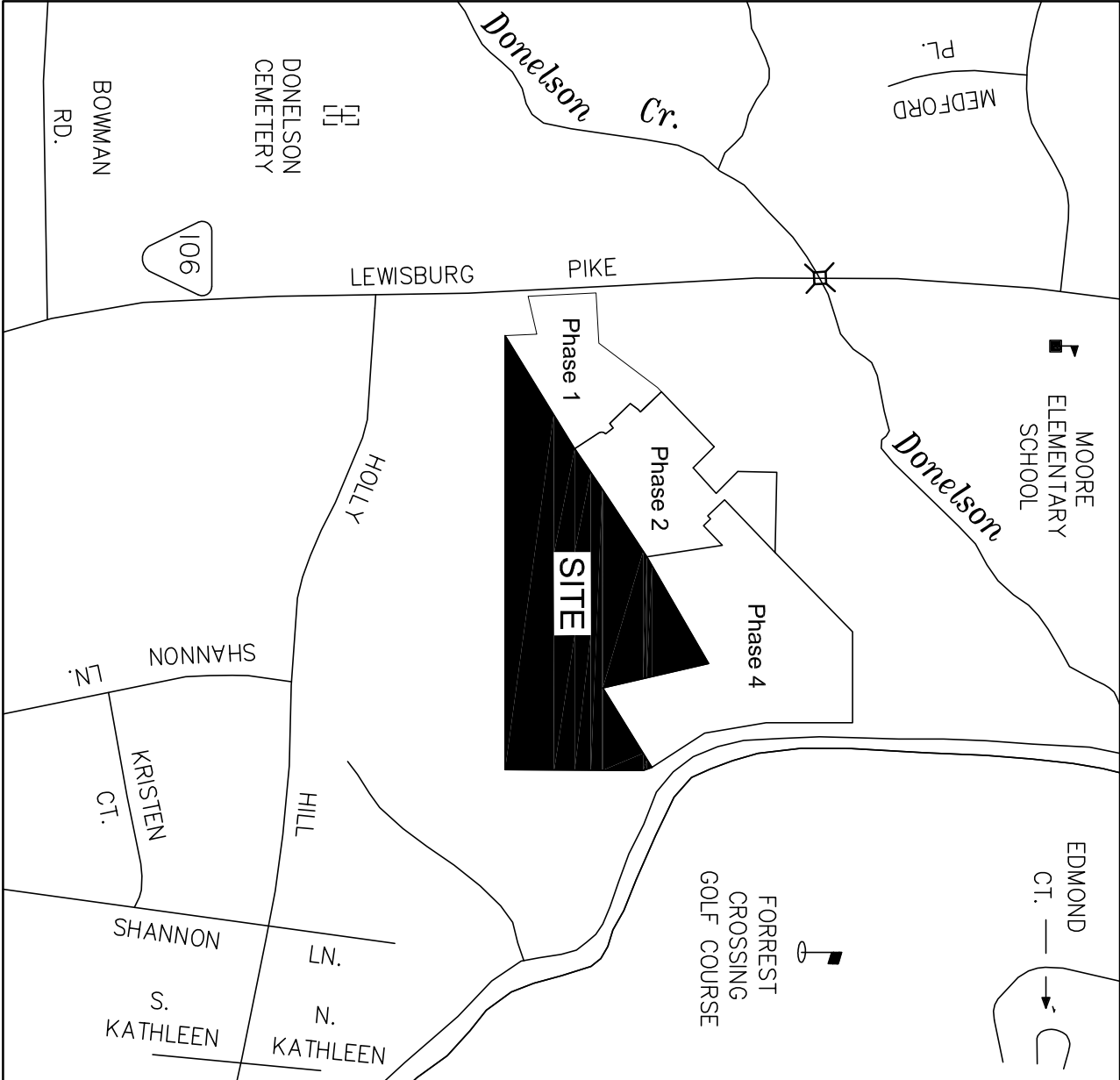
LEGEND	
○ IRD	Iron Rod (Found)
● IRD	Iron Rod (Set)
■	Catch Basin
—W—	Water Line
✱	Metal Light Pole
—S—	Sanitary Sewer Line
—S—	Storm Line
—S—	Sanitary Sewer Line
—RW—	Reclaimed Water Line

# FINAL PLAT

## Riverbluff PUD Subdivision

### SECTION 3

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



GENERAL NOTES (CONT.):

24. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPERE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. 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.
25. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
26. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF THE PROPERTY OWNERS LOT EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNER.



CERTIFICATE OF APPROVAL OF ELECTRIC SERVICE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION ACCORDING TO THE NORMAL OPERATING PRACTICES AND REGULATIONS SET FORTH IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE 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 REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE INFORMATION INDICATED THEREON IS TRUE AND CORRECTLY REPRESENTS AS SHOWN THEREON UNDER MY SUPERVISION ON THE 10TH DAY OF JULY, 2019.

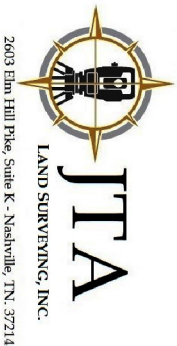
LAND SURVEYOR  
JAMES W. CROSS IV  
7-2-19  
Tennessee R.L.S. NO. 12287

## LOCATION MAP

(Not to Scale)

**\* CRITICAL TREE LOT**  
LOTS 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65 AND 66 ARE CONSIDERED CRITICAL TREE LOTS  
ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

Revisions  
① 7-2-2019, G.I. - Revise Per Staff Comments



TOTAL AREA: 752,502 SQUARE FEET OR 17.28 ACRES ±

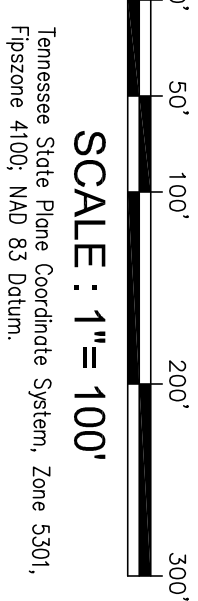
CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY:  
(1) THE SEWER AND WATER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, SECTION 3" 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.

LAND SURVEYOR  
JAMES W. CROSS IV  
7-2-19  
Tennessee R.L.S. NO. 12287

DIRECTOR SEWER DEPARTMENT  
CITY OF FRANKLIN, TENNESSEE

GRID NORTH



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	127.56	100.00	73°05'11"	74.11	S69°37'50"E	119.09
C2	47.79	50.00	54°45'56"	25.90	N46°26'37"E	45.99
C3	52.98	80.00	37°56'50"	27.51	N38°02'04"E	52.02
C4	121.20	80.00	86°48'19"	75.66	S79°35'22"E	103.94
C5	65.03	80.00	46°34'30"	34.43	S1°53'57"E	63.26
C6	88.77	80.00	63°34'26"	49.58	S42°10'31"W	84.28
C7	33.96	25.00	77°50'31"	20.19	S35°02'29"W	31.41
C8	39.27	25.00	90°00'00"	25.00	N48°52'47"W	35.36
C9	59.30	80.00	42°28'17"	31.09	N72°36'38"W	57.95
C10	47.79	50.00	54°45'56"	25.90	N78°47'27"W	45.99
C11	191.34	150.00	73°05'10"	111.17	N69°37'50"W	178.63
C12	105.34	40.00	150°53'15"	154.05	N18°28'09"W	77.43
C13	60.60	40.00	86°48'19"	37.83	S79°35'22"E	54.97
C14	32.92	40.00	46°34'30"	17.22	S1°53'57"E	31.63
C15	52.87	40.00	75°43'55"	31.10	S48°15'16"W	49.17

PARKLAND

Required area per unit: 1200 Square Feet (first 35 lots)  
Required area per unit: 600 Square Feet (remaining 45 lots)  
Total Units : 80  
Total Required area : 69,000 Square Feet or 1.58 Ac.  
Total Provided : 27,793 Square Feet or 0.64 Ac.  
(80' All Access Easement along Harpeth River)  
Deficiency: 0.94 acres

## SITE DATA

Total Area:	17.28 Ac.
Residential Lots:	20 Lots
Area in Lots	9.08 Ac.
Area & Length of R.O.W.:	1.72 Ac./1738 Feet
Open Space:	6.48 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

Lot No.	Square Feet	Acres
52	9105	0.21
53	10464	0.24
54	12091	0.28
55	10344	0.24
56	10200	0.23
57	10200	0.23
58	11576	0.27
59	24506	0.56
60	42604	0.98
61	17365	0.40
62	11032	0.25
63	12639	0.29
64	17196	0.39
65	10316	0.24
66	9352	0.21
67	10942	0.25
68	11439	0.26
69	9866	0.23
70	10664	0.24
71	11560	0.27
82 (OS)	45305	1.04
83 (OS)	34459	0.79
84 (OS)	113012	2.59
85 (OS)	89568	2.06
86 (OS)	121891	2.80

## DETACHED RESIDENTIAL LOT TREE CHART

The following aggregate caliper inches of canopy trees are required for each detached residential lot. (A lot tree chart shall be provided on the residential landscape plans showing how the required ACI shall be met for each individual residential lot. (See example below)

Lot Size	ACI Canopy Trees Required
Less than 5,000 Square Feet	One three-inch (3") caliper tree
5,001 – 10,000 Square Feet	Two three-inch (3") caliper trees
10,001 – 12,500 Square Feet	Three three-inch (3") caliper trees
12,501 – 20,000 Square Feet	Four three-inch (3") caliper trees
20,001 Square Feet and larger	One three-inch (3") caliper tree per each additional 10,000 square feet of acreage over 20,000 square feet.

## FRANKLIN WILLIAMSON COUNTY, TENNESSEE

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION EXCEPT ON SUCH CONDITIONS, MINUTES FOR THE DAY OF THE PLANNING COMMISSION MEETING FOR THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

TOTAL ACRES: 17.28 ± TOTAL LOTS: 23

ACRES NEW STREETS: 1.72 FEET NEW STREETS: 1738

CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+

MILES OF NEW ROAD: 0.33 DATE: JUNE 10, 2019

PREPARED BY: JTA LAND SURVEYING, INC.  
2603 ELM HILL PIKE, SUITE K  
NASHVILLE, TENNESSEE 37214  
PHONE: (615) 490-6920

JOB NUMBER: 2019-382  
SHEET 1 OF 5





SCALE : 1"= 50'

TN STATE PLANE  
ZONE 5301, FIPSZONE 4100,  
NAD 83 DATUM

CURVE TABLE

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LEGEND

- O/R— Iron Rod (Found)
- S— Sanitary Sewer Line
- W— Water Line
- R/W— Reclaimed Water In
- Iron Rod (Set)
- Concrete Monument
- Sanitary Manhole (Set)
- Fire Hydrant
- Catch Basin
- W— Water Line
- ☆ Metal Light Pole

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

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS RIVERBLUFF PUD SUBDIVISION, SECTION 3 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.

CITY OF FRANKLIN, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF ELECTRIC SERVICE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEC) WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION IN ACCORDANCE WITH THE NORMAL OPERATING PRACTICES OF MTEC'S SERVICE IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEC AND IN ACCORDANCE WITH THE PLAT CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEC WEBSITE AT WWW.MTEC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE UNTIL MTEC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEC REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

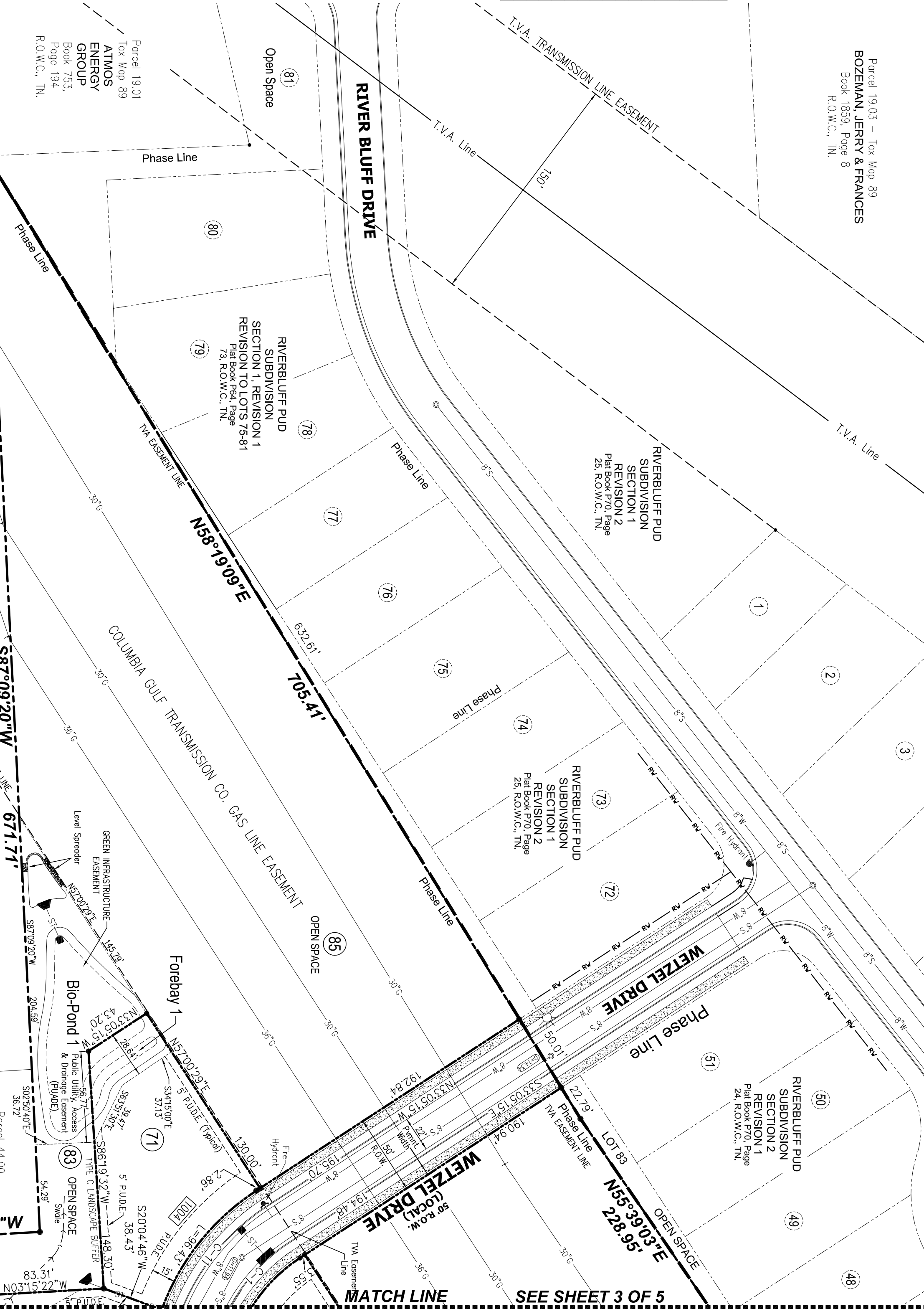
CERTIFICATE OF OWNERSHIP

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

\* BOOK 6350, PAGE 922, R.O.W.C., TN.

Parcel 19.03 - Tax Map 89  
BOZEMAN, JERRY & FRANCES  
Book 1859, Page 8  
R.O.W.C., TN.



Revisions  
① 7-2-2019, C.T. - Revise Per Staff Comments



2603 Elm Hill Pike, Suite K, Nashville, TN, 37214  
Phone: 615-498-6920  
TOTAL AREA: 752,502 SQUARE FEET OR 17.28 ACRES ±

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN ON THIS MAP AND THE MAPS OF THE INDICATED THE SHOWN PLAT AS HEREBY CERTIFIED REPRESENTS AS SURVEY MADE UNDER MY SUPERVISION ON THE 10TH DAY OF JUNE 2019.

LAND SURVEYOR  
JUNE 20, 2019  
TENNESSEE (PLAT NO.) 7287

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY:  
(1) THE SEWER AND WATER SYSTEMS DESIGNATED IN THIS RIVERBLUFF PUD SUBDIVISION, SECTION 3 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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DIRECTOR SEWER DEPARTMENT  
CITY OF FRANKLIN, TENNESSEE DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION EXCEPT ON 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

FINAL SUBDIVISION PLAT FRANKLIN WILLIAMSON COUNTY, TENNESSEE

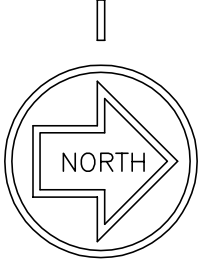
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MILES OF NEW ROAD: 0.33 DATE: JUNE 10, 2019  
PREPARED BY: JTA LAND SURVEYING, INC.  
2603 ELM HILL PIKE, SUITE K  
NASHVILLE, TENNESSEE 37214  
PHONE: (615) 490-6920  
JOB NUMBER: 2019-362  
SHEET 2 OF 5



Riverbluff  
PUD  
Subdivision  
Section 3

Being Parcel 19.05 on Tax Map 89  
Riverbluff Drive  
Franklin, Williamson County, Tennessee

TN STATE PLANE  
ZONE 5301, FIPSZONE 4100,  
NAD 83 DATUM



SCALE : 1"= 50'

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LOT TABLE

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83 (OS)	34459	0.79
84 (OS)	113012	2.59
85 (OS)	89568	2.06
86 (OS)	121891	2.80

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

CITY OF FRANKLIN

CERTIFICATE OF APPROVAL OF  
STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN  
THIS SUBDIVISION, SECTION 3<sup>rd</sup> HAVE BEEN  
POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO  
ASSURE COMPLETION OF SUCH IMPROVEMENTS.  
OR  
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE  
AMOUNT OF \$\_\_\_\_\_ FOR STREETS, \$\_\_\_\_\_ FOR  
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ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF ELECTRIC SERVICE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEC) WILL PROVIDE ELECTRIC SERVICE TO  
THIS SUBDIVISION, SECTION 3<sup>rd</sup> ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEC'S TIERED IN  
THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEC  
AND IN ACCORDANCE WITH THE PLAT CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS  
CONTAINED ON THE MTEC WEBSITE AT WWW.MTEC.COM (COLLECTIVELY THE "REQUIREMENTS").  
NO ELECTRIC SERVICE WILL BE UNTIL MTEC'S REQUIREMENTS HAVE BEEN MET AND APPROVED  
IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEC. ANY APPROVAL IS, AT ALL TIMES,  
CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEC REQUIREMENTS.

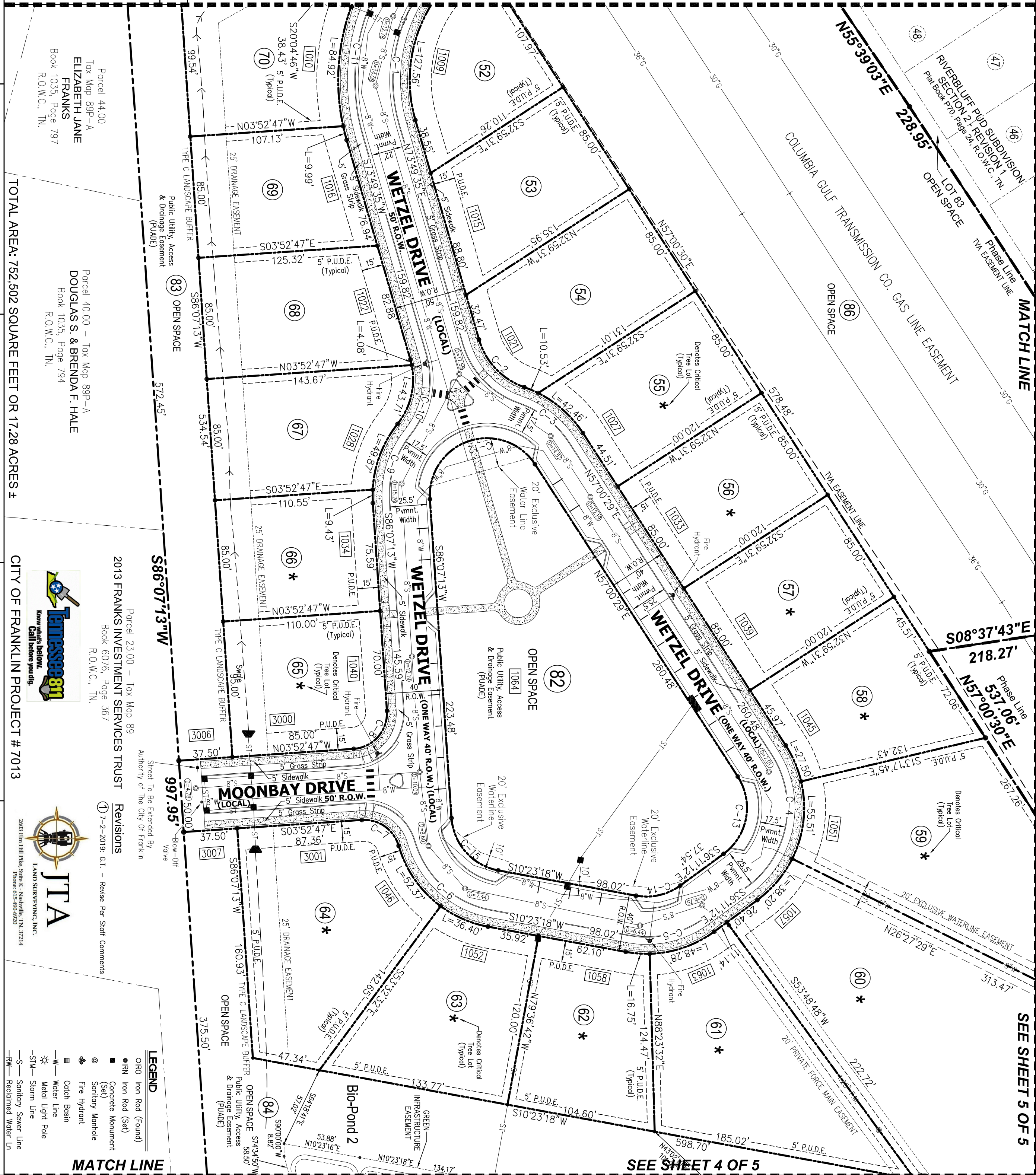
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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  
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)  
FORWARD CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
R.O.W.C.

\* OWNERS - RIVERBLUFF INVESTMENTS, LLC

\* BOOK 6350, PAGE 922, R.O.W.C., TN.



Parcel 44.00  
Tox Map 89P-A  
ELIZABETH JANIE  
FRANKS  
Book 1035, Page 797  
R.O.W.C., TN.

Parcel 40.00 - Tox Map 89P-A  
DOUGLAS S. & BRENDA F. HALE  
Book 1035, Page 794  
R.O.W.C., TN.

TOTAL AREA: 752,502 SQUARE FEET OR 17.28 ACRES ±

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS  
SHOWN HEREON IS CORRECT AND TRUE TO THE SURVEY  
INDICATED HEREON. THE SURVEYOR'S NAME AND  
REPRESENTS AS SURVEYOR UNDER MY SUPERVISION  
ON THE 19TH DAY OF JULY 2019.

LAND SURVEYOR  
Tennessee  
7-2-19  
DATE

CERTIFICATE OF APPROVAL OF  
WATER AND SEWER SYSTEMS

I HEREBY CERTIFY:  
(1) THE SEWER AND WATER SYSTEMS DESIGNATED IN THIS  
PUD SUBDIVISION, SECTION 3<sup>rd</sup> 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

CITY OF FRANKLIN PROJECT # 7013

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING  
COMMISSION EXCEPT ON SUCH CONDITIONS, FRANKS  
ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR  
THE DAY OF THE PLANNING COMMISSION. AND THIS  
PLAT HAS BEEN APPROVED FOR RECORDING IN THE  
REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY  
FRANKLIN MUNICIPAL PLANNING COMMISSION

FINAL SUBDIVISION PLAT  
FRANKLIN WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 17.28 ± TOTAL LOTS: 23  
ACRES NEW STREETS: 1.72 FEET NEW STREETS: 1738  
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+  
MILES OF NEW ROAD: 0.33 DATE: JUNE 10, 2019  
PREPARED BY: JTA LAND SURVEYING, INC.  
2603 ELM HILL PIKE, SUITE K  
NASHVILLE, TENNESSEE 37214  
PHONE: (615) 490-6920  
JOB NUMBER 2019-362  
SHEET 3 OF 5

