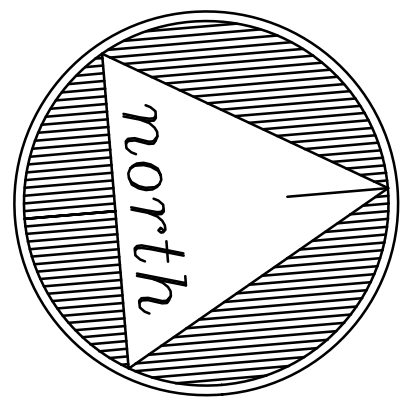


UTILITY CONTACTS:
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
216 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: (615) 794-3561
CONTACT: GARY OSBURN

WATER AUTHORITY OF DICKSON COUNTY:
101 COWEN RD.
DICKSON, TN 37035
PHONE: 615-441-4189
CONTACT: MIKE ROGERS

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

MULTI PURPOSE FIELD
PHASE TWO
RICHVALE ESTATES
SUBDIVISION
P.B.K. P79, PG. 133

PHASE ONE
RICHVALE ESTATES
SUBDIVISION
P.B.K. P79, PG. 132

PHASE ONE
RICHVALE ESTATES
SUBDIVISION
P.B.K. P79, PG. 132

MULTI PURPOSE FIELD
PHASE TWO
RICHVALE ESTATES
SUBDIVISION
P.B.K. P79, PG. 133

MAP 22 PAR 17.03
JOHN WILLIAM WHITE &
MARY M. WHITE
D.B.K. 4284 PG. 286
(R.O.W.C., TN)

AREA	SQ. FEET	ACRES
101	16,600	0.38
102	16,600	0.38
103	16,600	0.38
104	16,600	0.38
105	16,600	0.38
106	16,600	0.38
107	16,600	0.38
108	16,600	0.38
109	16,600	0.38
110	16,600	0.38
111	16,600	0.38
112	16,600	0.38
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126	16,600	0.38
127	16,600	0.38
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131	16,600	0.38
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189	16,600	0.38
190	16,600	0.38
191	16,600	0.38
192	16,600	0.38
193	16,600	0.38
194	16,600	0.38
195	16,600	0.38
196	16,600	0.38
197	16,600	0.38
198	16,600	0.38
199	16,600	0.38
200	16,600	0.38
TOTAL	788,551	17.41

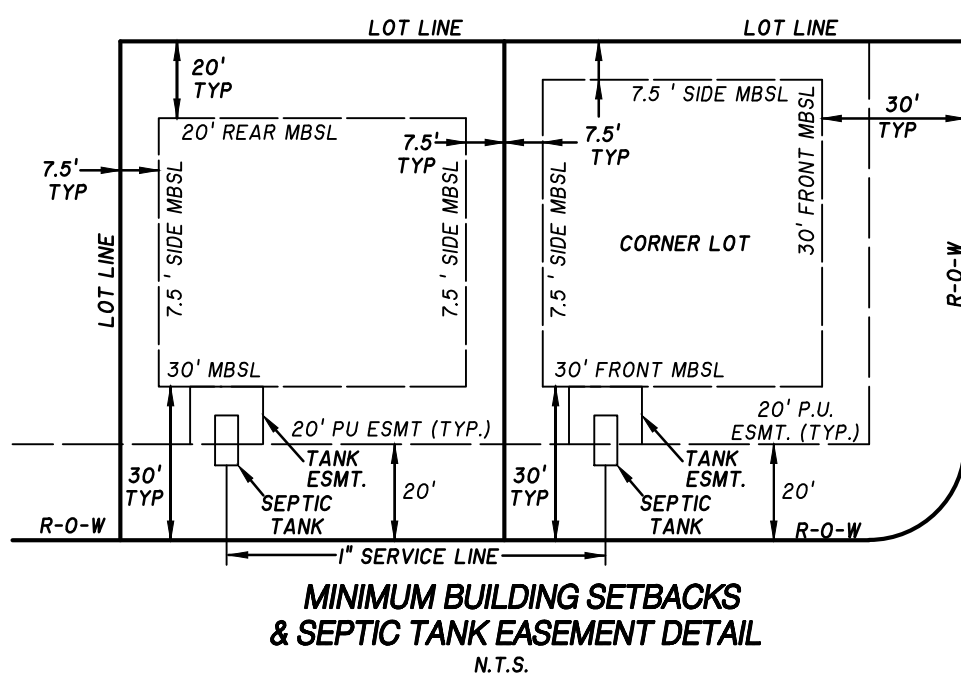
CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	32°31'26"	225.00'	127.72'	S 55°32'23" E	126.01'
C2	45°00'00"	225.00'	176.71'	N 16°46'39" W	172.21'
C3	43°00'00"	175.00'	127.44'	S 6°46'39" E	133.94'
C4	5°19'04"	25.00'	22.39'	N 19°56'11" W	21.63'
C5	192°38'08"	55.00'	184.92'	N 50°43'21" E	109.33'
C6	5°19'04"	25.00'	22.39'	S 58°47'01" E	21.63'
C7	90°00'00"	25.00'	39.27'	S 50°43'21" W	35.36'
C8	5°19'04"	25.00'	22.39'	N 70°03'49" E	21.63'
C9	192°38'08"	55.00'	184.92'	S 39°16'39" E	109.33'
C10	90°00'00"	25.00'	39.27'	S 39°22'23" W	21.63'
C11	90°00'00"	25.00'	39.27'	N 39°16'39" W	35.36'

OWNER/DEVELOPER:
BRIGHTLAND HOMES OF TN, LLC.
4068 RURAL PLAINS CIRCLE, SUITE 170
FRANKLIN, TN 37064
ATTN: ANDY DAVIDSON
PHONE: 615-981-0900

DEED REFERENCE:
R.B.K. 9367, PG. 196
MAP 43, PARCEL 23.00

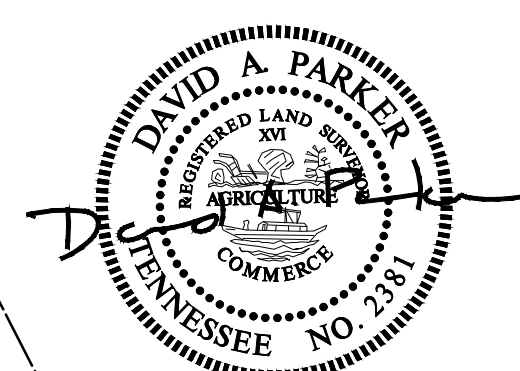
YARD REQUIREMENTS:
FRONT: 30', SIDE: 7.5', REAR: 20'

LAND USE DATA:
ZONED: PUD
39 LOTS ON 17.41 ACRES



MAP 42, PARCEL 100
LOT 6
LAKE ROAD SUBDIVISION
P.B. 4 PG. 71
(R.O.W.C., TN)

MAP 42, PARCEL 101
D.B.K. 7800 PG. 426
(R.O.W.C., TN)



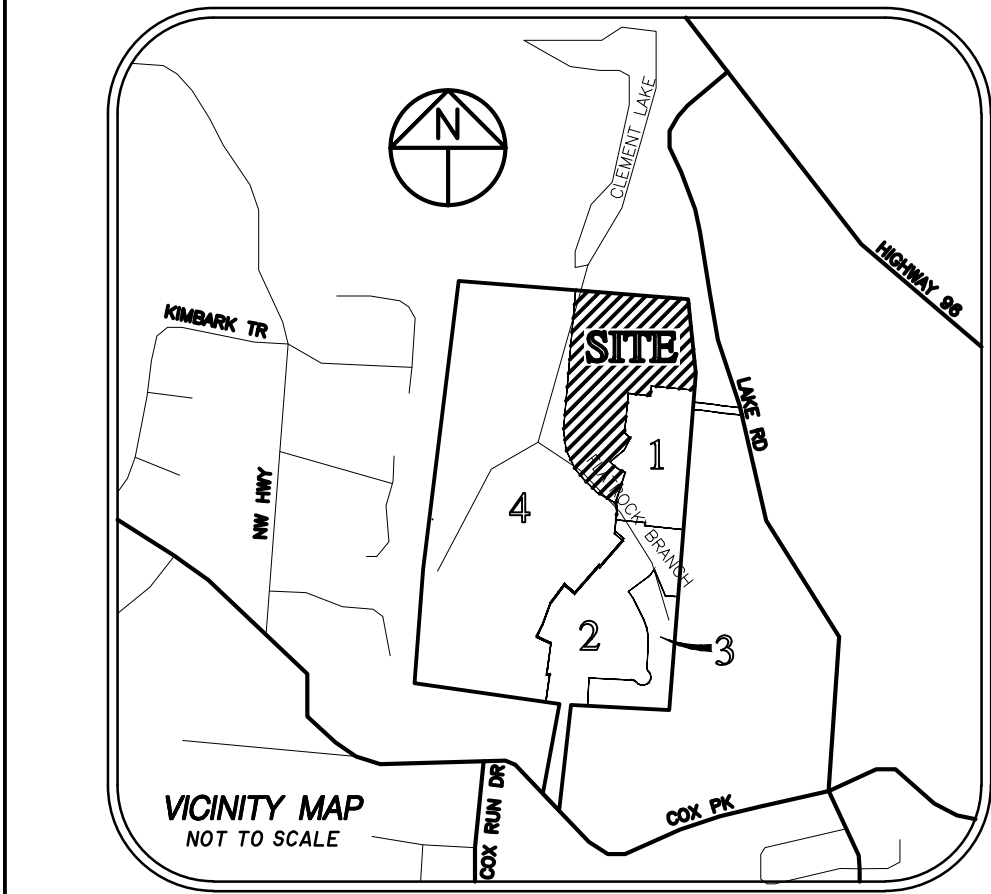
LEGEND

- EXISTING IRON PIN
- SET IRON PIN
- WATER METER
- WATER VALVE
- FORCEMAIN SEWER LINE
- WATER LINE w/FIRE HYD.
- STREET ADDRESS

FINAL PLAT
PHASE FIVE
RICHVALE ESTATES
SUBDIVISION
MAP 43, PARCEL 23.00, CITY OF FAIRVIEW,
FIRST CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE (615) 890-7901 • FAX (615) 895-2567

PROJ. # 18094.08 DATE: 8-20-25 REV: 10-24-25 FILE: 18094RichvaleP4 DRAWN BY: A. SANDERS SCALE: 1" = 50' SHEET 2 OF 2



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS IS EVIDENCED IN BOOK NUMBER 9367, PAGE 196, R.O.W.C. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: _____ OWNER: _____

TITLE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF FAIRVIEW, TENNESSEE PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE COUNTY ENGINEER.

DATE: 10-24-25 BY: David A. Parker
SEC INC. 850 MIDDLE TENNESSEE BLVD. MURFREESBORO, TN 37129 (615) 890-7901
REGISTERED LAND SURVEYOR
DAVID A. PARKER
TENNESSEE R.L.S. #2381
ERROR OF CLOSURE = 1/10,000 +

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

I HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

DATE: _____ EMA DEPARTMENT TITLE

CERTIFICATE OF APPROVAL FOR ADDRESSES

I HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: _____ PLANNING DEPARTMENT TITLE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEM OR SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "RICHVALE ESTATES - PHASE FIVE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

SEWER SYSTEM: WATER AUTHORITY OF DICKSON COUNTY

DATE: _____ NAME, TITLE & AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY TO THE WATER AUTHORITY OF DICKSON COUNTY, THAT THE WATER SYSTEM OR SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "RICHVALE ESTATES - PHASE FIVE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

WATER SYSTEM: WATER AUTHORITY OF DICKSON COUNTY

DATE: _____ NAME, TITLE & AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATE OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OF FAIRVIEW SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE CITY OF FAIRVIEW PLANNING COMMISSION TO ASSURE COMPLETION OF ALL STREET IMPROVEMENTS IN CASE OF DEFAULT.

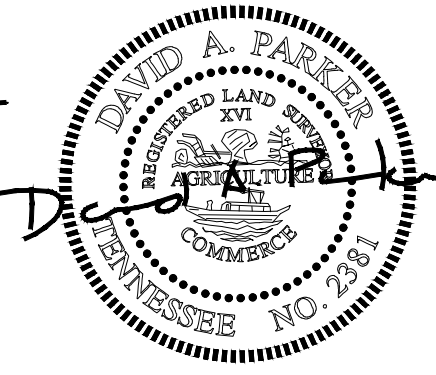
DATE: _____ CITY OF FAIRVIEW REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF FAIRVIEW, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____ SECRETARY - CITY OF FAIRVIEW PLANNING COMMISSION

DATE: _____ CHAIRMAN - CITY OF FAIRVIEW PLANNING COMMISSION



SURVEYOR'S NOTES

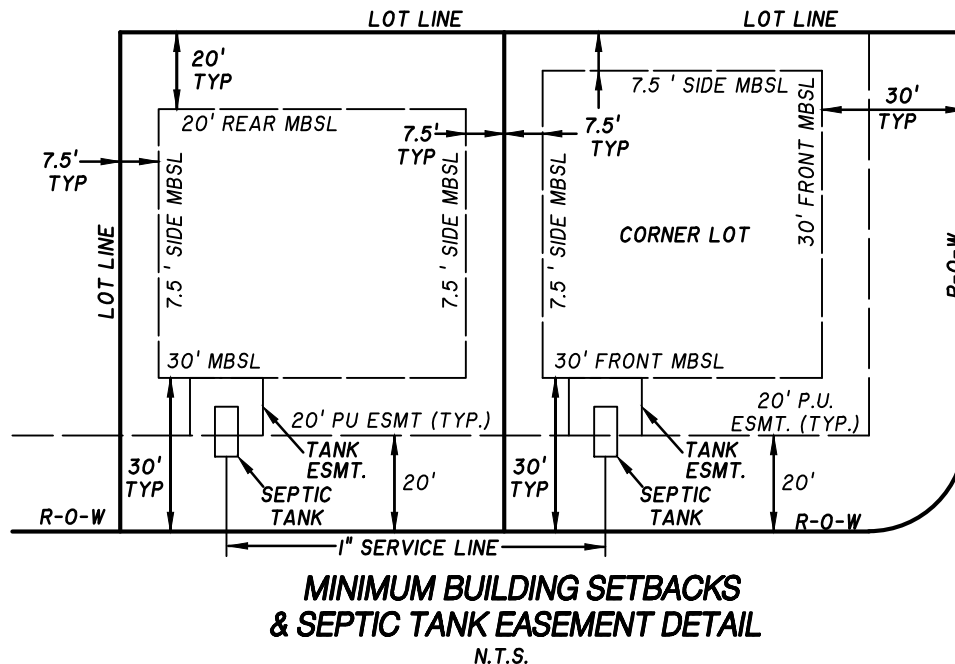
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 39 RESIDENTIAL LOTS, ROAD RIGHT-OF-WAY AND EASEMENTS AS SHOWN.
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES (NAD-83).
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 4787C0135 F WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470242, PANEL NO. 035, SURFV "F", WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- MINIMUM BUILDING SETBACK LINES:
FOR STANDARD LOTS:
FRONT = 30' SIDE = 7.5' REAR = 20'
FOR CORNER LOTS:
BOTH FRONTS = 30' BOTH SIDES = 7.5'
(CORNER LOTS HAVE NO REAR SETBACKS)
UNLESS OTHERWISE SHOWN ON PLAT
- PROPERTY IS CURRENTLY ZONED "R-PUD" WITH A "P-20" DENSITY.
- SITE IS LOCATED ON PROPERTY TAX MAP 43, A PORTION OF PARCEL 23.00.
- THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OR ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- TOTAL NUMBER OF LOTS IN PHASE FOUR = 39.
TOTAL AREA IN PHASE FIVE = 17.41+ ACRES.
- IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
- THE RICHVALE ESTATES HOMEOWNERS ASSOCIATION WAS ESTABLISHED IN R.B.K. 9062, PG. 867. ANY SIDEWALKS, COMMON AREAS AND/OR DETENTION PONDS SHALL BE MAINTAINED BY THE ASSOCIATION.
- THE DRAINAGE EASEMENTS (OR THE DRAINAGE DISCHARGE POINTS) SHOWN HEREON ESTABLISH THE PERPETUAL RIGHT TO DISCHARGE STORM WATER RUNOFF FROM THE HIGHWAY AND FROM THE SURROUNDING AREA ONTO AND OVER THE AFFECTED PREMISES BY MEANS OF PIPES, CULVERTS, OR DITCHES, OR A COMBINATION THEREOF, TOGETHER WITH THE RIGHT OF THE HOLDER OF FEE TITLE TO THE HIGHWAY, OR HIS AUTHORIZED REPRESENTATIVES, TO ENTER SAID PREMISES FOR PURPOSES OF MAKING SUCH INSTALLATIONS AND DOING SUCH MAINTENANCE WORK AS SAID HOLDER OF FEE TITLE MAY DEEM NECESSARY TO ADEQUATELY DRAIN THE HIGHWAY AND SURROUNDING AREA.
- DETENTION PONDS TO BE FENCED AS REQUIRED BY THE CITY OF FAIRVIEW. DETENTION PONDS AND USPS CBU AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AIR CONDITIONING (HVAC), HOME SPECIFIC MECHANICAL SYSTEMS AND ACCESSORY STRUCTURES SHALL NOT BE PLACED WITHIN ANY PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.).
- * CRITICAL LOTS REQUIRE GRADING/PLOT PLANS TO BE SUBMITTED WITH A BUILDING PERMIT APPLICATION.

OWNER/DEVELOPER:
BRIGHTLAND HOMES OF TN, LLC.
4068 RURAL PLAINS CIRCLE, SUITE 170
FRANKLIN, TN 37064
ATTN: ANDY DAVIDSON
PHONE: 615-981-0900

DEED REFERENCE:
R.B.K. 9367, PG. 196
MAP 43, PARCEL 23.00

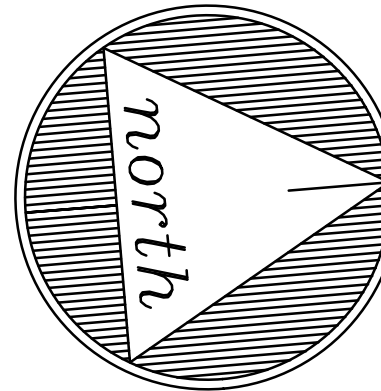
YARD REQUIREMENTS:
FRONT: 30', SIDE: 7.5', REAR: 20'

LAND USE DATA:
ZONED: PUD
39 LOTS ON 17.41+ ACRES



LEGEND

- EXISTING IRON PIN
- SET IRON PIN
- ⊞ WATER METER
- ⊞ WATER VALVE
- 3" FM — 2" FM — FORCEMAIN SEWER LINE
- W — WATER LINE W/FIRE HYD.
- 500 STREET ADDRESS



0 100 200 300
feet

* CRITICAL LOTS WILL REQUIRE GRADING/PLOT PLANS AT TIME OF BUILDING PERMIT.

CERTIFICATE OF THE APPROVAL OF OF ELECTRIC POWER

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN THE RULES AND REGULATIONS, BY-LAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTEMC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTEMC WEB SITE 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.

DATE: _____ AUTHORIZED MTEMC OFFICIAL

UTILITY CONTACTS:

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: (615) 794-3551
CONTACT: GARY OSBURN

WATER AUTHORITY OF DICKSON COUNTY:

101 COWEN RD.
DICKSON, TN 37105
PHONE: 615-441-4188
CONTACT: MIKE ROGERS

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

FINAL PLAT

PHASE FIVE RICHVALE ESTATES SUBDIVISION

MAP 43, PARCEL 23.00, CITY OF FAIRVIEW,
FIRST CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

SEC, Inc.

WWW.SEC-CIVIL.COM

SITE ENGINEERING CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 • FAX: (615) 895-2567

PROJ. # 18094 DATE: 8/20/25 FILE: 18094RichvaleP5 DRAWN BY: A. SANDERS SCALE: 1" = 100' SHEET 1 OF 2
REV: 10-24-25