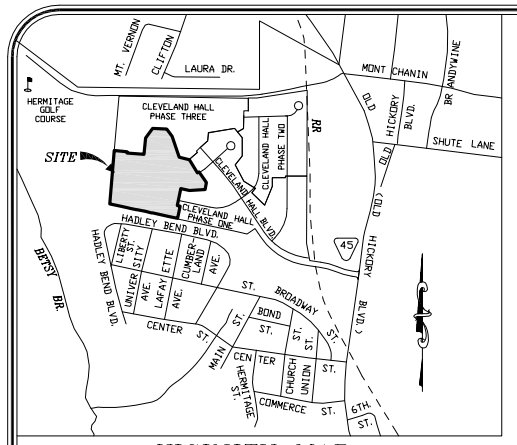


VICINITY MAP
N.T.S.

## SPECIAL NOTE

UNIMPROVED ACCESS TO HERMITAGE GOLF COURSE, THIS AREA IS TO BE TRANSFERED TO THE HERMITAGE GOLF COURSE PROPERTY.

## PROPERTY MAP REFERENCE

BEING PARCEL NUMBERS ( ) AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NO. 63-4-A.

## DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CLEVELAND HALL, L.L.C. FROM SUCCESSOR TRUSTEE'S SPECIAL WARRANTY DEED OF CORRECTION OF RECORD IN DEED BOOK 11714, PAGE 126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, (R.O.D.C.), TENNESSEE.

## CURVE TABLE

| NUMBER | DELTA | RADIUS | ARC LENGTH | CHORD BEARING | CHORD DIST. |
|---|---|---|---|---|---|
| C1 | 4°16'35" | 295.00' | 22.02' | N56°48'52"E | 22.01' |
| C2 | 10°33'16" | 350.00' | 64.47' | S00°24'27"E | 64.38' |
| C3 | 13°43'06" | 350.00' | 83.80' | S12°32'38"E | 83.60' |
| C4 | 10°10'35" | 350.00' | 62.16' | S24°29'28"E | 62.08' |
| C5 | 83°06'28" | 25.00' | 36.26' | S11°58'28"W | 33.17' |
| C6 | 31°00'10" | 100.00' | 54.11' | S69°01'48"W | 53.45' |
| C7 | 46°21'41" | 40.00' | 32.37' | S61°21'02"W | 31.49' |
| C8 | 74°38'30" | 40.00' | 52.11' | S00°50'57"W | 48.50' |
| C9 | 97°00'59" | 40.00' | 67.73' | S84°58'47"E | 59.92' |
| C10 | 23°59'11" | 40.00' | 16.75' | N34°31'09"E | 16.62' |
| C11 | 31°00'10" | 100.00' | 54.11' | N38°01'38"E | 53.45' |
| C12 | 83°06'28" | 25.00' | 36.26' | S84°55'03"E | 33.17' |
| C13 | 9°37'52" | 350.00' | 58.83' | S48°10'45"E | 58.76' |
| C14 | 16°46'31" | 350.00' | 102.47' | S61°22'56"E | 102.11' |
| C15 | 8°02'34" | 350.00' | 49.13' | S73°47'28"E | 49.09' |
| C16 | 20°33'55" | 300.00' | 108.00' | N67°29'57"W | 107.42' |
| C17 | 26°21'22" | 300.00' | 138.00' | N44°00'29"W | 136.79' |
| C18 | 26°44'17" | 300.00' | 140.00' | N17°27'39"W | 138.73' |
| C19 | 8°57'41" | 300.00' | 46.92' | N00°23'20"E | 46.87' |
| C20 | 34°21'52" | 255.00' | 152.94' | S76°08'01"W | 150.66' |
| C21 | 35°58'54" | 255.00' | 160.14' | N68°41'36"W | 157.52' |
| C22 | 37°07'40" | 255.00' | 165.24' | N32°08'19"W | 162.36' |
| C23 | 13°10'18" | 255.00' | 58.62' | N06°59'20"W | 58.49' |
| C24 | 26°23'46" | 100.00' | 46.07' | N12°47'43"E | 45.66' |
| C25 | 29°36'28" | 40.00' | 20.67' | N11°11'22"E | 20.44' |
| C26 | 65°30'13" | 40.00' | 45.73' | N36°21'58"W | 43.28' |
| C27 | 54°29'49" | 40.00' | 38.05' | S83°38'01"W | 36.63' |
| C28 | 56°03'31" | 40.00' | 39.14' | S28°21'21"W | 37.59' |
| C29 | 36°06'30" | 40.00' | 25.21' | S17°43'39"E | 24.79' |
| C30 | 32°39'54" | 100.00' | 57.01' | S19°26'57"E | 56.24' |
| C31 | 4°56'08" | 295.00' | 25.41' | S05°36'24"E | 25.40' |
| C32 | 15°39'39" | 295.00' | 80.63' | S15°54'17"E | 80.38' |
| C33 | 16°25'29" | 295.00' | 84.57' | S31°56'52"E | 84.28' |
| C34 | 16°25'29" | 295.00' | 84.57' | S48°22'21"E | 84.28' |
| C35 | 16°25'29" | 295.00' | 84.57' | S64°47'50"E | 84.28' |
| C36 | 16°48'24" | 295.00' | 86.53' | S81°24'47"E | 86.22' |
| C37 | 17°57'10" | 295.00' | 92.43' | N81°12'26"E | 92.06' |
| C38 | 13°16'41" | 295.00' | 68.37' | N65°35'31"E | 68.21' |

## LEGEND

| | | | |
|---|---|---|---|
| CM(N) | MONUMENT NEW (5/8"X 2' IRN W/3" METAL CAP) | | FIRE HYDRANT |
| CM(O) | CONCRETE MONUMENT | | CATCH BASIN |
| IR(O) | IRON ROD (OLD) | | GAS VALVE |
| IR(N) | IRON ROD (NEW) (5/8"X 2' W/RSA CAP) | | GAS METER |
| | | T | TELEPHONE RISER |
| IP(O) | IRON PIPE (OLD) | —P— | OVERHEAD ELECTRIC POWER LINE |
| | UTILITY POLE | —T— | OVERHEAD TELEPHONE LINE |
| | UTILITY POLE W/ ANCHOR | -SAN- | SANITARY SEWER LINE |
| | UTILITY POLE W/ LIGHT | —G— | GAS LINE |
| | LIGHT STANDARD | —W— | WATER LINE |
| | SANITARY SEWER MANHOLE | -UGT- | UNDERGROUND TELEPHONE LINE |
| CO | SEWER CLEAN-OUT | -X-X- | FENCE |
| | WATER VALVE | 1234 | STREET ADDRESS |
| | WATER METER | | |

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N77°49'53"W | 109.01' |
| L2 | N77°47'50"W | 188.52' |
| L3 | N81°49'19"W | 14.77' |
| L4 | N77°43'42"W | 74.23' |
| L5 | N78°02'58"W | 96.03' |
| L6 | N81°51'38"W | 8.55' |
| L7 | N78°38'01"W | 71.20' |
| L8 | N76°37'58"W | 17.55' |
| L9 | N78°27'52"W | 81.80' |
| L10 | N78°27'39"W | 145.96' |
| L11 | S04°52'10"W | 15.00' |
| L12 | S77°48'45"E | 35.91' |
| L13 | S53°31'43"W | 10.17' |
| L14 | N53°31'43"E | 10.17' |

## LOT AREA TABLE

| LOT | SQ.FT.± | AC.± |
|---|---|---|
| R/W | 86031 | 1.975 |
| 23 | 15038 | 0.345 |
| 24 | 15017 | 0.345 |
| 25 | 15424 | 0.354 |
| 26 | 15037 | 0.345 |
| 27 | 15822 | 0.363 |
| 28 | 18147 | 0.417 |
| 29 | 19516 | 0.448 |
| 30 | 17614 | 0.404 |
| 31 | 17405 | 0.400 |
| 32 | 16437 | 0.377 |
| 33 | 15354 | 0.352 |
| 34 | 15000 | 0.344 |
| 109 | 15461 | 0.355 |
| 110 | 15901 | 0.365 |
| 111 | 15870 | 0.364 |
| 112 | 18300 | 0.420 |
| 113 | 18138 | 0.416 |
| 114 | 18687 | 0.429 |
| 115 | 17795 | 0.409 |
| 116 | 15000 | 0.344 |
| 129 | 16838 | 0.387 |
| 130 | 18209 | 0.418 |
| 131 | 18931 | 0.435 |
| 132 | 17276 | 0.397 |
| 133 | 17395 | 0.399 |
| 134 | 19669 | 0.452 |
| 135 | 16539 | 0.380 |
| 136 | 18495 | 0.425 |
| 137 | 20577 | 0.472 |
| 138 | 22834 | 0.524 |
| 139 | 20198 | 0.464 |
| 140 | 16209 | 0.372 |
| 141 | 15244 | 0.350 |
| 142 | 19600 | 0.450 |
| 143 | 22608 | 0.519 |

## GENERAL NOTES

1. THIS PURPOSE OF THIS PLAT IS TO CREATE 35 SINGLE FAMILY RESIDENTIAL LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FINAL PLAT ENTITLED "PHASE ONE CLEVELAND HALL", OF RECORD IN PLAT BOOK 11700, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED 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. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-(615)-366-1987.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470040, PANEL NO. 0232 F, DATED APRIL 20, 2001, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. SUBJECT PROPERTY IS CURRENTLY ZONED RS15 (RESIDENTIAL SINGLE FAMILY, MINIMUM 15,000 SQ. FT. LOTS) AND IS IN THE AIRPORT OVERLAY DISTRICT. MINIMUM BUILDING SETBACK LINES TO BE DETERMINED BY THE METROPOLITAN ZONING ORDINANCE.
6. A PUBLIC UTILITY AND DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS SHALL HEREBY BE MADE A PART OF THIS RECORDING. ON CORNER LOTS WHERE FRONT YARD BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY.
7. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
8. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
9. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
10. A PRD (PRESSURE REGULATING DEVICE) WILL BE REQUIRED WHERE STATIC PRESSURES EXCEED 100 PSI.
11. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.
12. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
13. A PORTION OF STORM WATER IS TREATED BY THE WATER QUALITY POND IN PHASE THREE "STORMWATER DETENTION AGREEMENT NUMBER 20041115-0136615".

**RS15 RESIDENTIAL**

**TOTAL AREA = 705,110 SQUARE FEET OR 16.187 ACRES ±**

## OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 11714, PAGE 126, R.O.D.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 OR LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANTS AS ON RECORD IN BOOK _____, PAGE _____, R.O.D.C.,TENNESSEE, RUNNING WITH TITLE TO THE PROPERTY.

CLEVELAND HALL, LLC

BY: _____

TITLE: _____ DATE: _____

## SURVEYOR'S STATEMENT

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY "I" SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:15,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOTS LINES ARE RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

RAGAN-SMITH ASSOCIATES

BY: _____ DATE: _____

TENNESSEE REGISTERED SURVEYOR NO. 1797

## COMMISSION APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY: _____

DATE: _____

## RECORD

**SUBDIVISION NUMBER**

2007S-155C-14

# PHASE FOUR CLEVELAND HALL SUBDIVISION

11TH COUNCILMANIC DISTRICT
COUNCILMAN - FELLER BROWN
METROPOLITAN NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

**OWNER**

CLEVELAND HALL, LLC
C/O ALLEN BRYAN
900 WOODLAND STREET
NASHVILLE, TENNESSEE 37206-0038
(615) 262-0441

**SURVEYOR**

RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
DRAWN BY: COURTNEY BEAL
DATE: MAY 14, 2007
REV. DATE: MAY 31, 2007
REV. DATE: JULY 31, 2007
REV. DATE: SEPTEMBER 13, 2007
SCALE: 1" = 100'
JOB NO: 86-024 WORK ORDER: 2215

RAGAN-SMITH-ASSOCIATES, INC.
PLANNERS · CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · SURVEYORS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

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