

OWNERS CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 5895, PAGE 826, R.O.D.C. TENN 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 UNLESS 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 OF RECORD IN BOOK 6094, PAGE 718, R.O.D.C. TENN RUNNING WITH TITLE TO THE PROPERTY

NAME Jerome Rosenblum DATE 5/25/83
 NAME: _____ DATE: _____

SURVEYORS CERTIFICATE

HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT AND THAT APPROVED MONUMENTS SHOWN THEREON HAVE BEEN SET AS INDICATED ALL THE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED

NAME David T. Borch DATE 6/14/83

COMMISSIONS APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENN.
 BY Fawn R. Dyer SECRETARY DATE 7-14-83

RECORD

RECORDED 7/14/83, BOOK 5200, PAGE 555, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENN.

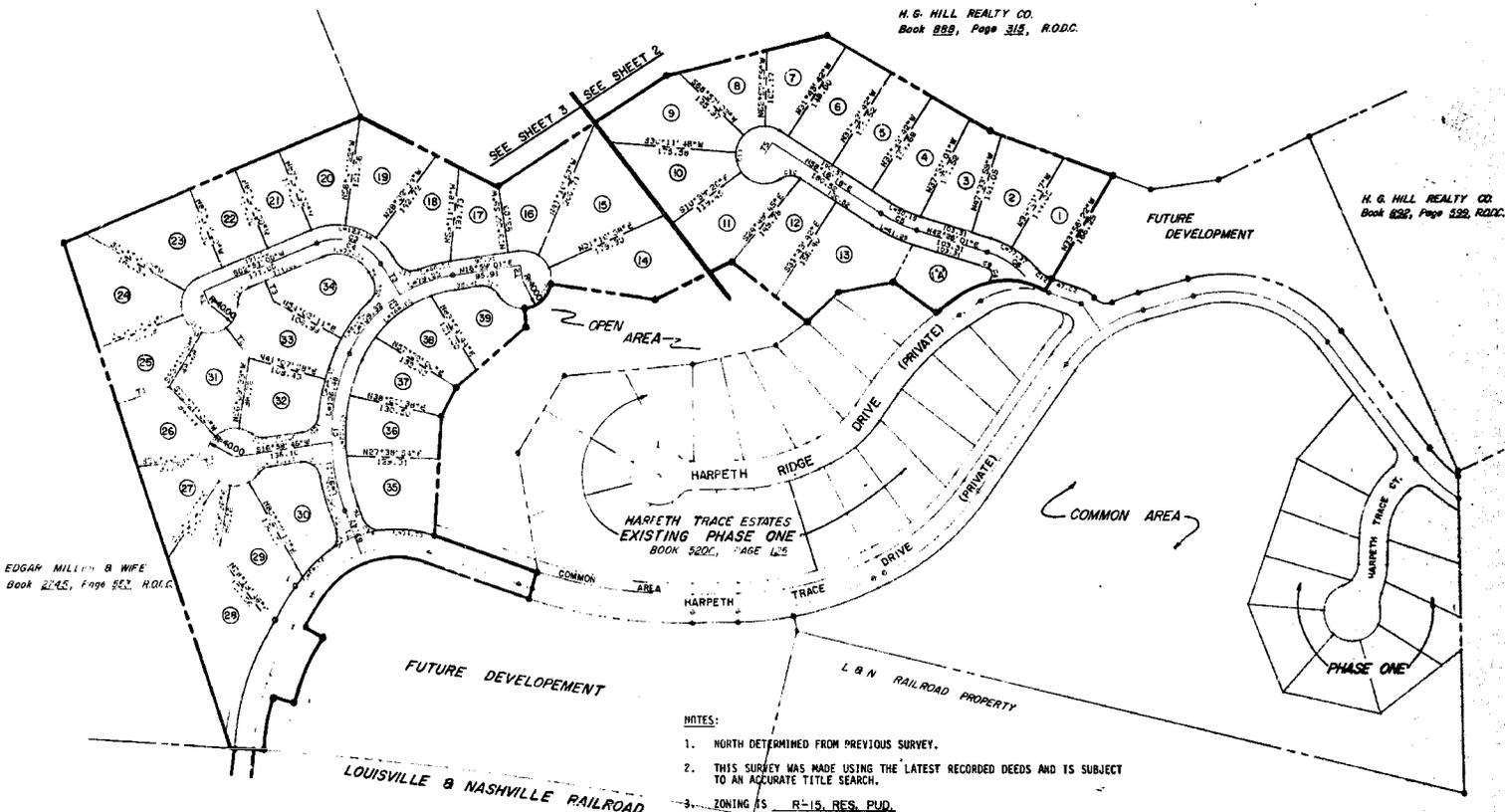
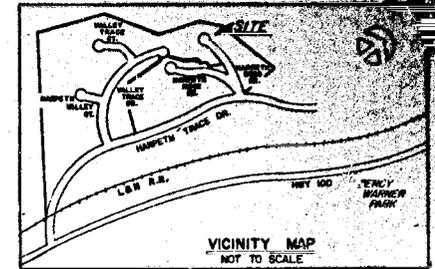
SUBDIVISION NO. 83-253-G

TOTAL AREA WITHIN BOUNDARY: 12.348 ACRES.
 PARCEL NUMBERS SHOWN THUS (100) PERTAIN TO PROPERTY MAP 143, PARCEL 12

THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE, CHAPTER 0820-3, FOR A GENERAL PROPERTY SURVEY CLASS A, AND HAS A UNADJUSTED FIELD RUN TRAVERSE CLOSURE EXCEEDING 1/7,500.

| OVERALL DENSITY & BULK RATIO | | | | | | |
|------------------------------|-----------------|-------------------------|--------------------------|----------------------------|----------------------------|-------------------------------|
| | ZONING DISTRICT | MAXIMUM OVERALL DENSITY | MAXIMUM FLOOR AREA RATIO | MINIMUM OUTDOOR AREA RATIO | MINIMUM LIVING SPACE RATIO | MINIMUM RECREATION AREA RATIO |
| PERMITTED | R15 | 5.0 | 0.31 | 2.6 | 1.5 | 0.15 |
| PROVIDED | | 2.1 | 0.19 | 4.5 | 4.3 | 1.22 |

| Ratio Calculations | |
|----------------------------|---|
| Maximum Overall Density | Existing units - 32 Proposed additional units - 39 Total units - 71 + 34.64 (Site Acreage) = 2.05 |
| Maximum Floor Area Ratio | 269,800 sq ft (Gross Floor Area) + 1,508,918 sq ft (Site Area) = 0.18 |
| Minimum Outdoor Area Ratio | 1,508,918 (Site Area) - 227,200 sq ft (Building Ground Cover) = 4.81 |
| Minimum Living Space Ratio | 1,508,918 (Site Area) - 227,200 sq ft (Building Ground Cover) = 4.50 |
| Minimum Recreation Area | 85,390 sq ft (Ravine) + 269,800 sq ft (Gross Floor Area) = 1.28 |



EDGAR MILLER & WIFE
 BOOK 5242, PAGE 502, R.O.D.C.

H. G. HILL REALTY CO.
 Book 888, Page 318, R.O.D.C.

H. G. HILL REALTY CO.
 Book 827, Page 228, R.O.D.C.

| NO | DELTA | HAZARD | LENGTH | TAN |
|-----|------------|--------|--------|--------|
| 01 | 42°12'23" | 299.82 | 223.80 | 118.20 |
| 02 | 51°24'24" | 189.88 | 189.74 | 102.93 |
| 03 | 84°41'42" | 72.81 | 101.79 | 61.42 |
| 04 | 82°42'42" | 72.81 | 101.79 | 61.42 |
| 05 | 11°20'11" | 209.58 | 25.72 | 28.04 |
| 06 | 11°20'11" | 170.82 | 82.02 | 45.00 |
| 07 | 10°20'11" | 170.82 | 34.08 | 12.00 |
| 08 | 134°11'51" | 14.82 | 52.80 | 24.98 |
| 09 | 41°18'52" | 98.08 | 1.42 | 3.21 |
| 010 | 67°02'48" | 45.04 | 49.40 | 60.00 |
| 011 | 247°22'48" | 45.04 | 172.76 | 82.00 |
| 012 | 229°22'48" | 45.04 | 13.08 | 13.20 |
| 013 | 22°49'00" | 30.74 | 19.08 | 9.87 |
| 014 | 160°00'00" | 15.00 | 39.72 | 18.27 |
| 015 | 67°22'48" | 25.00 | 76.40 | 18.67 |
| 016 | 247°22'48" | 43.00 | 172.76 | 82.00 |
| 017 | 78°22'48" | 23.00 | 24.68 | 20.77 |
| 018 | 247°22'48" | 23.00 | 172.76 | 82.00 |
| 019 | 247°22'48" | 23.00 | 24.68 | 18.67 |
| 020 | 78°22'48" | 25.00 | 34.32 | 30.44 |
| 021 | 165°11'13" | 25.00 | 33.03 | 18.43 |
| 022 | 46°11'13" | 25.00 | 30.15 | 10.66 |
| 023 | 216°52'30" | 40.00 | 19.82 | 28.38 |
| 024 | 46°11'13" | 25.00 | 20.15 | 10.66 |
| 025 | 88°50'32" | 25.00 | 34.58 | 24.12 |
| 026 | 78°50'32" | 25.00 | 33.21 | 12.37 |

NO BEARINGS DISTANCE
 T1 180°21'19"W 82.42
 T2 53°50'59"E 20.30
 T3 58°30'42"W 20.47
 T4 387°13'00"E 20.40
 T5 101°12'42"E 20.00
 T6 180°21'19"W 18.25
 T7 380°28'40"E 12.24
 T8 082°58'12"E 12.72
 T9 88°21'19"E 18.25

REPLACEMENT OF REALTY, PARKING AREAS, ETC. NECESSITATED BY MAINTENANCE OF PUBLIC WATER AND/OR SEWER LINES WILL BE AT THE EXPENSE OF THE DEVELOPER OR ASSOCIATION.

- NOTES:**
1. NORTH DETERMINED FROM PREVIOUS SURVEY.
 2. THIS SURVEY WAS MADE USING THE LATEST RECORDED DEEDS AND IS SUBJECT TO AN ACCURATE TITLE SEARCH.
 3. ZONING IS R-15, RES. PUD.
 4. BEARING DETERMINED FROM PREVIOUS SURVEY.
 5. ALL DISTANCES (ANGLES) MEASURED BY E.D.M. AND CORRECTED FOR TEMPERATURE AND ATMOSPHERIC CONDITIONS.
 6. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT ONE AND HARPETH WOOD DRIVE AS OF RECORD IN BOOK 5200, PAGE 125.
 7. SEE SUPPLEMENTAL RESTRICTIVE COVENANTS RECORDED IN BOOK 5200, PAGE 218, R.O.D.C., TN.
 8. THIS PLAT IS BEING RECORDED AS A PART OF A RESIDENTIAL PLANNED DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE NO. 76-390.

**PHASE TWO
 HARPETH TRACE ESTATES**
 for
**Jerome Rosenblum
 OWNER & DEVELOPER**

2nd CIVIL DISTRICT DAVIDSON COUNTY
 JOB NO: 8232-4 SCALE: 1" = 100' DATE: 6-7-83

Kevin Tucker & Associates, P.C.
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 site planners • recreation planners
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 Nashville, Tennessee 37218
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