

Land Surveyors Certification

I hereby certify that this is a Category 1 survey in compliance with the rules of the Tennessee State Board of Examiners for Land Surveyors, Chapter 0820-03, Standards of Practice, that the ratio of precision of unadjusted survey is greater than 1:10,000 as shown hereon, and that this survey is true and correct to the best of my knowledge and belief.

Licensed Professional Land Surveyor

1979 PLS# 03-21-2019 Date

Commission's Approval

Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

Robert Seem Secretary 3-17-19 Date

Owner's Certificate

I hereby certify that I/we am/are the owner(s) of the property shown hereon as evidenced in Instrument Number 20120329-0026709 & 20110930-0075779 of the Register's Office of Davidson County, Tennessee and adopt the plan of subdivision of the property 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.

Brigitte Anschutz 3/25/19 Date

Karen Johnson Davidson County
Batch# 237731 PLAT-PLAN
06/03/2019 01:22:30 PM 2 pgs
Fees: \$20.00 Taxes: \$0.00
20190603-0052602

MISCELLANEOUS NOTES

- The purpose of this plat is to combine lots 63 & 64.
- Source of Title: Instrument No. 20120329-0026709 and Instrument No. 20110930-0075779.
- All bearings are based on Geodetic North, dated 10-2-18.
- This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
- This plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
- All set iron pins are 5/8" rebar with plastic cap stamped K.CROWE TN1979.
- Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well.
- All survey data has a relative positional accuracy of +/- 0.05' + 100PPM.
- Subject property lies within Non-Hazardous Flood Zone 'X' per F.E.M.A. F.I.R.M. #447937C0334H, effective date April 5, 2017.
- This lot shall be served by public water and sewer from the Metropolitan Nashville and Davidson County Department of Water Services. Individual water and sanitary sewer service lines are required for each lot.
- Building setbacks to be determined by Metro Zoning Ordinance. This property is currently zoned R49 and R19.
- 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.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Management manual (minimum driveway culvert in Metro R.O.W. is 15" C/P).
- The development of this project shall comply with the requirements of the adopted tree ordinance 2008-328 (Metro Code Chapter 17.24, Article II, Tree Protection and Replacement; and Chapter 17.40, Article X, Tree Protection and Replacement Procedures).
- No part of any building shall be more than 500ft. from a fire hydrant via an approved hard surface road. Metro Ordinance 895-1541 Sec. 1569.020 B.
- A ramp/driveway permit from Public Works will be required prior to any new street connections. New driveways must provide a safe sight distance.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78-349 and approved by the Metropolitan Department of Water Services.
- The required fire flow shall be determined by the Metropolitan Fire Marshal's Office, prior to the issuance of a building permit.
- All utilities shall be placed underground as required by Section 17.28.193 of the Metro Zoning Code.
- The recording of this plat void, vacates and supercedes the recording of Lots 63 & 64 of the Harpeth Trace Estates Subdivision, Phase III as recorded in Book 5200, Page 753.
- The final site plan/building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within grass strip of frontage zone.

22. The property is zoned RS15 and within a PUD overlay.

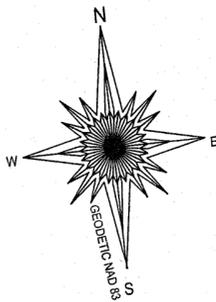
SURVEYORS CERTIFICATE

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 10-02-2018 UTILIZING A SPECTRA PRECISION SP 80 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATION SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010), Geoid 12B.

POSITIONAL ACCURACY OF GPS VECTORS DOES NOT EXCEED: H 0.07', V 0.07'

COMBINED GRID FACTOR: 0.0000089 CENTERED ON FIXED STATION 1 AS SHOWN HEREON.

Kevin David Crowe, RLPS #1979 02-01-2019



WEST MEADE HIGHLANDS SECTION 2 PLAT BOOK 3700, PAGE 125

MICHAEL CIAN INST. NO. 20151016-0105714 PARCEL ID: 129-140-009.00 ZONED RS-15

WEST MEADE HIGHLANDS SECTION 2 PLAT BOOK 3700, PAGE 125

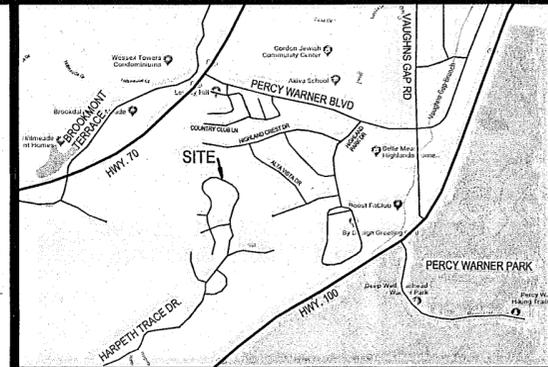
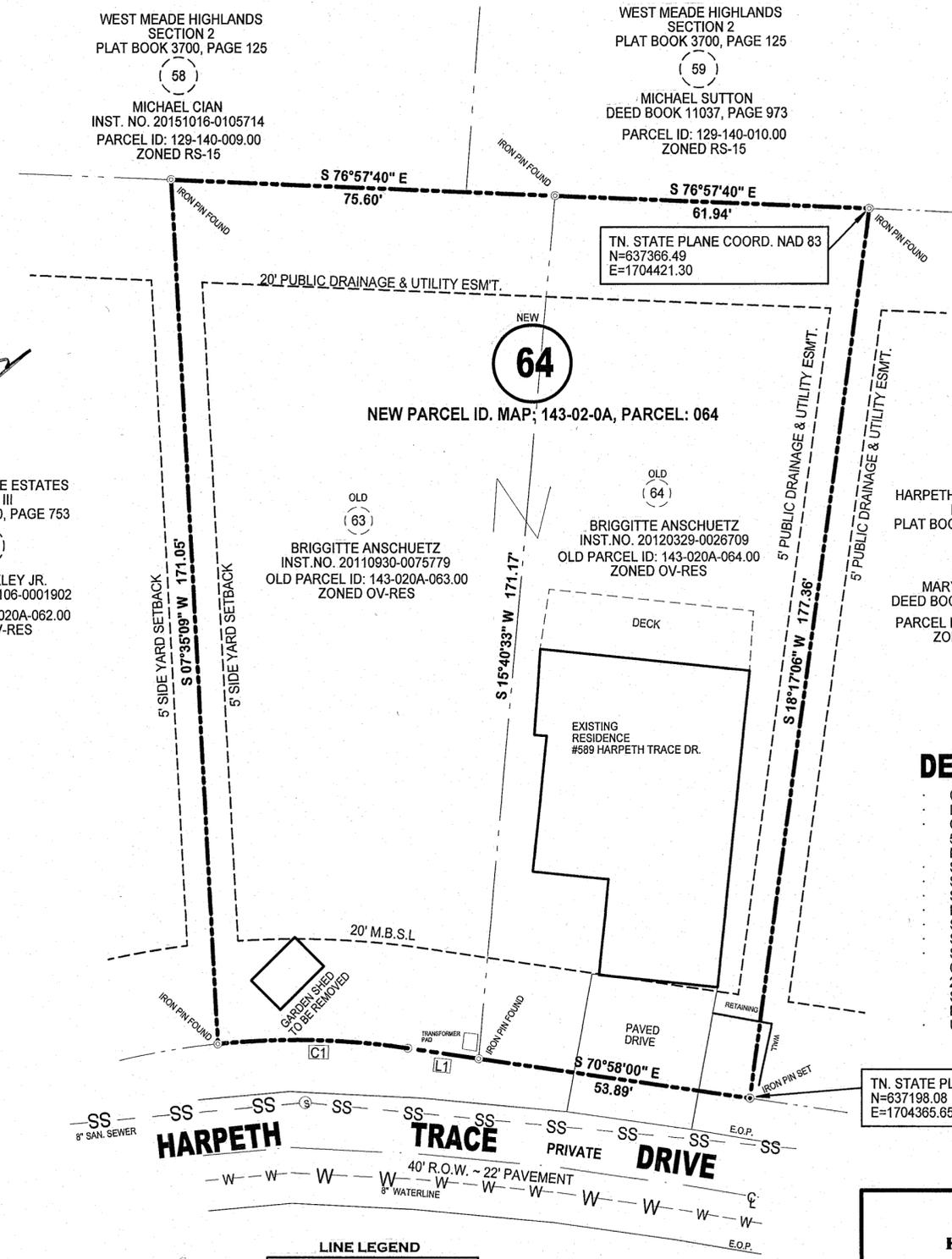
MICHAEL SUTTON DEED BOOK 11037, PAGE 973 PARCEL ID: 129-140-010.00 ZONED RS-15

HARPETH TRACE ESTATES PHASE III PLAT BOOK 5200, PAGE 753

JACK STEAKLEY JR. INST. NO. 20010106-0001902 PARCEL ID: 143-020A-062.00 ZONED OV-RES

HARPETH TRACE ESTATES PHASE III PLAT BOOK 5200, PAGE 753

MARY THOMPSON DEED BOOK 9307, PAGE 837 PARCEL ID: 143-020A-065.00 ZONED OV-RES



VICINITY MAP NOT TO SCALE

LOT SIZE TABLE

Old Lot 63 Area: 0.25 acres 10777.38 sq ft
Old Lot 64 Area: 0.23 acres 10074.35 sq ft
Combined Lots Area: 0.48 acres 20851.73 sq ft

DEVELOPMENT SUMMARY

- Council district number: 23
- District council member name: Mina Johnson
- Owner of record: Brigitte D. Anschutz
- 589 Harpeth Trace Drive Nashville, TN 37221 - ph: 502-203-2884
- Subdivision name: Harpeth Trace Estate Phase 63
- Subdivision number:
- Subdivision type: Minor
- Plat preparation date: October 08, 2018
- Scale: 1" = 20'
- Sheet number: Sheet 1 of 1
- Surveyor: Kevin Crowe, RLS Crowe Wheeler & Associates 2865 Halfway-Halifax Road Scottsville, KY 42164 Ph: 270-393-8500 Fax: 270-393-8540 U.S FEMA FIRM Community: Nashville & Davidson County, Tennessee Map - Parcel - Suffix: 47037C0334H, Dated April 05, 2017.

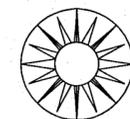
TN. STATE PLANE COORD. NAD 83 N=637198.08 E=1704365.65

CASE NO. 2019S-035-001

SUBDIVISION REVISION LOTS 63 & 64 HARPETH TRACE ESTATE PHASE III

AS RECORDED IN PLAT BOOK 5200, PAGE 753 2ND CIVIL DISTRICT DAVIDSON CO. TN.

PREPARED BY:



CROWE-WHEELER AND ASSOCIATES

2865 HALFWAY HALIFAX ROAD SCOTTSVILLE, KY, 42164 270-393-8500 - WWW.CROWEWHEELER.COM

DRAWN BY: KDC

SCALE: 1" = 20'

SURVEY DATE: 10-02-2018

FILE: 18-192.PCS

PLAT DATE: 03-21-2019

LINE LEGEND

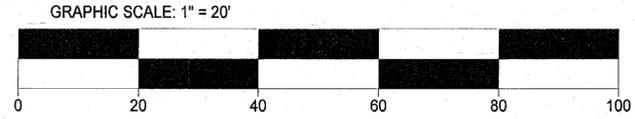
BOUNDARY	---
FENCE	-x-x-x-
WATER	-W-W-W-
OVERHEAD	-v-v-v-
CREEK	-d-d-d-d-
GRAVEL	-g-g-g-g-
PAVEMENT	-p-p-p-p-

LINE TABLE

Id	Bearing	Distance
L1	N 70°57'58" W	14.16'

CURVE TABLE

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	14°19'58"	149.88'	37.49'	37.40'	N 78°08'06" W



POINT LEGEND

X TOPO SHOT	⊗ POWER POLE
Δ TRAVERSE POINT	⊙ FIRE HYDRANT
□ MONUMENT	▲ TREE
○ ROW POINT	⊕ TREE
+ SIDE SHOT	⊠ PHONE PEDESTAL
⊕ INTERSECTION POINT	⊙ MANHOLE
⊙ IRON PIN FOUND	⊙ AERIAL TARGET
⊙ IRON PIN SET	⊙ ROW MONUMENT
⊙ FENCE POST	⊕ CONTROL POINT
⊙ TRAFFIC SIGN	⊕ BENCHMARK
▲ TRAVERSE POINT	⊕ WATER VALVE
■ SIGNAL BOX	⊕ BUSH
● GAS VALVE	⊕ TREE
◆ WATER METER	⊕ TOWER

I, Robert Leeman, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signed and sworn to this 11 day of October, 2016

Robert Leeman

Signature

State of TN

County of Davidson

Personally appeared to me, Kelly Adams, a notary public for this county and state, ROBERT LEEMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal office in Nashville, TN, this 11 day of October, 2016

Kelly Adams
Notary's signature

MY COMMISSION EXPIRES: September 7, 2020

Notary's seal (if on paper)

