

SURVEYOR'S CERTIFICATE

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

I FURTHER CERTIFY THAT THIS IS A CLASS A SURVEY WITHIN THE RATIO OF PRECISION OF THE UNADJUSTED FIELD RUN TRAVERSE IS 1/100,000.

SURVEYOR: *John W. Kinman*
 SEE NO. 33

COMMISSION'S APPROVAL
 APPROVED FOR RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY NOT A SUBDIVISION, BUT A PLAT OF UNITS FOR REFERENCE IN TRANSFERRING TITLE TO THE UNITS.

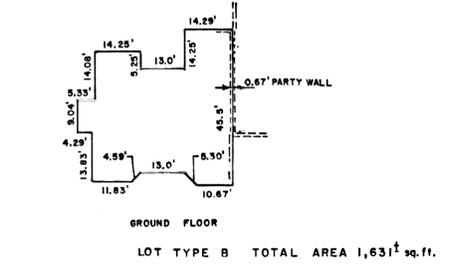
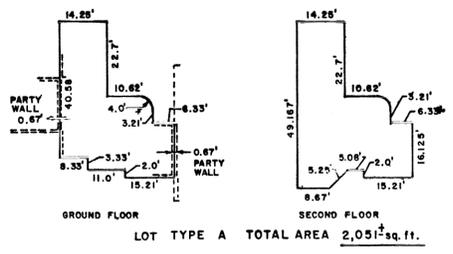
BY: *Jeff Branning* DATE: 5/20/85

RECORD
 RECORDED May 21, 1985, BOOK 2250, PAGE 455, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBDIVISION NO. 84-106-G
 TOTAL AREA WITHIN BOUNDARY = 4.83± ACRES. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY MAP 143-2-B.

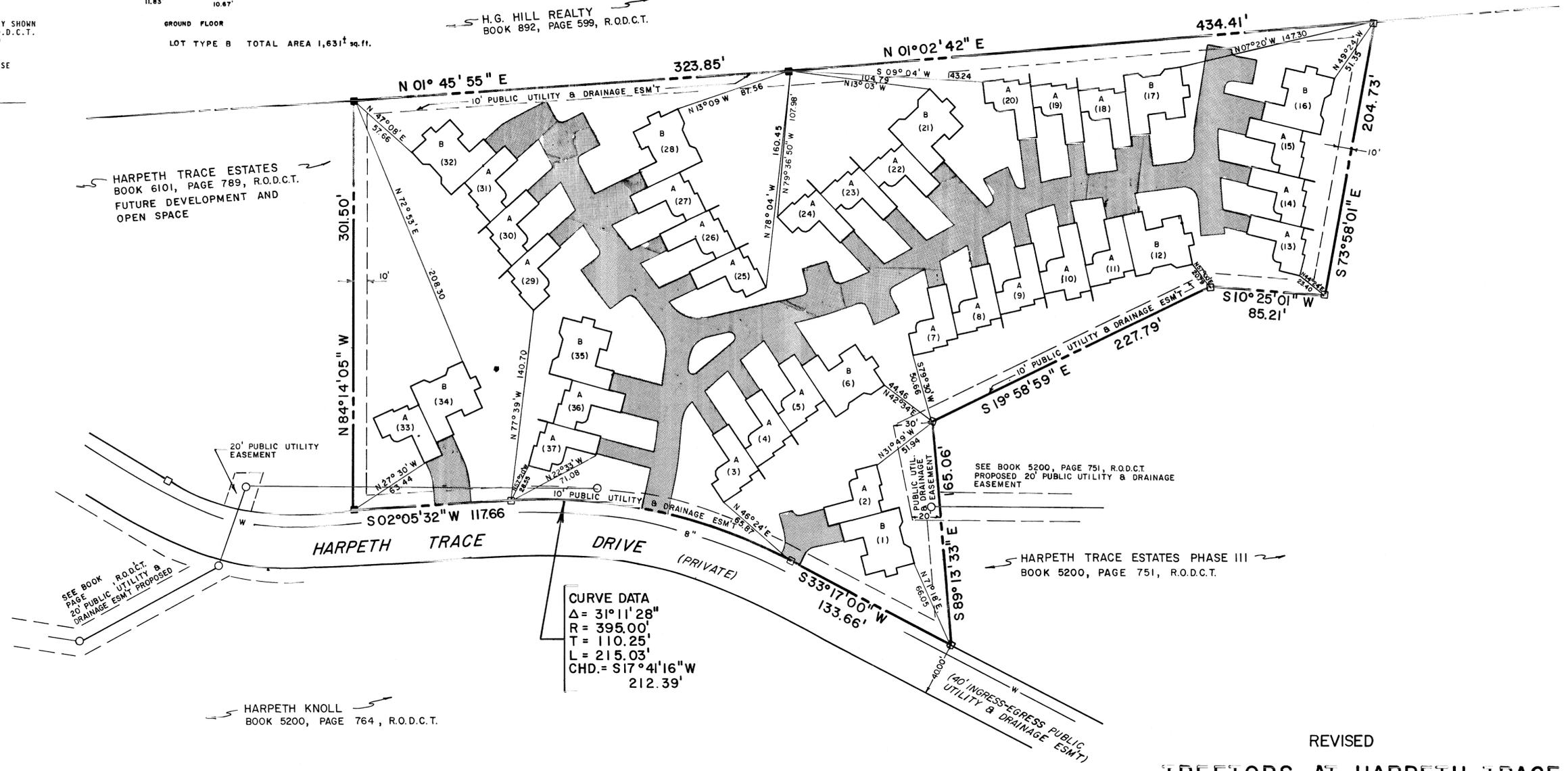
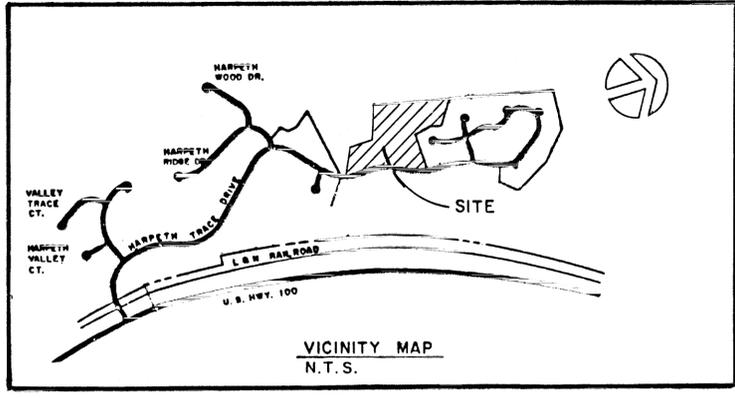
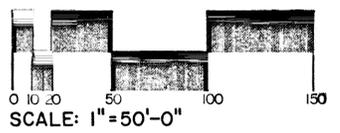
OWNER'S CERTIFICATE
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN DEED BOOK 6296, PAGE 162, R.O.D.C.T. AND ADOPT THE PLAN OF THE PROPERTY AS SHOWN HERE ON AND DEDICATE ALL PUBLIC EASEMENTS AS SHOWN HEREON.

THIS PLAN SHALL NOT BE ALTERED OR CHANGED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION.
 NAME: *Appar & Zeller* DATE: 5/15/95



NOTES

- SEE BOOK 6287, PAGE 417, R.O.D.C.T. FOR DECLARATION OF RESTRICTIVE COVENANTS.
- ALL AREAS OUTSIDE OF LOTS ARE COMMON ELEMENTS.
- LOT NUMBERS ARE SHOWN THUS (00) & TYPE THUS A.
- THE REQUIREMENTS OF THE ORDINANCE 043-142 WILL APPLY TO THE RECORDING OF THIS SUBDIVISION PLAT.
- THIS PLAT IS BEING RECORDED AS PART OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE NO. 76-396.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF TREETOPS AT HARPETH TRACE AS RECORDED IN BOOK 5200, PAGE 775, R.O.D.C.T.



CURVE DATA
 Δ = 31°11'28"
 R = 395.00'
 T = 110.25'
 L = 215.03'
 CHD = S17°41'16" W 212.39'

OVERALL DENSITY AND BULK RATIO

ZONING DISTRICT	PERMITTED	PROVIDED
R15 PUD	5	5
MAXIMUM OVERALL DENSITY RATIO	.31	.23
MAXIMUM FLOOR AREA RATIO	2.6	3.67
MINIMUM OUTDOOR AREA RATIO	1.5	3.25
MINIMUM LIVING SPACE RATIO	.15	.18
MINIMUM RECREATION SPACE RATIO		

RATIO CALCULATIONS:

MAXIMUM OVERALL DENSITY: 37 TOTAL UNITS / 7.4 TOTAL ACRES = 5.0 UNITS/ACRE

MAXIMUM FLOOR AREA RATIO: 75,271 S.F. (Gross Floor Area) / 322,344 S.F. (Site Area) = .23

MINIMUM OUTDOOR AREA RATIO: 322,344 S.F. (Site Area) - 46,198 S.F. (Building Ground Cover) / 75,271 S.F. (Gross Floor Area) = 3.67

MINIMUM LIVING SPACE RATIO: 322,344 S.F. (Site Area) - 46,198 S.F. (Building Ground Cover) - 31,589 S.F. (Paving) / 75,271 S.F. (Gross Floor Area) = 3.25

MINIMUM RECREATION AREA RATIO: 13,842 S.F. (Recreation Area) / 75,271 S.F. (Gross Floor Area) = .18

LEGEND

- EXISTING CONCRETE MONUMENTS
- NEW CONCRETE MONUMENTS
- BOUNDARY LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- EXISTING IRON PIN
- IRON PIN SET
- FIRE HYDRANT
- MANHOLE

REVISED
TREETOPS AT HARPETH TRACE
 2ND CIVIL DISTRICT
 NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 OWNER: JEFF & MARTIN ZEITLIN

Kevin Tucker & Associates, Inc.
 landscape architects · engineers
 site planners · surveyors
 312 nineteenth avenue north
 nashville, tennessee 37203
 (615) 320-0091

DATE: APRIL 8, 1985
 SCALE: 1" = 50'
 JOB NO. 84284