

OWNER'S CERTIFICATE

I hereby Certify That I Am The Owner Of The Property Shown Hereon As Evidenced In Book 4780 Page 1, R.O.D.C. Tennessee And Adopt The Plan Of The Property As Shown Hereon And Dedicate All Public Utilities, Electric And Telephone, Water, Drainage And Sanitary Sewer Easements As Shown Hereon. This Plan Shall Not Be Altered Or Changed Until Otherwise Approved By The Metropolitan Planning Commission. Easements For Ingress And Egress Are Reserved Hereby Upon All Access Easements As Shown Hereon, Or Upon Any Approved Division Hereof, For The Benefit Of The Purchasers Of Building Sites Within The Development, Their Invitees, Licensees And Other Parties Claiming By, Through, Or Under Them. The Access Easements Shown Hereon Are Reserved By The Aforesaid Owner And Are Not Dedicated To The Public.

COMMISSION'S APPROVAL

Approved For Record In The Register's Office Of Davidson County, Tennessee. Not A Subdivision But A Plat Of Building Sites In A Horizontal Property Regime For Reference In Transferring Title To The Individual Sites.

BY: *Deputy Secretary* DATE: 12-29-78

NO. 77-167-G

NAME: THE POLLACK COMPANY
DAVID L. POLLACK, TRUSTEE

BY: *David L. Pollack* DATE: 14 Nov. 1978
OWNER

RECORD

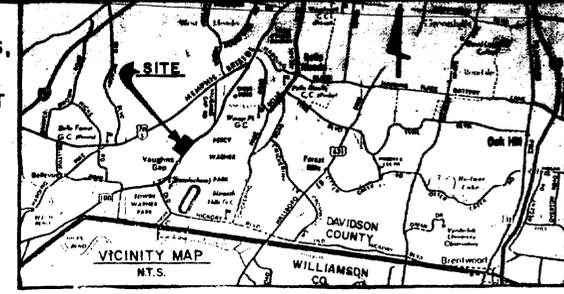
Recorded Dec 29 1978 Book 5200 Page 125 Of The Register's Office Of Davidson County, Tennessee.

SURVEYOR'S CERTIFICATE

I hereby Certify That The Plat Shown Hereon is Correct And That Approved Monuments Shown Thus Have Been Placed As Indicated. All Side Building Site Lines Are At Right Angles Or Radial To A Street Unless Otherwise Noted.

BY: *Barney H. Holladay* TENN. LIC. 172 DATE: 11-20-78
BARGE, WAGGONER, SUMNER & CANNON ENGINEERS

NOTE:
REPLACEMENT OF ROADWAYS, PARKING AREAS, ETC., NECESSITATED BY MAINTENANCE OF PUBLIC WATER AND/OR SEWER LINES WILL BE AT THE EXPENSE OF THE DEVELOPMENT OR ASSOCIATION.

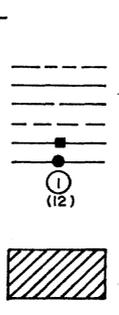


CURVE DATA

| Curve No. | A | Radius | Tangent | Length |
|-----------|------------|---------|---------|---------|
| 1 | 67°59' | 162.96' | 109.88' | 183.36' |
| 2 | 39°52' | 178.82' | 64.56' | 123.87' |
| 3 | 28°50'30" | 345.00' | 93.86' | 185.73' |
| 4 | 25°23' | 459.19' | 103.41' | 203.43' |
| 5 | 18°39'08" | 715.00' | 117.42' | 232.76' |
| 6 | 43°00' | 260.00' | 102.42' | 195.13' |
| 7 | 80°19'31" | 20.00' | 16.88' | 28.04' |
| 8 | 10°15'31" | 218.02' | 19.57' | 39.04' |
| 9 | 67°59' | 202.96' | 136.86' | 240.82' |
| 10 | 15°04'45" | 201.07' | 28.40' | 56.43' |
| 11 | 48°38' | 106.40' | 48.08' | 90.31' |
| 12 | 42°44'24" | 100.00' | 39.13' | 74.60' |
| 13 | 87°58' | 18.11' | 17.48' | 27.80' |
| 14 | 81°11'12" | 20.00' | 17.14' | 28.34' |
| 15 | 68°54'30" | 32.74' | 22.46' | 39.38' |
| 16 | 33°04'18" | 32.74' | 9.72' | 18.90' |
| 17 | 26°37'36" | 40.00' | - | 183.35' |
| 18 | 51°59' | 110.00' | 53.63' | 99.80' |
| 19 | 22°08' | 370.00' | 72.37' | 142.93' |
| 20 | 28°50'30" | 160.00' | 41.14' | 80.54' |
| 21 | 25°23' | 254.19' | 57.25' | 112.61' |
| 22 | 114°39'20" | 20.00' | 31.19' | 40.02' |
| 23 | 114°52'05" | 15.00' | 23.49' | 30.07' |
| 24 | 48°11'23" | 20.00' | 8.94' | 16.82' |
| 25 | 48°11'23" | 20.00' | 8.94' | 16.82' |
| 26 | 27°22'46" | 40.00' | - | 192.95' |
| 27 | 12°15'35" | 241.07' | 25.89' | 51.58' |



| LOT NUMBER | GROSS FLOOR AREA (SQ. FT.) | BUILDING AREA (SQ. FT.) | PAVED AREA (SQ. FT.) | GROUND COVERAGE (SQ. FT.) |
|------------|----------------------------|-------------------------|----------------------|---------------------------|
| 1 - 22 | 4,000 | 4,000 | 800 | 4,800 |
| 23 - 32 | 4,000 | 2,000 | 800 | 2,800 |
| TOTAL | 128,000 | 108,000 | 25,600 | 133,600 |
| ALLOWABLE | 208,091 | 130,223 | 228,900 | 359,123 |



OVERALL DENSITY & BULK RATIOS

| ZONING DISTRICT | PERMITTED DENSITY | MAX. FLOOR AREA RATIO | MIN. OUTDOOR AR. RATIO | MIN. LIVING SP. RATIO | MIN. REC. AREA RATIO |
|-----------------|-------------------|-----------------------|------------------------|-----------------------|----------------------|
| R15 | 5 | 31 | 2.6 | 1.5 | 15 |
| PROVIDED | 2.08 | 19 | 4.4 | 3.8 | 2.0 |

RATIO CALCULATIONS

Maximum Overall Density: 32 (Total Units) ÷ 15.41 (Site Acreage) = 2.08
 Maximum Floor Area Ratio: 128,000 Sq. Ft. (Gross Floor Area) ÷ 671,260 Sq. Ft. (Site Area) = 0.19
 Minimum Outdoor Area Ratio: 671,260 Sq. Ft. (Site Area) - 108,000 Sq. Ft. (Building Ground Cover) ÷ 128,000 Sq. Ft. (Gross Floor Area) = 4.40
 Minimum Living Space Ratio: 663,260 Sq. Ft. (Outdoor Area) ÷ 77,110 Sq. Ft. (Living) = 128,000 Sq. Ft. (Gross Floor Area) = 3.80
 Minimum Recreation Area: 390,000 Sq. Ft. (Recreation Area) ÷ 128,000 Sq. Ft. (Gross Floor Area) = 3.00

HARPETH TRACE ESTATES
 2nd. CIVIL DISTRICT
 NASHVILLE-DAVIDSON COUNTY, TENNESSEE

THE POLLACK COMPANY
 DEVELOPER
 NASHVILLE, TENNESSEE

THIS PLAT CONTAINS

DAVID L. POLLACK
 BOOK 473.4, PAGE 896