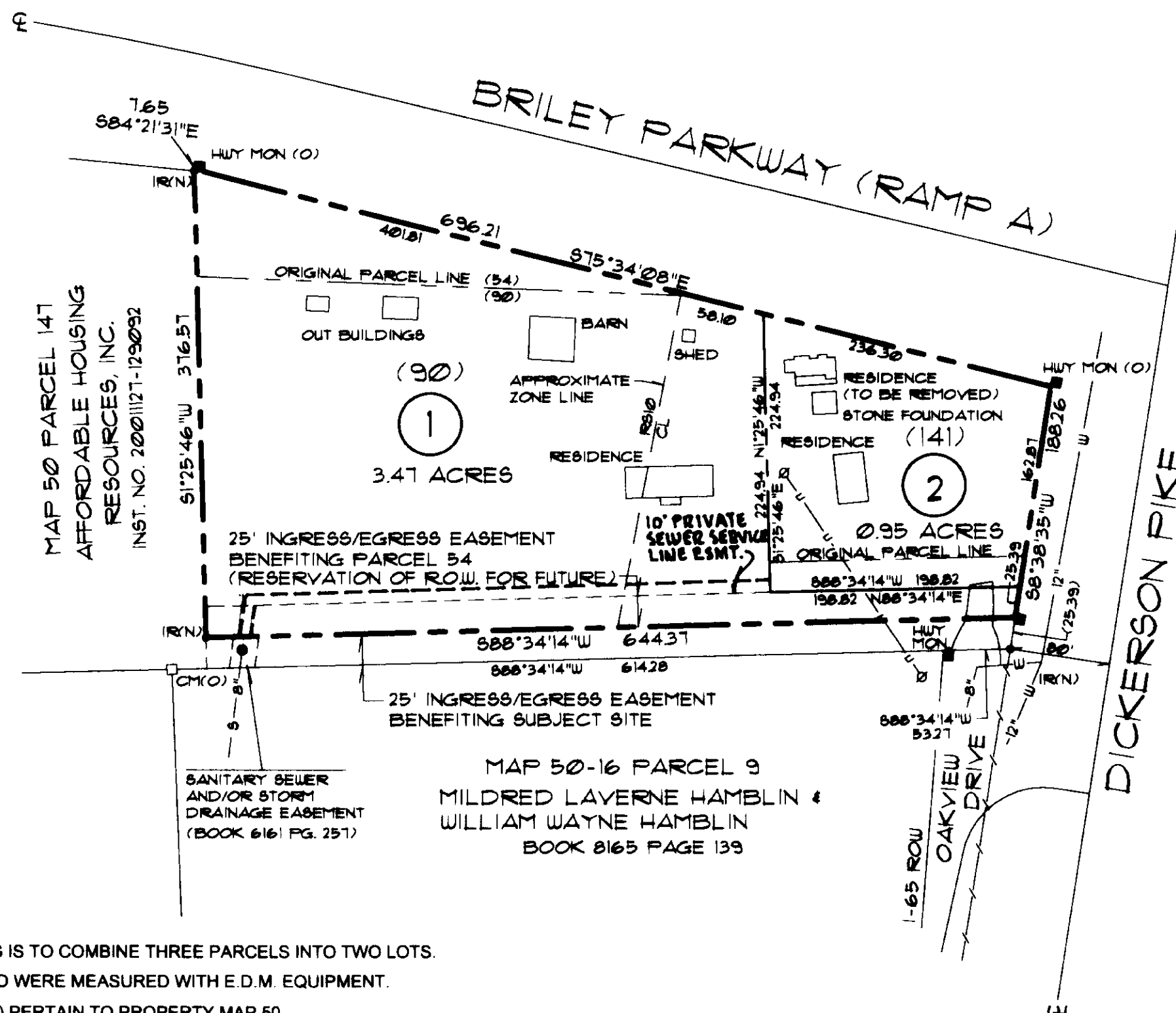
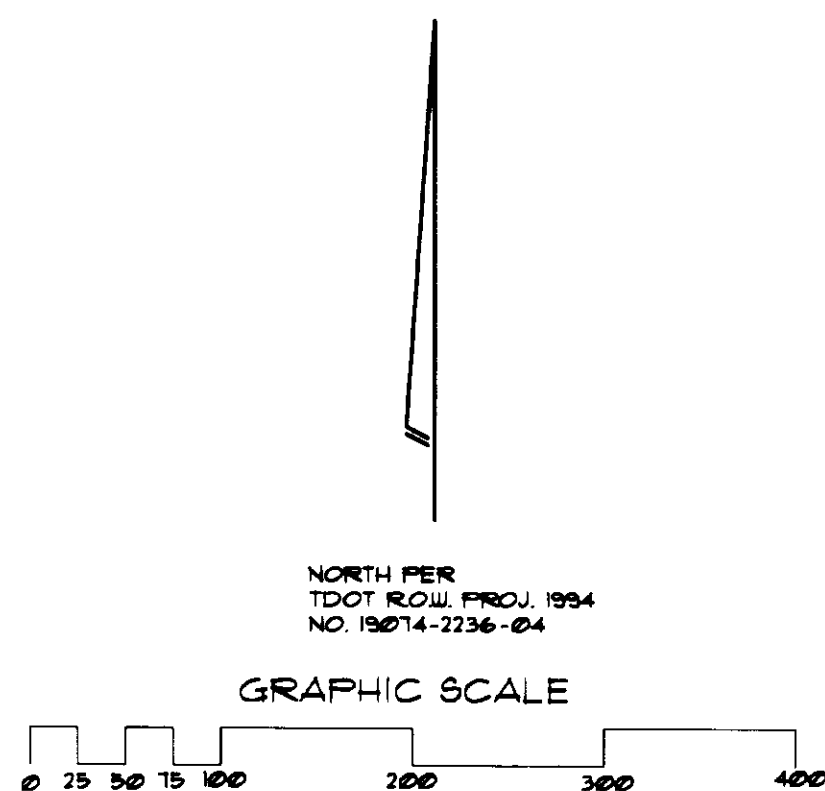
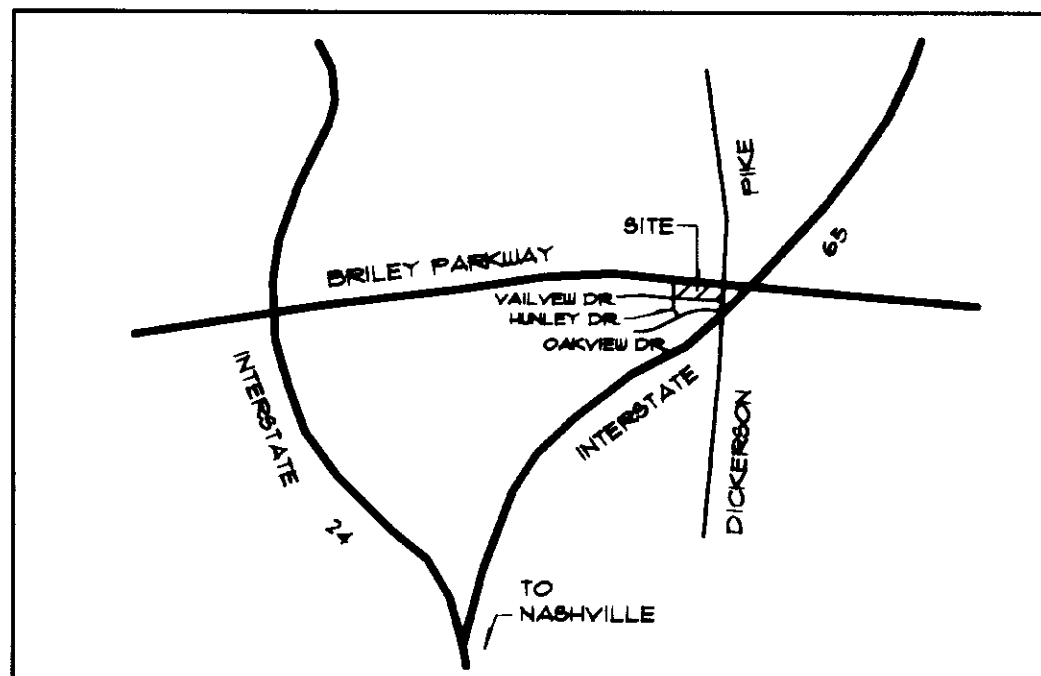


## VICINITY MAP



## GENERAL NOTES:

1. THE PURPOSE FOR THIS RECORDING IS TO COMBINE THREE PARCELS INTO TWO LOTS.
2. ALL DISTANCES ARE IN U.S. FEET AND WERE MEASURED WITH E.D.M. EQUIPMENT.
3. PARCEL NUMBER SHOWN THUS: (XX) PERTAIN TO PROPERTY MAP 50.
4. BOOK/PAGE AND INSTRUMENT NUMBERS SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
5. BUILDING SETBACKS ARE TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS.
6. 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.
7. INDIVIDUAL WATER AND SEWER SERVICES FOR THE NEW LOT ARE REQUIRED.
8. A PUBLIC UTILITY EASEMENT OF TWENTY (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 (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY.
9. ACCESS TO SUBJECT PROPERTY IS VIA A 25 FOOT WIDE INGRESS/EGRESS EASEMENT ACROSS THE AFFORDABLE HOUSING RESOURCES, INC. PROPERTY RECORDED IN INSTRUMENT NO. 20011127-129092 REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.
10. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).

## FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION ONLY, SUBJECT PROPERTY DOES NOT LIE IN A FEMA/FIRM "SPECIAL FLOOD HAZARD AREA" PER COMMUNITY PANEL NO. 470040 0207 F (REF. MAP NO. 47037C0138 F) DATED APRIL 20, 2001.

NOTE: THE OWNER(S) OF LOT 2 (PARCEL 141) ARE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THEIR PRIVATE SANITARY SEWER SERVICE LINE WHICH MUST BE LOCATED (IF INSTALLED) IN THE 10' PRIVATE SANITARY SEWER SERVICE LINE EASEMENT WHERE IT CROSSES LOT 1 (PARCEL 90) AS INDICATED ON THIS PLAT.

THE CUMMINGS GROUP, INC.  
LAND SURVEYORS  
5574 POWELL-SULLIVAN ROAD  
FRANKLIN, TN 37064  
(615) 595-0300

## OWNERS CERTIFICATE

I(We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 11684, Page 656, 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 of record in Book , Page , R.O.D.C., Tennessee, running with the title to the property.

Name: Patrick P. Walters Date: April 3, 2003  
Name: \_\_\_\_\_ Date: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the heron shown subdivision plat represents a Category "I" Survey having an unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

Name: Joe M. Cummings Date: 2/10/2003  
Joe M. Cummings, TN RLS 1513

## COMMISSION'S APPROVAL

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

Name: Richard B. Smith Date: 4/13/03

## RECORDED

Davidson County PLAT-LG  
Recvd: 04/04/03 08:30 1pgs  
Fees: 15.00 Taxes: 0.00  
20030404-0044417

SUBDIVISION NO. **2003S-021U**

# FINAL PLAT 397 OAKVIEW DRIVE SUBDIVISION

4TH COUNCILMANIC DISTRICT  
DAVIDSON COUNTY, TENNESSEE  
PROPERTY MAP 50-PARCELS 90, 141 & REMAINDER OF 54  
CONTAINING 4.31 ACRES

SURVEY FOR:  
MICHAEL W. O'NEILL & PATRICK P. WALTERS  
OWNERS & DEVELOPERS

1019 MILLWOOD AVENUE  
ASHLAND CITY, TN 37015

SOURCE OF TITLE:  
BOOK 11684 PAGE 656  
REGISTER'S OFFICE DAVIDSON COUNTY, TN

SCALE: 1" = 100' DATE: FEBRUARY 10, 2003  
ZONE: RS10/CL

JOB NO.: 02-053