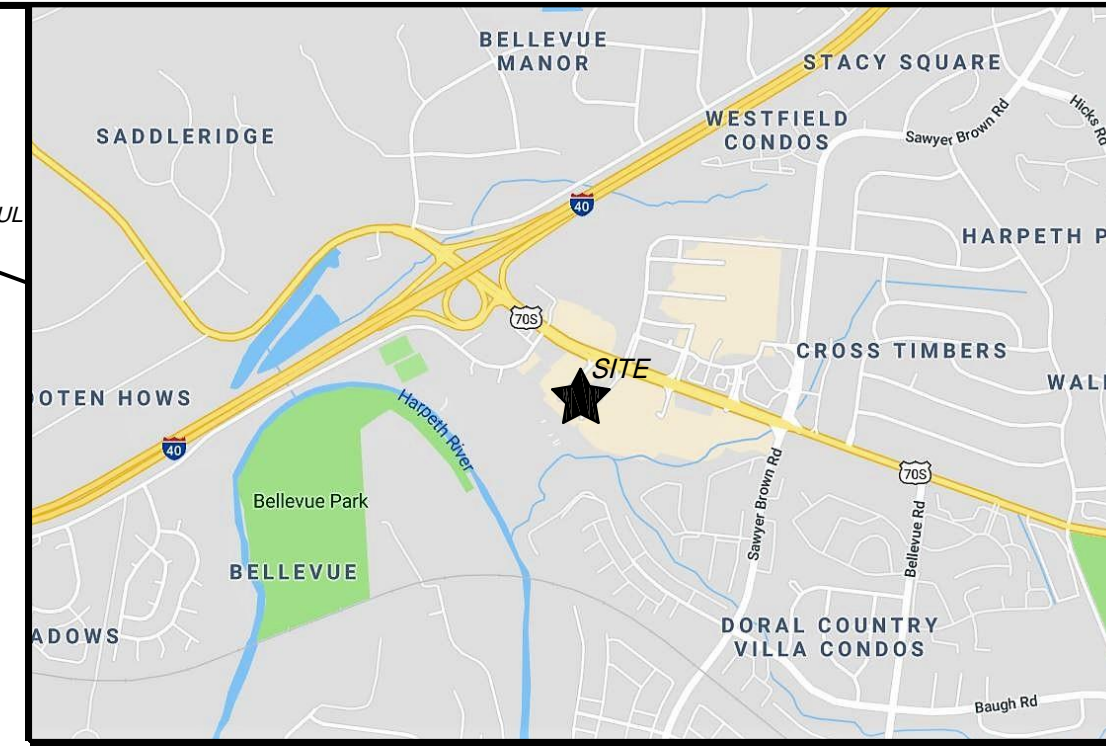


NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 1 ON THE PLAN OF THE GALLERIES AT BELLEVUE OF RECORD IN BOOK 7900, PAGE 272, R.O.D.C., TN.
3. NORTH BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83.
4. PARCEL NUMBERS SHOWN THUS (308) PERTAIN TO DAVIDSON COUNTY PROPERTY MAP 142.
5. BEING THE SAME PROPERTY CONVEYED TO WILLIAM CONOLY BROWN AND DAVID A HOOD, JR. BY DEED OF RECORD IN DEED BOOK 20180404-0031605, R.O.D.C., TN.
6. ACCORDING TO F.I.R.M. FLOOD MAP NO. 47037C0329H, DATED 4-05-17, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.
7. PROPERTY IS ZONED SCR.
8. MINIMUM BUILDING SETBACKS TO BE DETERMINED BY METRO ZONING ORDINANCE.
9. 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.
10. 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).
11. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METROPOLITAN STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO R.O.W. IS 15" CMP).
12. HARPETH VALLEY UTILITY DISTRICT SHALL BE PROVIDED SUFFICIENT AND UNEMCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.
13. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNEMCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
14. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL, VOLUME 1 REGULATIONS.
15. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES WILL BE REQUIRED FOR EACH LOT.
16. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER.
17. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
18. THIS IS A MINOR SUBDIVISION.

TOTAL AREA - 65,074 S.F.
(1.49 ACRES)



OWNERS CERTIFICATE
I (We) hereby certify that I am (we are) the Owner(s) of the property shown hereon as evidenced in Instrument Number 20180404-0031605
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 covenant as of record in Book _____ Page _____, R.O.D.C., Tennessee running with the title to the property.

NAME : _____ DATE : _____
WILLIAM CONOLY BROWN

NAME : _____ DATE : _____
DAVID A. HOOD, JR.

SURVEYORS CERTIFICATE
I do hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "1" 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.

BY : _____ DATE _____
WILLIAM E. CRENSHAW
Tenn. Registered Surveyor No. 2395

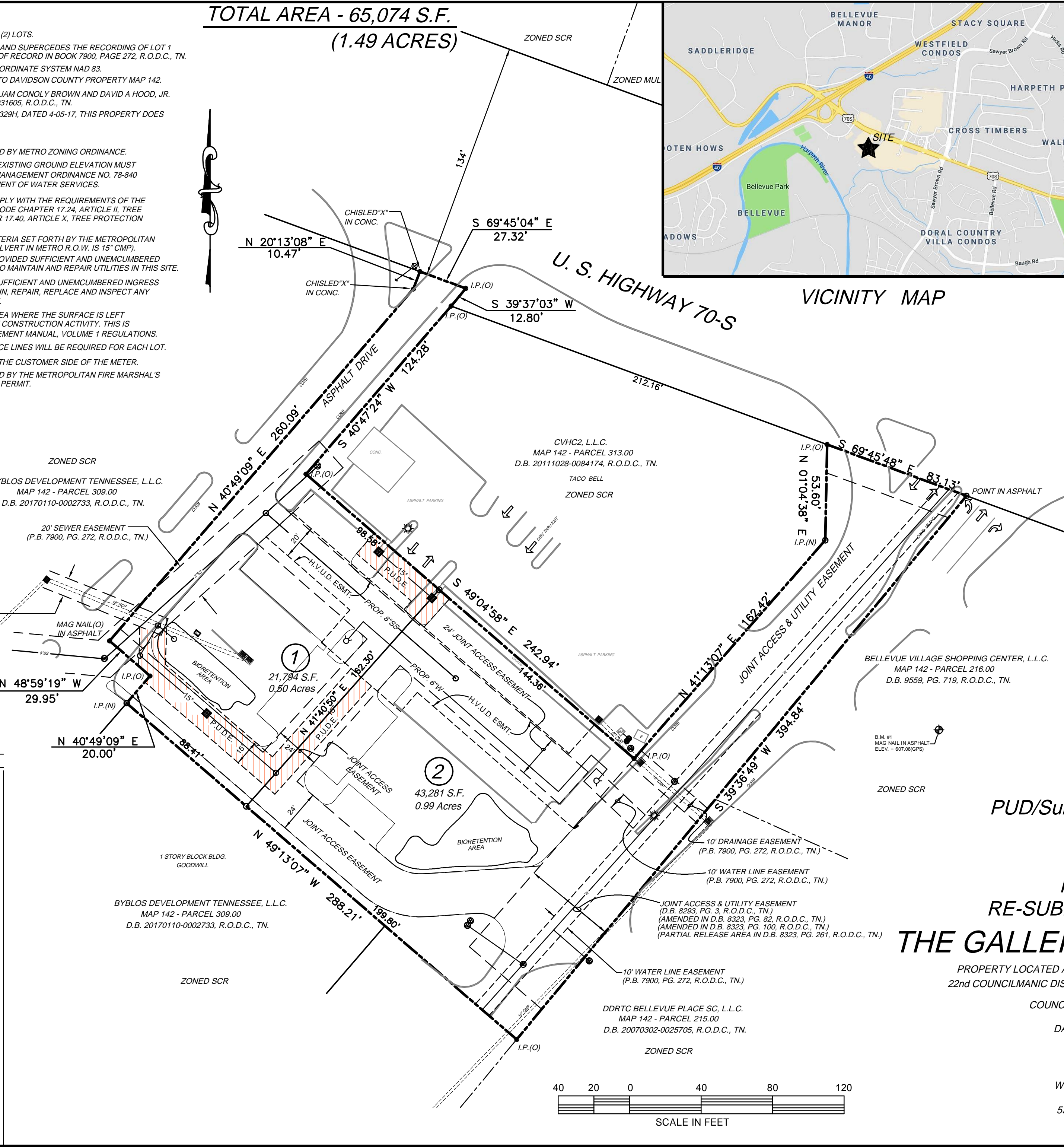
PREPARED BY :
CRENSHAW LAND SURVEYING
102 CEDARCREST DRIVE
HENDERSONVILLE, TN. 37075
615-419-5831

COMMISSION'S APPROVAL
Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

BY : _____ DATE _____
Secretary

RECORD

- LEGEND**
- OHP — OVERHEAD POWER LINE
 - ☀ — LIGHT POLE
 - ⊕ — UTILITY POLE
 - ⊕ — WATER VALVE
 - 6" W — WATER LINE
 - ⊕ — WATER METER
 - ⊕ — FIRE HYDRANT
 - — AREA DRAIN
 - ⊕ — CATCH BASIN
 - ⊕ — JUNCTION BOX
 - ⊕ — FLUSH INLET
 - ⊕ — SANITARY SEWER MANHOLE
 - SS — SANITARY SEWER LINE
 - ⊕ — SEWER CLEAN OUT
 - GAS — GAS LINE
 - ⊕ — GAS METER
 - ⊕ — GAS VALVE
 - ☎ — PHONE BOX
 - — CONC. MONUMENT (EXISTING)
 - — CONC. MONUMENT (NEW)
 - — IRON PIN (EXISTING)
 - — IRON PIN (NEW)
 - * — X — FENCE LINE
 - — BOUNDARY LINE
 - - - - - EASEMENT LINE
 - - - - - SETBACK LINE
 - 22 — CONTOUR LINE (PROPOSED)
 - 42 — CONTOUR LINE (EXISTING)



PUD/Subdivision No. 153-79P-001

FINAL PLAT
RE-SUBDIVISION OF LOT 1
THE GALLERIES AT BELLEVUE

PROPERTY LOCATED AT 7661 HIGHWAY 70 SOUTH IN BELLEVUE
22nd COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE

COUNCILMEMBER - SHERI WEINER

DATE : OCTOBER 8, 2018 REV. 10-22-18

SCALE : 1" = 40'

OWNER :
WILLIAM CONOLY BROWN
& DAVID A. HOOD, JR.
5302 MOUNT VIEW ROAD
ANTIOCH, TN. 37013

