

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	840.00'	230.02'	115.74'	229.31'	N 53°42'41" W	15°41'23"
C-2	180.00'	8.19'	4.10'	8.19'	S 25°58'14" E	02°36'31"
C-3	180.00'	151.17'	81.76'	145.61'	S 00°12'28" E	54°08'03"
C-4	110.00'	59.89'	30.71'	59.15'	S 73°34'46" E	31°11'37"
C-5	40.00'	190.15'	38.38'	55.38'	N 63°08'26" W	27°22'26"
C-6	25.00'	20.15'	10.66'	19.61'	N 03°45'57" E	46°11'13"
C-7	25.00'	20.15'	10.66'	19.61'	S 49°57'10" W	46°11'13"
C-8	25.00'	33.74'	20.00'	31.23'	N 51°50'50" E	77°19'11"
C-9	25.00'	33.74'	20.00'	31.23'	N 50°50'00" W	77°19'11"
C-10	40.00'	190.15'	38.38'	55.38'	S 31°42'02" W	27°22'26"
C-11	25.00'	20.15'	10.66'	19.61'	S 35°12'21" E	46°11'13"
C-12	25.00'	20.15'	10.66'	19.61'	N 81°23'34" W	46°11'13"

LOT AREA TABLE					
LOT NO.	TOTAL LOT AREA (In Sq. Ft.)	PERMITTED LOT COVERAGE (40%) (In Sq. Ft.)	LOT NO.	TOTAL LOT AREA (In Sq. Ft.)	PERMITTED LOT COVERAGE (40%) (In Sq. Ft.)
11	8394.58	3357.83	21	7778.53	3111.41
12	8536.98	3414.79	22	9403.03	3772.01
13	9889.93	3955.97	23	7595.14	3038.06
14	8944.25	3577.70	24	7399.38	2959.75
15	9462.75	3785.10	25	6885.78	2754.31
16	8391.17	3356.47	26	6500.00	2600.00
17	9782.84	3913.14	27	6500.00	2600.00
18	6815.99	2726.40	28	6782.68	2713.07
19	6817.56	2727.02	29	6280.63	2512.33
20	6982.42	2792.97			

#### BUILDING ENVELOPE :

Only obstructions permitted by Section 23.43 of the Metropolitan Zoning Ordinance are permitted outside the building envelope of a Planned Unit Development.

#### STREET NAME SIGNS :

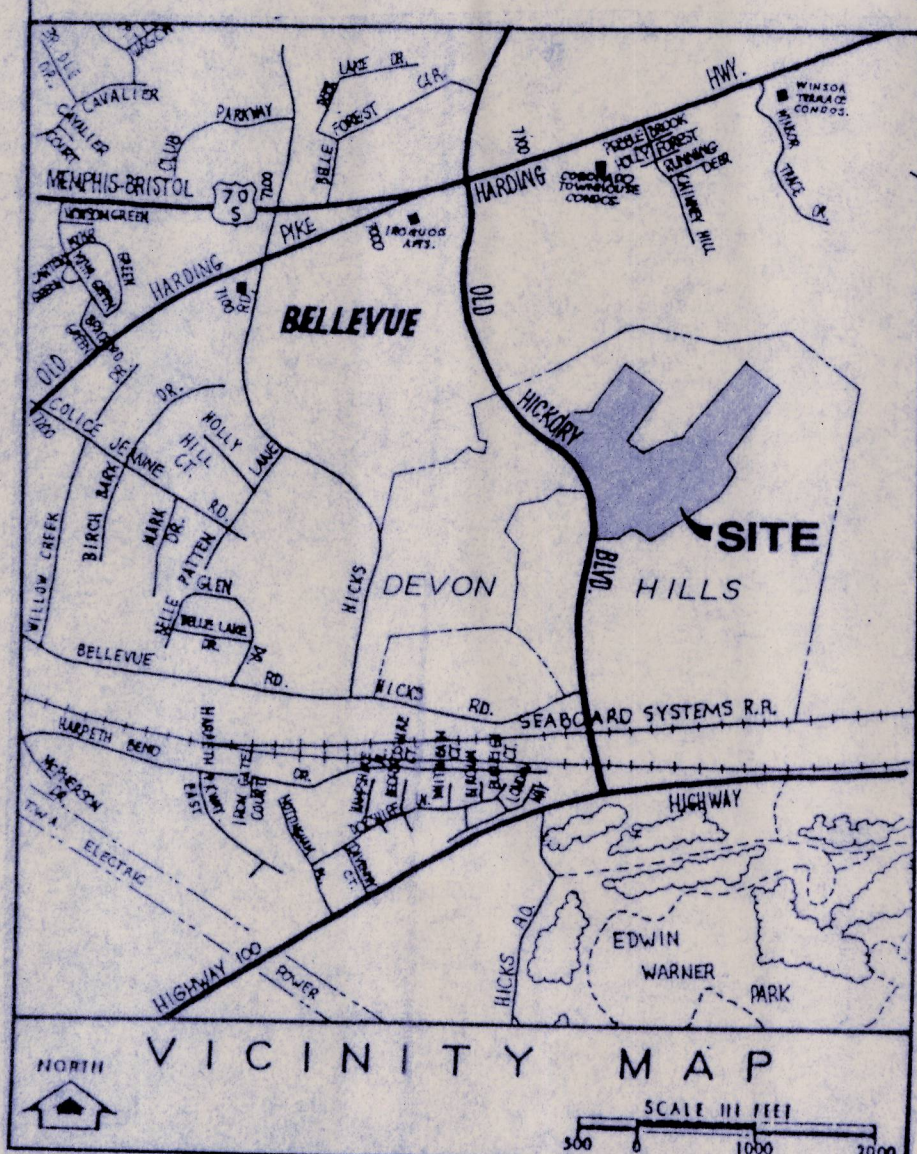
No Building Permit may be issued on any lot until street name signs are installed and verified by the Department of Traffic and Parking on all streets on which the lot depends for access.

#### \* CRITICAL LOT NOTE :

- The following lots have been designated as critical lots and additional geotechnical information must be submitted to the Planning Commission prior to issuance of a building permit:
- Critical Lots - 19, 20, 21, 22, 23, 24
- Grading for lots other than critical lots shall not exceed maximum cut or fill of 3 feet.
  - All below grade walls shall be structural walls.
  - Where possible, avoid disturbing the natural conditions, maximum number of trees shall be kept as possible and grading shall be kept to a minimum.
  - Slope of private drives shall not exceed 12%.
  - Surface water shall be intercepted and directed away from steep slopes.
  - For utility trenches, trenches shall be excavated and backfilled quickly and in relatively short incremental length. This procedure shall minimize leaving long trenches open to extended periods.

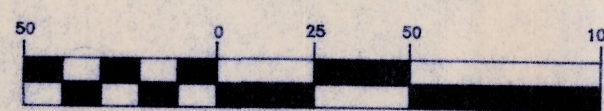
THIS PROPERTY IS NOT INCLUDED WITHIN LIMITS OF THE 100 YEAR FLOOD ZONE BASED ON PANEL NO. 470040 0258 B OF THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS, EFFECTIVE DATE JUNE 15, 1982.

(288)  
DEVON HILLS  
P.B. 6900 P. 398

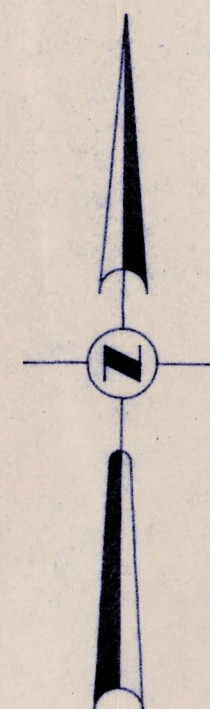


DEVON HIGHLANDS  
PHASE I  
P.B. 2900 P. 428

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



N 80°45'21" E 185.90'

N 31°42'02" E 253.67'

N 61°25'45" W 50.23'

N 107°03'03" E 133.68'

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N 31°42'02" E 253.67'

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This site is shown on Metro. Property Map No. 142-16-C. Parcel Numbers are shown thus (45).

This Plat is being recorded as part of a PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT enacted by Zoning Ordinance Nos. 084-540, 084-541, 084-578, and Planning Commission No. 134-84-G.

#### RECORD

Recorded on 7-13-93, 19 93, in Book 1990, Page 562, of the Register's Office of Davidson County, Tennessee.

Subdivision No. 134-84-G/929-306G

#### NOTES

- THIS IS A CLASS "A" SURVEY WITH THE RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
- THIS PLAT IS A FURTHER DIVISION OF THE MASTER PLAT OF DEVON HILLS, OF RECORD IN PLAT BOOK 6900, PAGE 398, R.O.D.C., TENNESSEE, DATED AUGUST 18, 1987.
- BEARINGS SHOWN ARE REFERENCED TO ABOVE-MENTIONED PLAT.
- RIGHT-OF-WAY INFORMATION FOR HICKS ROAD AND OLD HICKORY BOULEVARD IS TAKEN FROM THE ABOVE-REFERENCED DEVON HILLS MASTER PLAT.
- THE HOME BUILDER IS RESPONSIBLE FOR DETERMINING THE ELEVATIONS OF THE SANITARY SEWER SERVICE AND BUILDING FINISHED ELEVATIONS SUCH THAT GRAVITY SEWER SERVICE IS PROVIDED FOR ALL LOTS.
- ALL OPEN AREAS SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN PLAT BOOK 6900, PAGE 398, R.O.D.C., TENNESSEE, DATED AUGUST 18, 1987.
- COORDINATES SHOWN AT CONTROL MONUMENT ARE BASED ON THE COORDINATE SYSTEM SET UP ON THE ENTIRE DEVON HILLS MASTER PLAT.

#### SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the above shown subdivision plat represents a Class "A" survey having a ratio of precision of 1:10,000 and is true and correct. All side lot lines or radial to a street unless otherwise noted.

By: *Kevin A. Edmonson* Date: 12-15-92  
THOMAS, MILLER & PARTNERS  
Tennessee Registered Land Surveyor No. 1019

#### COMMISSION'S APPROVAL

Approved by the Metropolitan Planning Commission, Davidson County, Tennessee.

By: *Jeff Branning* Secretary  
Date: 7/13/93

#### OWNER'S CERTIFICATE

I hereby certify that I am/we are the owner(s) of the property herein as evidenced in Deed Book 8568, Page 201, R.O.D.C., and adopt the plan of subdivision of the property as shown and shown hereon shall again be subdivided, resubdivided, etc. so as to produce less area than hereby established until approved by the Metropolitan Planning Commission, and condition shall such lot or lots be made to produce less area ascribed by the Restrictive Covenants (see Note 7 above) the title to the property.

Name: *M.M.E. LIMITED PARTNERSHIP* Title: *Operating Partner*  
M.M.E. LIMITED PARTNERSHIP  
Date: 12/16/92

COUNCIL DISTRICT NO. 35

#### FINAL PLAT DEVON GLEN PHASE II

Located in the Second Civil District  
Nashville, Davidson County, Tennessee

Owner :  
M.M.E. LIMITED PARTNERSHIP  
2496 Old Natchez Trace Road  
Franklin, Tennessee 37064  
(615) 373-3525

prepared by:  
THOMAS, MILLER & PARTNERS  
750 Old Hickory Boulevard  
Two Brentwood Commons  
Suite 222  
Brentwood, Tennessee 37027  
(615) 377-9773

#### MINIMUM BUILDING SETBACK LINES (MBL) (Unless Otherwise Noted)

Front Setbacks . . . . . 15'  
Side Setbacks . . . . . 5'  
Rear Setbacks . . . . . 10'

#### SITE AREA CALCULATIONS

353,015.62 SF SITE AREA  
149,160.81 SF TOTAL LOT AREA  
173,763.62 SF OPEN SPACE AREA  
30,091.19 SF RIGHT-OF-WAY DEDICATION

LOT CORNERS ARE MARKED BY IRON PINS UNLESS OTHERWISE NOTED.

THIS PROPERTY IS ZONED: R-20 RES. / P.U.D.  
LEGEND

- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- PUBLIC UTILITY & DRAINAGE EASEMENT
- BUILDING ENVELOPE
- BOUNDARY LINE
- ROADWAY CENTERLINE
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED SANITARY SEWER W/MANHOLE
- PROPOSED STORM SEWER W/CATCH BASIN AND HEADWALL
- PROPOSED WATERLINE W/VALVE AND FIRE HYDRANT
- EXISTING WATER LINE W/VALVE

CONTROL MONUMENT  
N 11785.14395  
E 20786.8912  
ELEV. 650.33

\* AZIMUTH MARK - THE NORTHWEST BOLT ON THE NORTH END OF THE SAFETY RAIL ON THE NORTH END OF THE WEST ABUTMENT ON THE CSX RAILROAD BRIDGE OVER OLD HICKORY BOULEVARD (SEE NOTE 8)

TOTAL ACRES THIS PLAT : 8.10 ACRES ±