

STATION	CHORD	BEARING	DELTA
1	22.85	S 47°05'20" W	04°40'53"
2	11.03	N 31°27'35" E	01°30'18"
3	12.25	S 47°05'20" W	04°40'53"
4	19.86	N 41°57'35" E	14°36'05"
5	13.22	N 32°35'55" E	03°47'06"

(288)
DEVON HILLS
P.B. 6900 P. 388

of the Metropolitan
building envelope of

on any lot until street name
the Department of Traffic and
the lot depends for access.

CONTROL MONUMENT
N 12699.03631
E 21578.22554
ELEV. 744.76

* AZIMUTH MARK - CENTER OF
36 VIBR CAP OVER FLASHING
LIGHT OF NORTH TELEPHONE
TOWER AT TOP (SEE NOTE 8)

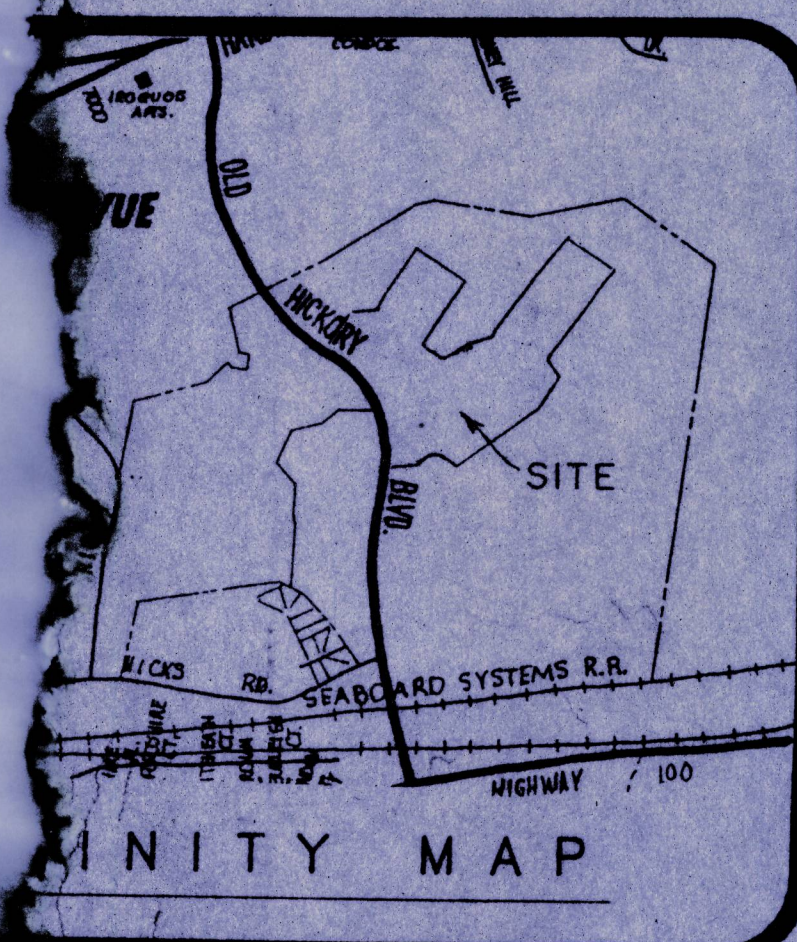
Open Space

DEVON GLEN
PHASE I

GLENWAY
DRIVE

DEVON VALLEY
FUTURE DEVELOPMENT

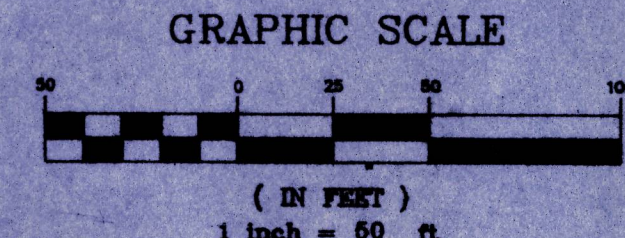
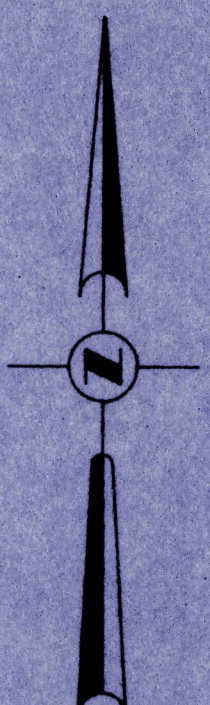
not included within limits of the 100 year flood
Map No. 470040-0258 B of the National Flood
Insurance Maps, effective date June 15, 1982.



R-20 / Res P.U.D.

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.)
37	5521.93	2208.77	67	5502.15
38	5300.00	2120.00	68	5300.00
39	5300.00	2120.00	69	5300.00
40	5300.00	2120.00	70	5300.00
41	5300.00	2120.00	71	5573.91
42	5295.26	2118.10	72	5787.79
43	5402.02	2160.81	73	5300.00
44	5300.00	2120.00	74	5300.00
45	5300.00	2120.00	75	5300.00
46	5300.00	2120.00	76	5300.00
47	5312.56	2125.02		

DEVON VALLEY
FUTURE DEVELOPMENT



MINIMUM BUILDING SETBACK LINE (MBSL)
(Unless Otherwise Noted)

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

NOTE: Garage Opening shall be a minimum of
20' from the back of curb.

SITE AREA CALCULATIONS

333,230.42 SF SITE AREA
112,575.62 SF TOTAL LOT AREA
196,202.35 SF OPEN SPACE AREA
24,452.45 SF RIGHT-OF-WAY DEDICATION

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	○

This site is shown on Metro. Property Map No. 142-16-D. Parcel Numbers are shown thus (119).

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 _____ 19____ In Book _____, Page _____
of the Register's Office of Davidson County, Tennessee.

Subdivision No. 134-84-G / 925-092G

NOTES

1. THIS IS A CLASS "A" SURVEY WITH THE RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. THIS PLAT IS A FURTHER DIVISION OF THE MASTER PLAT OF DEVON HILLS, OF RECORD IN PLAT BOOK 6900, PAGE 388, R.O.D.C., TENNESSEE, DATED AUGUST 18, 1987.
3. BEARINGS SHOWN ARE REFERENCED TO ABOVE-MENTIONED PLAT.
4. RIGHT-OF-WAY INFORMATION FOR HICKS ROAD AND OLD HICKORY BOULEVARD IS TAKEN FROM THE ABOVE-REFERENCED DEVON HILLS MASTER PLAT.
5. THE HOME BUILDER IS RESPONSIBLE FOR DETERMINING THE ELEVATION OF THE SANITARY SEWER SERVICE AND BUILDING FINISHED FLOOR ELEVATIONS SUCH THAT GRAVITY SEWER SERVICE IS PROVIDED FOR ALL LOTS.
6. ALL OPEN AREAS SHALL ALSO SERVE AS PUBLIC UTILITIES AND DRAINAGE EASEMENTS.
7. DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS FOR DEVON HILLS ARE RECORDED IN D.B. 7517, P. 283, SECOND SUBSEQUENT AMENDMENT TO SAME IN D.B. 8180, P. 222, AND IN D.B. 8120, P. 402, THIRD SUBSEQUENT AMENDMENT OF LAST IN D.B. 8181, P. 62, AND IN D.B. 8180, P. 232.
8. COORDINATES SHOWN AT CONTROL MONUMENT ARE TIED TO AN ASSUMED COORDINATE SYSTEM SET UP ON THE ENTIRE DEVON HILLS P.U.D.

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "A" 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: Kevin A. Edmonson Date: 4-9-92
THOMAS, MILLER & PARTNERS
Tennessee Registered Land Surveyor No. 1515

COMMISSIONER'S APPROVAL

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

By: _____ Secretary
Date: _____

OWNER'S CERTIFICATE

I hereby certify that I am/we are the owner(s) of the property shown hereon as evidenced in Deed Book 8588, Page 201, 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 (see Note 7 above) running with the title to the property.

Name: M.E. Limited Partnership Title: Partner
M.E. LIMITED PARTNERSHIP
Date: 4-9-92

FINAL PLAT DEVON VALLEY PHASE I

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

Owner:
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