22.687 ACRES, MORE OR LESS, WITHININ TRACT BOUNDARY

J.C. DAVIS PROPERTY

N42°-54'E 66.04'
180.00' S85°-06'E
167.14' N81°-35'E
167.14'
180.00'
10' Sewer Esmt.
50' Min. Building Setback Line
206.01' N56°-20'E
206.01'

REESE SMITH PROPERTY
Future Development

395.08' N43°-53'E
395.08'
Drainage Easement
485.31' N46°-07'W
485.31'
Sewer Easement
Point On Manhole Cover
N34°-14'W 413.57'
413.57'
Point On Manhole Cover
N66°-27'W 304.36'
304.36'
N38°-45'W 194.29'
194.29'
N66°-54'W 211.31'
211.31'
N69°-15'W 100.06'
100.06'
N68°-49'W 80.00'

PHASE TIVO

(168)
20.389 Acres, more or less
MINIMUM FIRST FLOOR ELEVATION 562.5

RIVER PLANTATION-Section One
Book 4460 Page 18 R.O.D.C.

Right-of-way to be dedicated from River Plantation Section One Book 4460 Page 18 R.O.D.C. (13,191.244 Sq. Ft. -0.303 Ac. ±)

18.21' S79°00'E (Chord)
616.91'
S85°-31'E
616.9'
144.08'
40.42'
PLANTATION COURT (50)
30' Minimum Building Setback Line
35.36' N49°-29'W (Chord)
S4°-29'W 45.00'
80.00' S85°-31'E
39.27' 45.00'
80.00'
192.85'
S4°-29'W 192.85'
1318' Setback Line
SAWYER
Minimum Building
563.00'
586.44'
S12°-50'W (Chord)
Sewer Easement
109.06'
80.00'

REESE SMITH PROPERTY
Future Development

U.S. HIGHWAY 70
100'
236.9'
80'
ROAD
760.42'
BROWN

CURVE DATA

Curve	Δ	T	L	R	Chord
Boundary					
B-1	16°-42'	296.36	588.52	2019.14	586.44 ▲
B-2	13°-02'	9.16	18.25	80.00	18.21 ▲
B-3	90°-00'	25.00	39.27	25.00	35.36
Center-line					
C-1	32°-08'	570.00	1109.97	1979.14	
Right-of-way					
R-1	16°-42'	284.52	565.00	1939.14	563.00 ▲
Turn-out					
T-1	90°-00'	25.00	39.27	25.00	35.36
T-2	20°-37'	20.65	40.43	80.00	40.00
T-3	237°-56'	—	166.09	40.00	

▲ Intercepted part of curve

OWNER'S CERTIFICATE
I (we) hereby certify that I am (we are) the owner(s) of the property as shown hereon as evidenced in Book 4478 Page 360 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.

Dedication for portion of right-of-way taken from River Plantation Section One as of record in Book 4460 Page 18 R.O.D.C.
BY Reese R. Smith Jr. DATE March 17, 1972

Reese Smith owner and developer River Plantation Section Two.
BY Reese R. Smith Jr. DATE March 17, 1972

ENGINEER'S CERTIFICATE
I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown thus ■ have been placed as indicated. All side lot lines are at right angles or radial to a street, unless otherwise noted.
BY James M. Sawyer Jr. DATE 3/17/72
TENN. LIC. 4148

COMMISSION'S APPROVAL
Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee
BY Janis A. Duff DATE 4-17-'72
Secretary

RECORD
Recorded April 18th, 1972 Book 4460 Page 80, of the Register's Office of Davidson County, Tennessee.

NOTES:
1. Each and every lot to be served by sanitary sewers.
2. Parcel numbers shown thus ( ) pertains to property map 142.
3. Sewer easements shown are dedicated to The Harpeth Valley Utility District.
4. The recording of this plat voids, vacates & supersedes a portion of River Plantation, section 1, as of record in Book 4460, Page 18, R.O.D.C., Tenn.

LEGEND
■ Concrete Monument (Precast with cap)
X Monument (iron pin in concrete)
Boundary Line
10" W Water Line
10" S Sewer Line and Manholes
(168) Property map parcel number

SUBDIVISION NO. 72-24-G

section two

RIVER PLANTATION

REESE SMITH OWNER AND DEVELOPER
NINTH CIVIL DISTRICT DAVIDSON COUNTY, TENN.
Scale: 1" = 100'

TURNER ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS
306 GAY STREET
NASHVILLE TENNESSEE

1
March 17, 1972
Jan 37-70