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ZONE LOT DIVISION REQUIREMENTS:

1. THE ZONE LOT SHALL CONTINUE TO BE DEEMED A SINGLE ZONE LOT WITHIN THE MEANING OF THAT TERM UNDER SECTION 12.10.OF THIS ORDINANCE.

2. NO OBSTRUCTION, OTHER THAN THOSE PERMITTED BY SECTION 23.43 AND 23.44 SHALL BE PERMITTED, FROM THE BUILDING LINE AS SHOWN ON A SUBDIVISION PLAT TO THE FRONT LINE OF BOTH PORTIONS OF THE ZONE LOT.

3. THE TAX ASSESSOR SHALL ASSIGN A DIFFERENT NUMBER TO EACH PORTION IN THE ZONE LOT AND ASSESS EACH PORTION NUMBER SEPARATELY TO THE FEE SIMPLE OWNER OF SUCH PORTION. IMPROVEMENTS ON THE ZONE LOT SHALL BE ASSESSED TO THE PORTION ON WHICH THE IMPROVEMENT IS CONSTRUCTED.

4. THERE SHALL BE NO MORE THAN TWO PORTIONS IN ANY ZONE LOT.

5. ONLY ONE RESIDENTIAL BUILDING MAY BE PLACED UPON THE ENTIRE ZONE LOT. THE PLACEMENT AND OTHER REQUIREMENTS REGARDING THE STRUCTURE MUST CONFORM TO ALL OTHER REQUIREMENTS FOR THE ZONE LOT INCLUDING THE SUBDIVISION REGULATIONS.

6. A RESIDENTIAL STRUCTURE PLACED UPON THE ZONE LOT CONTAINING MORE THAN ONE DWELLING UNIT MUST CONTAIN A FIRE WALL FROM THE FOOTING TO THE PEAK OF THE ROOF OF NOT LESS THAN TWO HOURS RATING BETWEEN THE TWO UNITS. THE FIRE WALL MUST BE BISECTED BY A LINE DIVIDING EACH PORTION OF THE LOT SO THAT ONE-HALF OF THE FIRE WALL IS ON EACH PORTION OF THE ZONE LOT. IF A FIRE WALL IS DESTROYED OR DAMAGED BY FIRE OR OTHER CASUALTY, ANY OWNER MAY RESTORE IT, AND IF THE OTHER OWNERS THEREAFTER MAKE USE OF THE WALL, THEY SHALL CONTRIBUTE TO THE COST OF RESTORATION THEREOF IN PROPORTION TO SUCH USE WITHOUT PREJUDICE, HOWEVER, TO THE RIGHT OF ANY SUCH OWNER TO CALL FOR A LARGER CONTRIBUTION FROM OTHERS UNDER ANY RULE OR LAW REQUIRING LIABILITY FOR NEGLIGENT OR WILLFUL ACTS OR OMISSIONS. EITHER PORTION OWNER SHALL HAVE AN EASEMENT ON THE PROPERTY OF THE OTHER FOR THE PURPOSE OF RECONSTRUCTION AND PROTECTION OF THE REMAINING UNIT FROM THEELEMENTS.

7. IF THE CORRECTION OF A MAINTENANCE PROBLEM INCURRED IN THE DWELLING UNIT ON ONE PORTION NECCESSITATES CONSTRUCTION WORK OR ACCESS ON THE DWELLING UNIT OF THE OTHER PORTION, EITHER PORTION OWNER SHALL HAVE AN EASEMENT ON THE PROPERTY OF THE OTHER FOR THE PURPOSE OF THIS CONSTRUCTION. EACH PARTY SHALL CONTRIBUTE TO THE COST OF RESTORATION THEREOF IN PROPORTION TO SUCH USE WITHOUT PREJUDICE, HOWEVER, TO THE RIGHT OF ANY SUCH OWNER TO CALL FOR A LARGER CONTRIBUTION FROM THE OTHERS UNDER ANY RULE OR LAW REQUIRING LIABILITY NEGLIGENT OR WILLFUL ACTS OR OMISSIONS.

8. NO STRUCTURE MAY BE CONSTRUCTED ON THE BOUNDARY LINE BETWEEN THE PORTION OF THE ZONE LOT UNLESS THE STRUCTURE CONTAINS A COMMON WALL EXTENDING THE FULL LENGTH TO WHICH IT LIES ON SAID BOUNDARY. NO STRUCTURE MAY BE CONSTRUCTED ON EITHER PORTION OF THE ZONE LOT EXCEPT IN ACCORDANCE WITH APPLICABLE ZONING AND LAND USE RESTRICITIONS. THE SRUCTURE SHALL NOT CONTAIN DWELLING UNITS WHICH HAVE BEEN CONSTRUCTED ONE UPON THE OTHER IN A VERTICAL MANNER. THE LOT WIDTH AND AREA SHALL IN ALL EVENTS MEET THE DIMENSIONAL REQUIREMENTS OF A TWO - UNIT DWELLING.

9. THE OWNER OF EACH PORTION OF THE ZONE LOT SHALL HAVE EXCLUSIVE RESPONSIBILITY OF THE PORTION OWNED, BUT NO FURTHER OR OTHERWISE.

10. EACH PORTION OF THE ZONE LOT SHALL HAVE FRONTAGE ON A PUBLICLY MAINTAINED STREET.

11. NOTWITHSTANDING ANY PROVISION TO BE CONTRARY, FENCES SHALL NOT BE A PERMITTED OBSTRUCTION BETWEEN THE BUILDING LINE AS SHOWN ON THE SUBDIVISION PLAT TO THE FRONT LINE OF BOTH PORTIONS OF THE ZONE LOT.

12. OFF-STREET PARKING SHALL NOT BE PERMITTED IN THE REQUIRED FRONT YARD OF ANY ZONE LOT DEVELOPED UNDER THESE PROVISIONS.

13. THE PROVISIONS OF THIS SECTION SHALL BE APPLICABLE TO UNITS CONSTRUCTED AFTER THE EFFECTIVE DATE OF THIS AMENDMENT OR FOR A STRUCTURE ORIGINALY DESIGNED AND CONSTRUCTED AS A DUPLEX IN ACCORDANCE WITH THIS SECTION AND ALL OTHER APPLICABLE CODES OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE. NO EXISTING SINGLE-FAMILY UNITS SHALL BE CONVERTED TO MEET THE CRITERIA OF THIS SECTION.

UTILITY REQUIREMENTS FOR ZONE LOT PARTITIONS:

14 A. WATER SERVICE LINES, METERS AND BOXES SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 40 OF THE METROPOLITAN CODE OF LAWS. WATER METERS AND BOXES SHALL BE LOCATED ACCORDING TO THE RULES AND REGULATIONS OF THE DEPARTMENT OF WATER AND SEWERAGE SERVICES. NO WATER SERVICE LINES SHALL CROSS FROM ONE SINGLE ZONE LOT TO ANOTHER, PROVIDED, HOWEVER, WATER SERVICE LINES MAY CROSS ONE PORTION OF A SINGLE ZONE LOT TO SERVE TO OTHER PORTION OF THE SAME SINGLE ZONE LOT.

14 B. SEWER SERVICE LINES EXCEPT TO THE EXTENT PROVIDED HEREIN, SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 40 OF THE METROPOLITAN CODE OF LAW. NO SEWERAGE SERVICE LINES SHALL CROSS FROM ONE SINGLE ZONE LOT TO ANOTHER, PROVIDED, HOWEVER, SEWERAGE SERVICE LINES MAY CROSS ONE PORTION OF A SINGLE ZONE LOT TO SERVE THE OTHER PORTION OF THE SAME SINGLE ZONE LOT. IN THE EVENT SERVICE LINES FROM THE TWO SEPERATE PORTIONS OF ONE ZONED LOT MAKE A "Y" OR "T" TYPE CONNECTION TO A SINGLE LINE WHICH, IN TURN, CONNECTS TO THE SANITARY SEWERAGE SYSTEMS AND SAID CONNECTION POINT IS COVERED, A SUITABLE CLEAN-OUT FIXTURE SHALL BE INSTALLED ACCORDING TO PLANS AND SPECIFICATIONS OF THE METROPOLITAN GOVERNMENT.

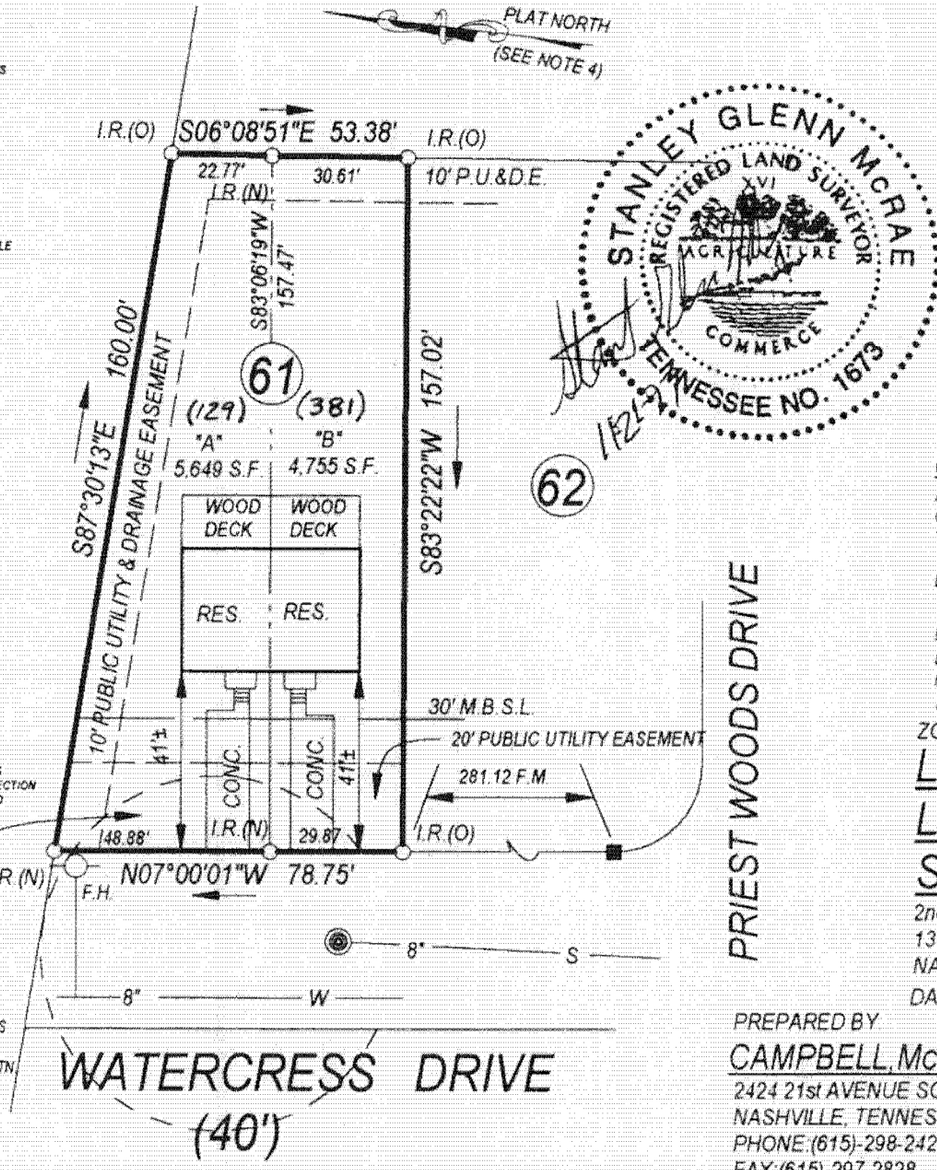
14 C. FOR SINGLE ZONED LOTS, THE TOTAL SEWER TAP FEE TO COVER BOTH PORTIONS SHALL BE $900, AND THE TOTAL WATER TAP FEE TO COVER BOTH PORTIONS SHALL BE $350. IN THE EVENT THE CONNECTING OR TAPPING FEES PROVIDED IN METROPOLITAN CODE OF LAWS 40-1-92 OR 40-1-102 INCREASE, THE SEWER TAP FEE FOR SINGLE ZONED LOTS SHALL REMAIN $100 HIGHER THAN ANY CHANGED FEE.

15. IF THE CORRECTION OF A MAINTENACE PROBLEM INVOLVING THE WATER OR SEWER SERVICE LINES ON ONE PORTION NECESSITATES CONSTRUCTION WORK OR ACCESS ON THE OTHER PORTION, EITHER PORTION OWNER SHALL HAVE AN EASEMENT ON THE PROPERTY OF THE OTHER FOR THE PURPOSE OF THIS CONSTRUCTION. EACH PARTY SHALL CONTRIBUTE TO THE COST OF SUCH CONSTRUCTION OR REPAIR IN PROPORTION TO SUCH USE, WITHOUT PREJUDICE, HOWEVER, TO THE RIGHT OF WAY OF ANY SUCH OWNER TO CALL FOR A LARGER CONTRIBUTION FROM THE OTHER UNDER ANY RULE OR LAW REQUIRING LIABILITY FOR NEGLIGENT OF WILLFUL ACTS OR OMMISSION.

16. NOTHING IN THIS SUB-PARAGRAPH, EXCEPT AS SPECIFICALLY PROVIDED HEREIN, SHALL BE CONSTRUED TO ALTER OR AMEND CHAPTER 40 OF THE METROPOLITAN CODE OF LAWS, THE LAWS OF THE STATE OF TENNESSEE, THE UNITED STATES OR THE RULES AND REGULATIONS OF THE UNITED STATES ENVIROMENTAL PROTECTION AGENCY. NOTHING HEREIN SHALL BE CONSTRUED AS APPLYING TO OTHER UTILITIES.

GENERAL NOTES:

1. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO METRO TAX MAP NO. 108-18 T.O.D.C.,TN.
2. THIS PROPERTY IS NOT INCLUDED IN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP COMMUNITY - PANEL NO. 470040 0194C, PANEL 194 OF 401 DATED 5-15-84.
3. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 61 - FINAL PLAT OF LAKEVIEW HILLS SECTION 4 AS OF RECORD IN PLAT BOOK 5200, PAGE 642 R.O.D.C.,TN.
4. NORTH DERIVATION WAS BASED ON PLAT OF RECORD.
5. THIS PROPERTY IS CURRENTLY OWNED BY NANCY A. LIKER, S. GASPARRE, ETUX AS OF RECORD IN DEED BOOK 10330, PAGE 980 R.O.D.C.,TN.



CERTIFICATION AND APPROVAL FORM:

OWNERS CERTIFICATION:

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE ZONE LOT(S) SHOWN HEREON AS EVIDENCED IN BOOK 10330 PAGE 980 R.O.D.C.,TENNESSEE, AND ADOPT THE DIVISION OF THE ZONE LOT(S) AS SHOWN HEREO INTO TWO PORTIONS AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO PORTION OF THE LOT OR LOTS SHOWN HEREON SHALL AGAIN BE FURTHER DIVIDED, ALTERED OR CHANGED TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNLESS APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

NAME: _____ DATE: 11-25-97

NAME: _____ DATE: 11-25-97

NAME: _____ DATE: 11-25-97

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT HE ZONE LOT DIVISION PLAT SHOWN HEREON IS CORRECT AND THAT APPROVED MONUMENTS SHOWN HAVE BEEN PLACED AS INDICATED.

NAME: _____ DATE: 11-21-97

T.N.R.L.S.NO.1673

STANLEY GLENN MCRAE
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1673

COMMISSIONS APPROVAL:

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY: _____ DATE: 12/29/97

RECORDED: 12-29-97

BOOK 6050, PAGE 588, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SUBDIVISION NO. 98S-007U

ZONE LOT DIVISION OF:

LOT NO.61
LAKEVIEW HILLS
SECTION - 4

2nd CIVIL DISTRICT
13TH COUNCILMANIC DISTRICT
NASHVILLE - DAVIDSON CO.,TENN.

DATE: 11-21-97 SCALE:1"=40'

PREPARED BY
CAMPBELL,McRAE & ASSOCIATES SURVEYING, INC.
2424 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE:(615)-298-2424
FAX:(615)-297-2828

R10 (ZLD)