OWNERS CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 10100 , Page 634 , 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.

NAME RADNOR DEVELOPMENT CORP.

DATE 6-4-97 BY _____
DAVID C. McGOWAN JR.

NAME _____

DATE _____ BY _____

SURVEYORS CERTIFICATE

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

NAME: ANDERSON-DELK & ASSOCIATES INC.

BY: _____

DATE: 6-3-97 TN. R.L.S. No. 1660

COMMISSIONS APPROVAL

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

BY: _____

DATE: 6/25/97

RECORD

Recorded 6/27/97

In Book 8250 , Page 767 ,

of the Registers Office of Davidson County, Tennessee.

GENERAL NOTES

Subdivision No. 78-87P / 97S-252G

Total Area within Boundary: 0.438 Acres ±.

Parcel Numbers shown thus (00) refer to Property Maps 171-3-A and 171-3-B.

Monuments are shown thus: —■— (4"x4" Concrete w/Cap)

All lot corners shall be marked with Iron Pins (1/2" Dia. w/Cap) unless otherwise noted.

This Plat is being recorded to create an Open Space area and Access Easement to allow for the preservation of an old cemetery site, as identified by the State Archeologist. Lot 16 has been deleted and an Open Space and Access Easement area created to accomodate this cemetery site.

The recording of this plat voids, vacates and supercedes the recording of Lots 16 and 17 on the plan of "Fredericksburg, Section Seven", as of record in Plat Book 9700, Page 405, R.O.D.C., TN.

A Sidewalk Easement and a Public Utility and Anchor Easement adjacent to all Street R-O-W shall hereby be made a part of this Recording. Width shall be 20 ft., except where side setbacks on corner lots are 10 ft. (or 15 ft.), whereby the width of the easement shall be reduced to 10 ft. (or 15 ft.) for the length of the building envelope only, then return to a width of 20 ft.

Individual Sanitary Sewer service lines and Water service lines are required for each lot.

Any area labeled Open Space is hereby dedicated as a drainage easement.

Only obstructions permitted by Section 23.43 of the Metro Zoning Ordinance are allowed outside the building envelope.

Minimum Required Building Setbacks:
Front = 20ft.
Rear = 20ft.
Side = 10ft. (adjacent to R-O-W)
5ft./5ft. or 3ft./7ft. (adj. to lot)
(unless shown and approved otherwise)

This plat is being recorded as part of a Planned Unit Development Overlay District enacted by Zoning Ordinance No. 87-39Z.

A Declaration of Covenants is recorded in Book 8920, Page 65, R.O.D.C., TN, and amended in Book 10453, Page 931.

No building permit may be issued on any lot until Street Name Signs are installed and verified by the Dept. of Traffic and Parking on all streets on which the lot depends on access.

N/R indicates a Non-Radial line.
N/P indicates a Non-Perpendicular line.

This property is located in Zone C as defined by the Federal Emergency Management Agency panel 300 of 401, Community Panel No. 470040 0300B, Effective 6-15-82.

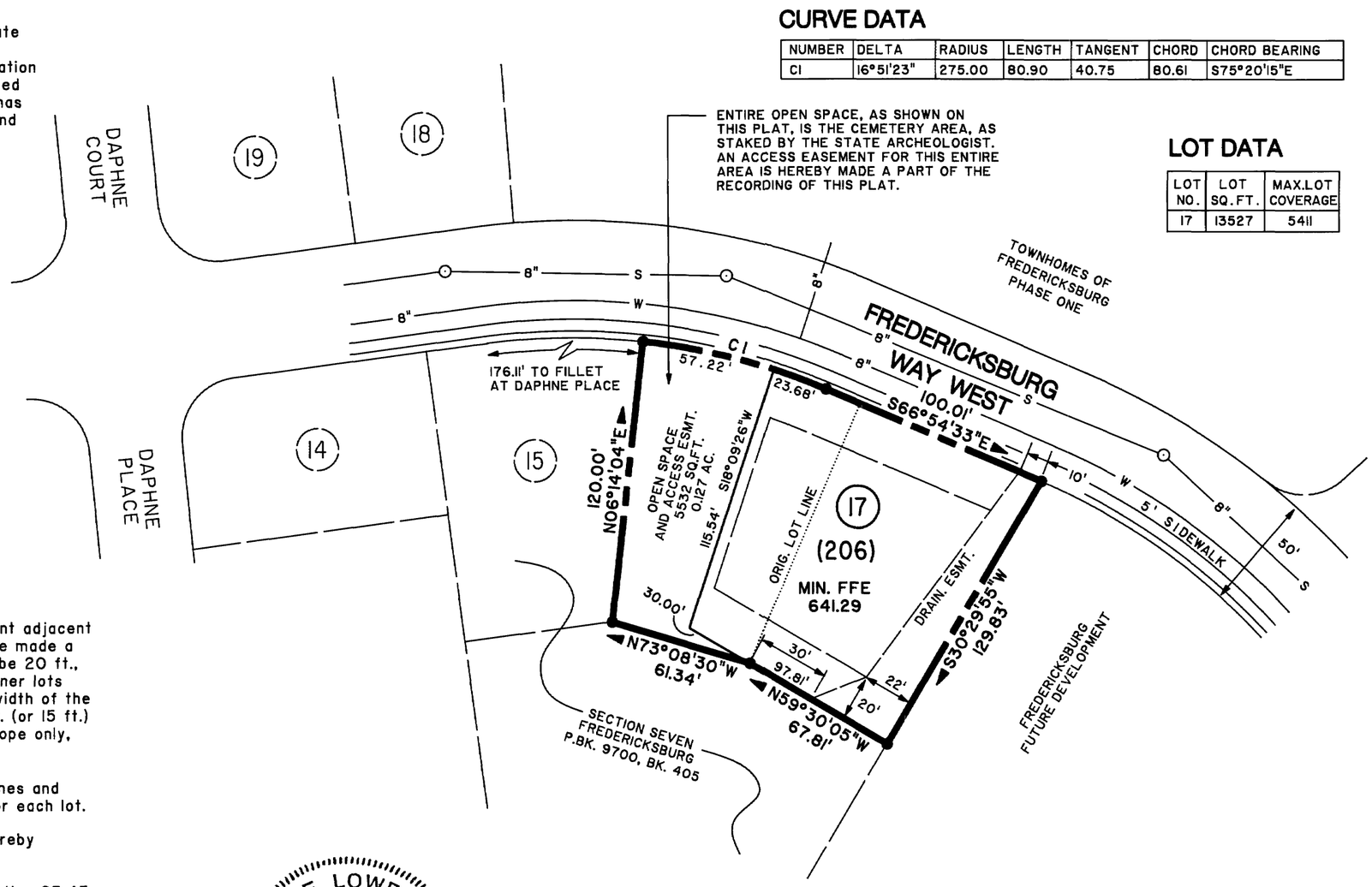
Bearing system is derived from a Final Plat of Fredericksburg, Section 1A, recorded in Plat Book 7900, Page 529, R.O.D.C., TN.

CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	16°51'23"	275.00	80.90	40.75	80.61	S75°20'15"E

LOT DATA

LOT NO.	LOT SQ. FT.	MAX. LOT COVERAGE
17	13527	5411



MARK E. LOWRANCE REGISTERED LAND SURVEYOR XVI AGRICULTURE TENNESSEE NO. 1660



0 50 100 150
feet

RESUBDIVISION LOTS 16 & 17

SECTION SEVEN

Fredericksburg

R20 RESIDENTIAL P.U.D.
32nd COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON CO., TENNESSEE

OWNER/DEVELOPER
RADNOR DEVELOPMENT CORP.
5544 FRANKLIN ROAD - SUITE 200
NASHVILLE, TENNESSEE 37220
(615)377-9260

DATE: 5-30-97

Anderson - Delk & Associates Inc.
618 GRASSMERE PARK DRIVE - SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809

JOB No. 78-175