OWNERS CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 9618, Page 197, 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 7-25-95 BY _____

(DAVID C. McGOWAN, PRESIDENT)

NAME _____

DATE _____ BY _____

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: 8-29-95 TN. R.L.S. No. 1661

COMMISSIONS APPROVAL

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

BY: _____

DATE: 10'20'95

RECORD

Recorded OCT. 20, 1995

In Book 9700, Page 52,

of the Registers Office of Davidson County, Tennessee.

GENERAL NOTES

Subdivision No. 74-74-U/95S-277U

Total Area within Boundary: 2.237 Acres ±.

Parcel Numbers (the same as Unit Nos.) refer to Property Map 147-7-A

Monuments are shown thus: —■—

All lot corners shall be marked with Iron Pins unless otherwise noted.

All pavement/curb areas are dedicated as an Ingress/Egress, Public Utility & Drainage Esmt.

This property is located in Zone C as defined by the Federal Emergency Management Agency panel 303 of 401, Community Panel No. 470040 0303B, Effective 6-15-82.

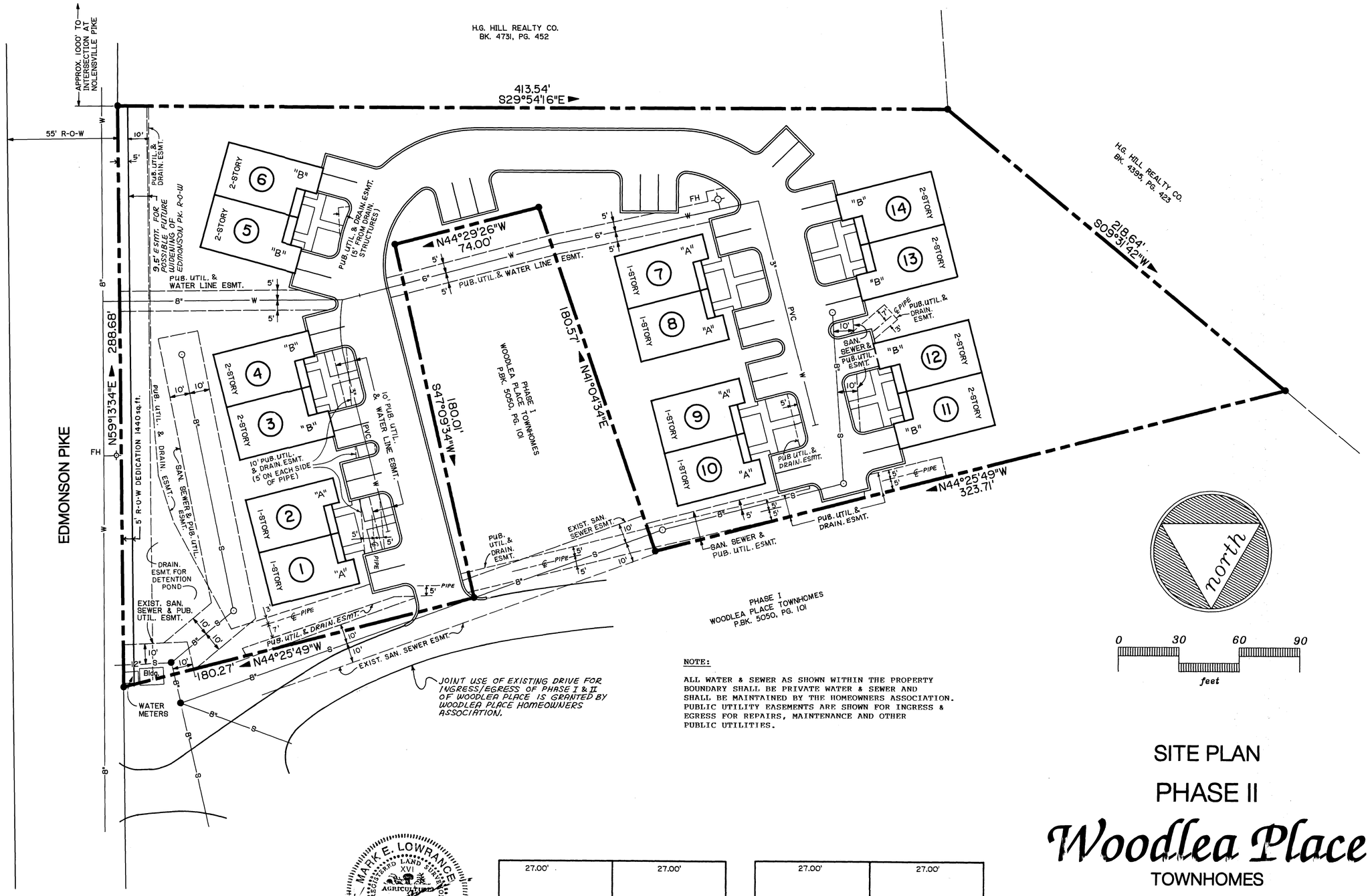
This plat is being recorded as part of a Planned Unit Development Overlay District enacted by Zoning Ordinance No. 74-74-U.

A Declaration of Covenants is recorded in Book 5197, Page 544, R.O.D.C., TN, and amended in Book _____, Page _____.

Bearing system is derived from a Final Plat of "Woodlea Place Townhomes", recorded in Plat Book 5050, Page 101, R.O.D.C., TN.

The recording of this plat voids, vacates & supercedes the recording of parcel 55 on the plan of "Woodlea Place Townhomes", of record in Plat Bk. 5050, Pg. 101, R.O.D.C.,TN.

This plat shall comply with the provisions of Tree Ordinance No. 94-1104.



JOINT USE OF EXISTING DRIVE FOR INGRESS/EGRESS OF PHASE I & II OF WOODLEA PLACE IS GRANTED BY WOODLEA PLACE HOMEOWNERS ASSOCIATION.

PHASE I
WOODLEA PLACE TOWNHOMES
P.BK. 5050, PG. 101

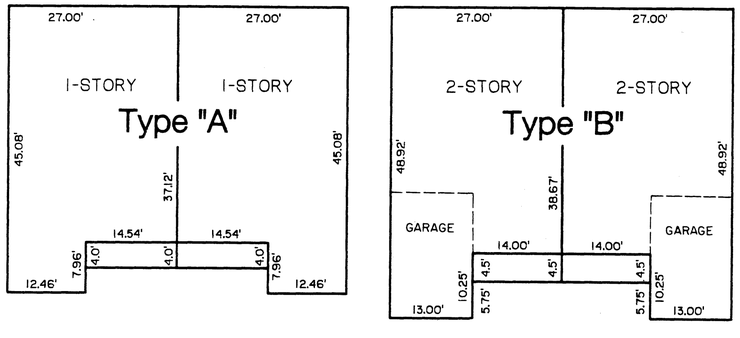
NOTE:

ALL WATER & SEWER AS SHOWN WITHIN THE PROPERTY BOUNDARY SHALL BE PRIVATE WATER & SEWER AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. PUBLIC UTILITY EASEMENTS ARE SHOWN FOR INGRESS & EGRESS FOR REPAIRS, MAINTENANCE AND OTHER PUBLIC UTILITIES.

BULK REGULATIONS:

NUMBER OF 2 STORY UNITS:	8 (2 BEDROOM)
NUMBER OF 1 STORY UNITS:	6 (2 BEDROOM)
TOTAL NUMBER OF UNITS:	14
NUMBER OF PARKING SPACES:	36 PROPOSED OR 2.6 PER UNIT
AREA IN STREETS & PARKING:	19,400 S.F.±
TOTAL GROSS FLOOR AREA:	2 STORY PER UNIT = 1449 S.F. LIVABLE
	= 1776 S.F. W/ GARAGE
	1 STORY PER UNIT = 1103 S.F. LIVABLE
AREA IN OPEN SPACE:	58,632 S.F.±
MAXIMUM FLOOR AREA RATIO:	0.19 PROPOSED 0.7 ALLOWED
OVERALL DENSITY:	14 UNITS PROPOSED 39 ALLOWED
MINIMUM OUTDOOR AREA RATIO:	4.36 PROPOSED 1.1 ALLOWED
MINIMUM LIVING SPACE RATIO:	3.22 PROPOSED 0.7 ALLOWED
MINIMUM RECREATION AREA RATIO:	0.39 PROPOSED 0.11 ALLOWED
GROSS DENSITY:	6.33 UNITS/AC. PROPOSED 18 UNITS/AC. ALLOWED
TOTAL LOT COVERAGE:	16,882 S.F.±

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



Typical Buildings
n.t.s.

SITE PLAN
PHASE II
Woodlea Place
TOWNHOMES
R6 RESIDENTIAL P.U.D.
30th COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON CO., TENNESSEE

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

DATE: 8 - 25 - 95

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