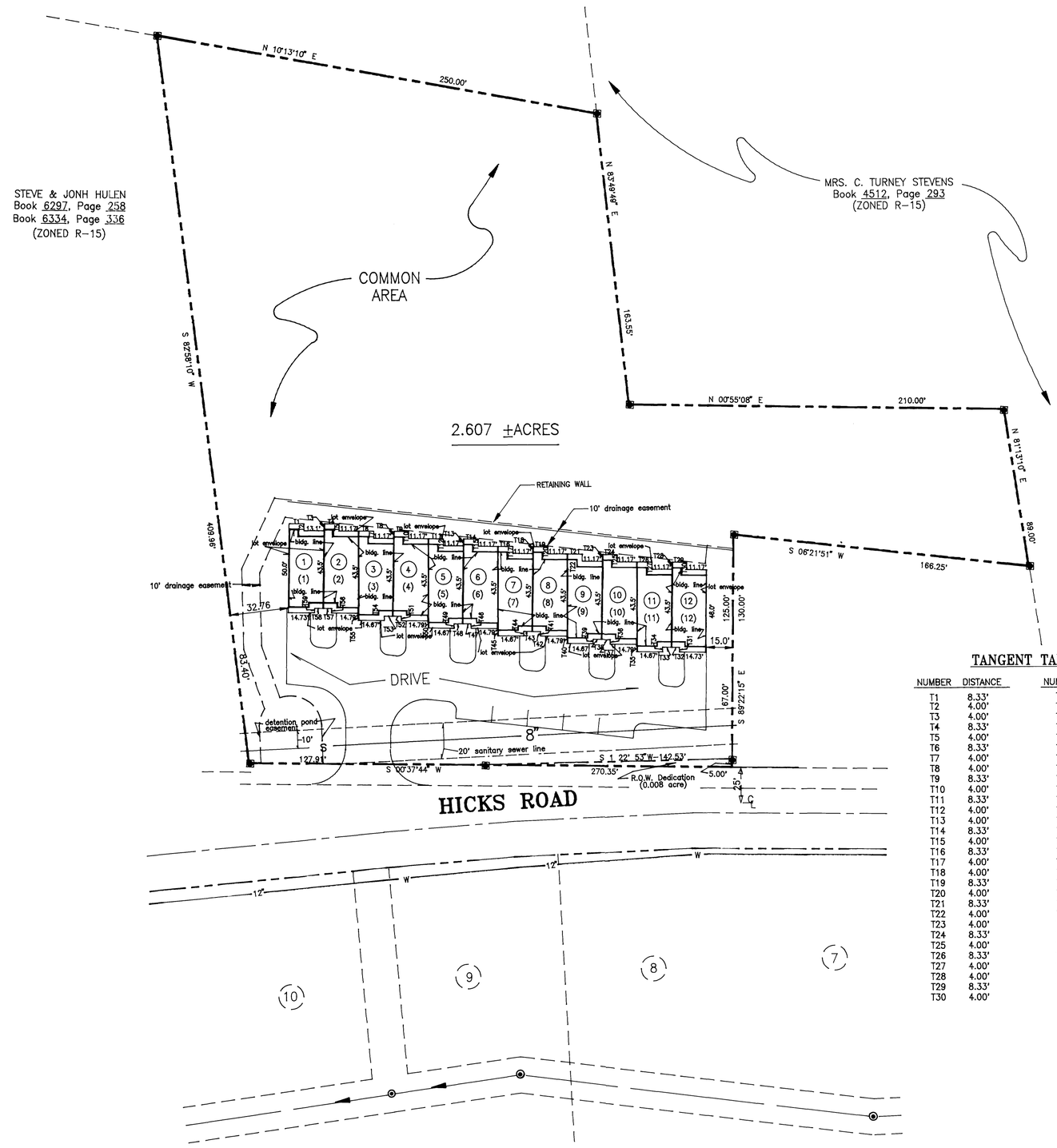
LOT TABLE

LOT NO.	LOT AREA (sq.ft.)
1	920.62
2	923.41
3	920.40
4	923.41
5	920.40
6	923.41
7	920.40
8	923.41
9	920.40
10	923.41
11	920.40
12	923.41



TANGENT TABLE

NUMBER	DISTANCE	NUMBER	DISTANCE
T1	8.33'	T31	2.50'
T2	4.00'	T32	4.77'
T3	4.00'	T33	4.77'
T4	8.33'	T34	2.50'
T5	4.00'	T35	4.00'
T6	8.33'	T36	2.50'
T7	4.00'	T37	4.77'
T8	4.00'	T38	4.77'
T9	8.33'	T39	2.50'
T10	4.00'	T40	4.00'
T11	8.33'	T41	2.50'
T12	4.00'	T42	4.77'
T13	4.00'	T43	4.77'
T14	8.33'	T44	2.50'
T15	4.00'	T45	4.00'
T16	8.33'	T46	2.50'
T17	4.00'	T47	4.77'
T18	4.00'	T48	4.77'
T19	8.33'	T49	2.50'
T20	4.00'	T50	4.00'
T21	8.33'	T51	2.50'
T22	4.00'	T52	4.77'
T23	4.00'	T53	4.77'
T24	8.33'	T54	2.50'
T25	4.00'	T55	4.00'
T26	8.33'	T56	2.50'
T27	4.00'	T57	4.77'
T28	4.00'	T58	4.77'
T29	8.33'	T59	2.50'
T30	4.00'		

Zoned: RES. PUD

GENERAL NOTES

1. DEDICATION OF COMMON AREA
   Hulen Const.Co. (declarant) in recording this plat of Aspen Heights has designated certain areas of land as picnic areas, walking paths, parking and general recreation areas intended for use by the home-owners in Aspen Heights for recreation and other related activities. The designated areas are not dedicated for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Aspen Heights as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to Aspen Heights dated and recorded in Book 10303, Page 698, R.O.D.C., Tenn.

   Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat.
2. Bearings from previous survey.
3. The requirements of Ordinance 084-142 will apply to the recording of this subdivision plat.
4. Any excavation, fill or any disturbance of the existing ground elevation must be done in accordance with Strorm Drainage Ordinance No. 78-840 and be approved by the Metropolitan Department of Public Works.
5. This plat is being recorded as a part of a Residential Planned Unit Development Overlay District enacted by Zoning Ordinance No. 086-1318.
6. Parcel numbers shown thus (00) refer to Metro Tax Map 142-11-C. Lot numbers and parcel numbers are the same.
7. All private paved areas to be used for ingress-egress and public utility easements.
8. Recording of this plat voids, vacate and supercedes the recording of the Aspen Heights as of record in Book 6900, Page 604, R.O.D.C., Tenn.
9. Tract contains 2.615 acres.
10. Property located in the 35th Councilmanic District.
11. Owner: Hulen Construction
    P.O.Box 150792
    Nashville, Tennessee
12. I hereby certify this to be a class "A" survey & the ratio of precision of the unadjusted traverse exceeds 1 in 10000.
13. This property shall comply with the requirements of ordinance #094-1104 (tree ordinance).
14. Individual water and sanitary sewer service lines will be required for each parcel.
15. A public utility easement adjacent to all street R.O.W. shall hereby be made a part of this recording. Width shall be 20 feet except where side building setbacks on corner lots are 15 feet. Where the width of the easement shall be reduced to 15 feet for the length of the building envelope only, then return to a 20 foot width.

OWNER'S CERTIFICATE

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described, evidenced in Book 9839, Page 004, 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 10303, Page 698, R.O.D.C., Tennessee, running with the title to the property.

Owner's Signature— Steve Hulen Construction Co. — Date: 10/15/96

SURVEYOR'S CERTIFICATE

I hereby certify that the subdivision plan 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. I also certify that this is a class "A" survey and the ratio of precision of the unadjusted traverse exceeds the minimum standards as adopted by the Board of Examiners and Land Surveyors.

Surveyor James L. Terry — Date: 10/15/96

Tennessee Registered Surveyor No. 563

REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — 563 — TENNESSEE NO. 563

COMMISSION'S APPROVAL

Approved by the METROPOLITIAN PLANNING COMMISSION of Nashville and Davidson County, Tennessee.

Date: 12/31/96

Assistant Executive Director

RECORD

Recorded DEC. 31, 1996 in Book 9700 Page 312, in the Register's Office of Davidson County, Tennessee.

LEGEND

- Property Ownership Boundary
- Condominium
- Building Easement
- Utility Easement
- New Monument
- Existing Monuments
- Iron Pin
- Lot Number (②)

P.U.D. #88P-057G

SUBDIVISION NO. 96S-415G

ASPEN HEIGHTS

A PLANNED UNIT DEVELOPMENT

FOR

HULEN CONSTRUCTION COMPANY
OWNER & DEVELOPER

2nd CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: 12-4-95
SCALE: 1"=40'

40 0 40 80 120 160
20
SCALE: 1" = 40'

SURVEYED BY:
James L. Terry
P. O. BOX291203
Nashville, TENNESSEE 37229-1203
TEL: 615-889-8398