OWNERS CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 10571, Page 550, 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 10-31-97 BY _____
DAVID C McGOWAN JR

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 10-29-97 TN R.L.S. No 1660

COMMISSIONS APPROVAL

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

BY: _____

DATE 12/12/97

RECORD

Recorded Dec. 12, 1997

In Book 9700, Page 534

of the Registers Office of Davidson County, Tennessee

GENERAL NOTES

The purpose of this recording is to change Building Nos. 42 and 50 from "B" Type units to "C" Type units per developer's request. Bulk Regulations have been adjusted accordingly. Changes did not affect the overall bulk data for Phase I. No other changes were made.

Subdivision No 78-87-P / 97S-304U

Total Area within Boundary 5.916 Acres ±

Parcel Numbers, shown thus (123) refer to Property Map 171-3-B

Monuments are shown thus: ■ (Approved Subdivision Monumentation)

All property corners shall be marked with Iron Pins, 1/2" Dia. w/Cap, unless otherwise noted

All pavement and curb areas are hereby dedicated as an Ingress/Egress, Public Utility and Drainage Easement. All areas that are not covered by a building, pavement, sidewalk or other structure is considered Common Area and is dedicated as a Drainage Easement.

A 15ft. Public Utility and Drainage Easement adjacent to all roadway (from back of curb) is hereby dedicated

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

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

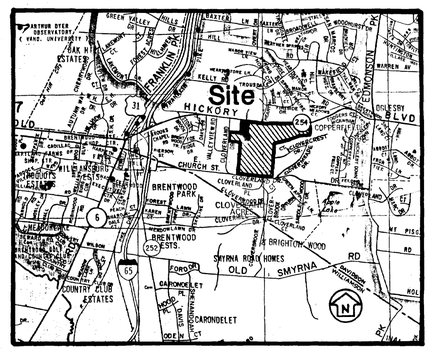
Bearing system is derived from a Final Plat of Fredericksburg, Section 1A, recorded in Plat Book 7900, Page 529, R.O.D.C., TN

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

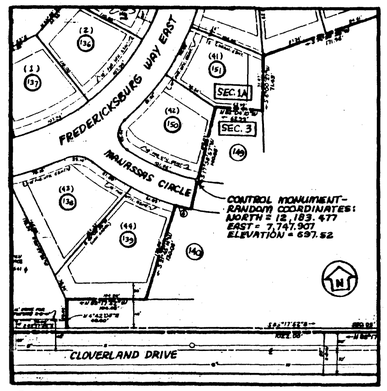
Individual Sanitary Sewer service lines and Water service lines shall be required for each unit

*Townhomes of Fredericksburg Declaration of Covenants, Conditions and Restrictions is Recorded in Bk. 10126, Pg. 435 By-Laws are Recorded in Bk. 10126, Pg. 486. The Corporation Charter is Recorded in Bk. 10126, Pg. 430, R.O.D.C., Tennessee





Vicinity Map nts

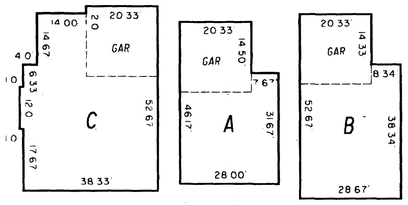


Control Monument Detail nts

BULK REGULATIONS FOR SECTION THREE

1. TOTAL SITE ACREAGE = 5.916 Ac.
2. AREA IN ROADWAY & PARKING = 1.026 Ac.
3. BUILDING COVERAGE = 1.343 Ac.
4. OPEN SPACE = 3.547 Ac.
5. TOTAL No. UNITS = 40
   BLDG. A: 16 UNITS @ 1623 Sq.Ft. = 25,968 Sq.Ft.
   BLDG. B: 12 UNITS @ 2016 Sq.Ft. = 24,192 Sq.Ft.
   BLDG. C: 12 UNITS @ 2334 Sq.Ft. = 28,008 Sq.Ft.
   TOTAL GROSS FLOOR AREA = 78,168 Sq.Ft.
6. ALL UNITS ARE 2-STORY.
7. ALL UNITS HAVE A 2-CAR GARAGE AND A DRIVEWAY WITH PARKING AREA FOR 2 CARS FOR A TOTAL OF 160 PARKING SPACES.
8. MAXIMUM FLOOR AREA: 0.28 PROPOSED, 0.29 ALLOWED
9. OVERALL PROJECT DENSITY: 3.9 PROPOSED, 4.0 ALLOWED
10. MINIMUM OUTDOOR AREA RATIO: 2.8 PROPOSED, 2.8 REQUIRED
11. MINIMUM LIVING SPACE RATIO: 2.0 PROPOSED, 1.8 REQUIRED
12. MINIMUM RECREATION AREA RATIO: 0.16 PROPOSED, 0.16 REQUIRED





TYPICAL BUILDING TYPES
NTS

REVISION ONE

A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT)

PHASE ONE
SECTION THREE

Townhomes of 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: 10-29-97

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

CURVE DATA

No	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	06°39 37	325 00	37 78	18 91	37 76	N63°34 45"W
C2	27°33 04	325 00	156 28	79 68	154 78	N80°41 05"W

NOTE
ALL PAVEMENT, INCLUDING ROADWAY, DRIVEWAYS & PARKING AREAS, IS A PUB. UTIL. & DRAIN. ESMT.

north

0 50 100 150
feet

R20 RES. P.U.D.

JOB NO 78-175