OWNERS CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 10865, Page 94, 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 4-21-98 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: 1-16-98 TN R.L.S. No 1660

COMMISSIONS APPROVAL

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

BY: Jeff Bonning

DATE: 4/24/98

RECORD

Recorded APRIL 24th, 1998

In Book 9700, Page 648,

of the Registers Office of Davidson County, Tennessee.

GENERAL NOTES

The purpose of recording this Revision is to change the Phase from "Two" to "One", and to amend Covenants, Conditions & Restrictions.

The Recording of this Plat Voids, Vacates and Supersedes the recording of "Townhomes of Fredericksburg, Phase Two, Section Four", of record in Bk 9700, Pg 644, R.O.D.C., TN

Subdivision No. 78-87-P / 98S-022U

Total Area within Boundary: 4.417 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 Pub. Util. & Drain. Esmt.

This property is located in Zone X as defined by the Federal Emergency Management Agency panel 300 of 401, Community Panel No. 470040 0300 C, Effective 6-02-93.

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

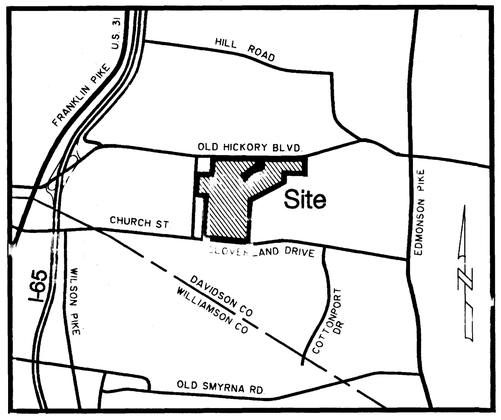
Bearing system is derived from a Final Plat of Fredericksburg, Section IA, recorded in Plat Book 7900, Page 529, R.O.D.C., TN.

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

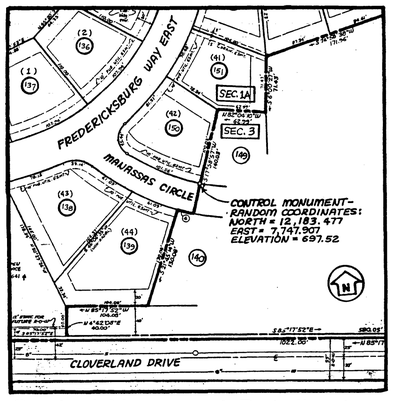
Individual Sanitary Sewer service lines and Water service lines shall be required for each unit.

*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.

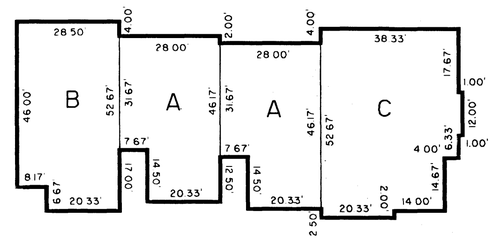
Townhomes of Fredericksburg Declaration of Covenants, Conditions and Restrictions is hereby Amended in Bk 10895, Pg. 778



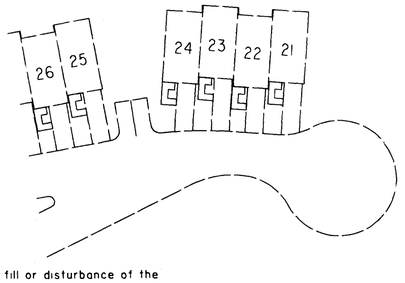
VICINITY MAP
NTS



Control Monument Detail nts



TYPICAL BUILDING
GROUND FLOOR



Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 and approved by the Metro Department of Public Works.

BULK REGULATIONS FOR SECTION FOUR

1. TOTAL SITE ACREAGE = 4.417 Ac
2. AREA IN ROADWAY & PARKING = 0.603 Ac
3. BUILDING COVERAGE = 0.660 Ac
4. OPEN SPACE (COMMON AREA) = 3.154 Ac
5. TOTAL No. UNITS = 20
   - BLDG A: 10 UNITS @ 1623 SQ.FT. = 16,230 SQ.FT.
   - BLDG B: 5 UNITS @ 2016 SQ.FT. = 10,080 SQ.FT.
   - BLDG C: 5 UNITS @ 2334 SQ.FT. = 11,670 SQ.FT.

   TOTAL GROSS FLOOR AREA = 37,980 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 80 PARKING SPACES
8. MAXIMUM FLOOR AREA: 0.20 PROPOSED, 0.29 ALLOWED
9. OVERALL PROJECT DENSITY: 3.9 PROPOSED, 4.0 ALLOWED
10. MINIMUM OUTDOOR AREA RATIO: 4.3 PROPOSED, 2.8 REQUIRED
11. MINIMUM LIVING SPACE RATIO 3.6 PROPOSED, 1.8 REQUIRED
12. MINIMUM RECREATION AREA RATIO: 0.16 PROPOSED, 0.16 REQUIRED

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

FIRST REVISION

A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT)

PHASE ONE
SECTION FOUR

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: 4 - 16 - 98

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