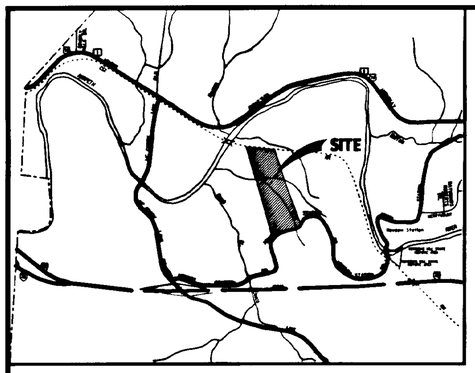


LOT AREA TABLE

LOT	(sq. ft.)	(acres)
1	10357.12	0.24
2	10665.15	0.24
3	11316.78	0.26
4	10689.07	0.25
5	16589.94	0.38
6	12658.59	0.29
7	13493.45	0.31
143	8536.24	0.20
144	8393.63	0.19
145	8285.30	0.19
146	9475.56	0.22
147	10483.23	0.24
148	8029.53	0.18
149	8524.09	0.20
161	11531.83	0.26
162	8371.20	0.19
163	8160.51	0.19
164	8927.64	0.20
165	10130.87	0.23
166	12291.38	0.28
167	11092.69	0.25
168	13811.39	0.32
169	11742.79	0.27
170	9450.00	0.22
171	9450.00	0.22

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A 25 LOT SUBDIVISION.

2. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY I), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

3. BEARING SHOWN BASED ON THE SUBDIVISION PLAN OF BOONE FARM, AS OF RECORD IN PLAT BOOK 6900, PAGE 470, R.O.D.C..

4. PROPERTY IS ZONED RS15 (SINGLE FAMILY-LOW/MED DENSITY).

5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 470040-0234, DATED JUNE 15, 1982.

6. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATIONS OF VISIBLE ABOVE-GROUND STRUCTURES (AND PERTINENT UTILITY MAPS) AND ARE APPROXIMATE ONLY. UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION PRIOR TO ANY DIGGING.

7. ANY EXCAVATION, GRADING, FILL, OR ANY OTHER DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER DRAINAGE ORDINANCE NO. 78-840 AND BE APPROVED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS.

8. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE DEPARTMENT OF TRAFFIC AND PARKING ON ALLY STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.

9. THE REQUIREMENTS OF ORDINANCE 094-1104 WILL APPLY TO THE RECORDING OF THIS SUBDIVISION PLAT.(TREE ORDINANCE).

10. THIS PLAT IS BEING RECORDED AS A PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE 84-618.

11. A PUBLIC UTILITY EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHTS-OF-WAY SHALL HEREBY BE MADE A PART OF THIS RECORDING. ON CORNER LOTS WHERE FRONT YARD BUILDING SETBACKS ARE LESS THAN TWENTY (20'), THE EASEMENT DEPTH SHALL BE REDUCED ACCORDINGLY.

KIRK S. DUCLOS — LICENSED LAND SURVEYOR — TENNESSEE NO. 1998

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 11669, PAGE 637, 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 COVENANT AS OF RECORD IN BOOK XXX, PAGE XXX, R.O.D.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

NAME: BEAZER HOMES, CORPORATION

BY: Kelly Harralson DATE: 6-6-00

SURVEYOR'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) 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 AND RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BARGE, WAGGONER, SUMNER AND CANNON, INC.
NASHVILLE, TENNESSEE

BY: K. S. Duclos DATE: 6/06/00

TENN. LIC. NO. 1998

COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

BY: [illegible] SECRETARY DATE: 8/29/00

SUBDIVISION NO. 20005-1866-06

PART OF MASTER PLAN NO.

RECORD

Instr: 200008300085624 Page: 1 Of: 1
REC'D FOR REC 08/30/2000 9:42 38AM
RECORD FEE $15.00
M TAX $0.00 T TAX $0.00
20000830 0085624

CURVE TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	3°29'27"	16.15	32.29	530.00	32.29	N 54°17'44" E
C2	8°11'29"	37.95	75.77	530.00	75.71	N 60°08'12" E
C3	84°47'09"	22.82	36.99	25.00	33.71	N 21°50'22" E
C4	13°49'40"	36.38	72.40	300.00	72.23	N 27°28'03" W
C5	90°00'00"	25.00	39.27	25.00	35.36	N 79°22'53" W
C6	86°56'23"	23.70	37.93	25.00	34.40	N 12°08'55" E
C7	43°10'11"	148.36	282.55	375.00	275.91	N 9°44'11" W
C8	15°34'48"	44.46	88.37	325.00	88.10	S 4°03'31" W
C9	98°37'37"	29.08	43.03	25.00	37.91	S 53°02'42" E
C10	16°29'07"	46.36	92.07	320.00	91.75	N 85°53'04" E
C11	46°11'13"	10.66	20.15	25.00	19.61	N 71°02'01" E
C12	272°22'26"		190.15	40.00	55.38	S 4°07'37" W
C13	46°11'13"	10.66	20.15	25.00	19.61	N 62°46'46" W
C14	16°29'07"	40.56	80.56	280.00	80.29	S 85°53'04" W
C15	98°37'37"	29.08	43.03	25.00	37.91	S 28°19'41" W
C16	13°23'46"	38.17	75.99	325.00	75.81	S 27°41'00" E
C17	85°55'43"	23.28	37.49	25.00	34.08	S 77°20'45" E
C18	15°27'46"	36.66	72.87	270.00	72.65	N 67°25'17" E
C19	12°34'14"	22.03	43.88	200.00	43.79	N 68°52'03" E
C20	12°34'14"	26.43	52.66	240.00	52.55	S 68°52'03" W
C21	15°27'46"	31.23	62.07	230.00	61.88	S 67°25'17" W
C22	83°06'28"	22.16	36.26	25.00	33.17	S 18°08'10" W
C23	2°51'52"	8.75	17.50	350.00	17.50	S 21°59'09" E
C24	84°52'35"	22.86	37.03	25.00	33.74	S 62°59'31" E
C25	16°05'41"	74.93	148.88	530.00	148.39	N 82°37'02" E
C26	55°27'55"	247.10	454.98	470.00	437.43	N 62°55'55" E
C27	22°38'22"	106.09	209.42	530.00	208.06	N 46°31'08" E
C28	20°19'24"	147.99	292.86	825.64	291.33	S 39°21'42" W
C29	47°07'02"	116.75	220.18	267.75	214.03	S 61°34'53" W
C30	25°04'07"	136.73	269.08	615.00	266.94	S 72°36'20" W



BOONE FARM
PLAT BOOK 6900, PAGE 470, R.O.D.C.

TYPICAL BUILDING SETBACK
30' FRONT
20' REAR
5' SIDE

Property ownership boundary
Building set-back line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)

Lot number (1)
Property map parcel number (66)
Pertains to property map 126-15-B

50 25 0 25 50 100
SCALE: 1" = 50'

TOTAL AREA = 411,470 SQUARE FEET OR 9.45 ACRES +/-

SECTION ONE
LEXINGTON POINT SUBDIVISION
SECOND CIVIL DISTRICT
TWENTY-THIRD COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

OWNER/DEVELOPER

PHILLIPS BUILDERS, INC.
2910 KRAFT DRIVE
NASHVILLE, TENNESSEE 37204
CONTACT: BOB ALLEN
(615) 244-9600

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
162 THIRD AVENUE NORTH, NASHVILLE, TENNESSEE 37201
PHONE: (615) 254-1500 FAX (615) 255-6572
E-MAIL: NASHVILLE@BARGEWAGGONER.COM
ENGINEERS ARCHITECTS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS

JUNE 6, 2000
FILE NO. 24655-02