This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES, ATTORNEYS**

FROM:

BENJAMIN A. DOOCHIN and SONIA DOOCHIN, AS THE CO-EXECUTORS OF THE ESTATE OF JULIUS W. DOOCHIN

TO:

RIVER GLEN HOMEOWNERS ASSOCIATION, A Tennessee Non-Profit Corporation

Davidson County DEEDQC
Recvd: 12/17/04 13:05 11pgs
Fees:57.00 Taxes:0.00
20041217-0150273

QUITCLAIM DEED

New Owner & Address	Taxable Party	Parcel ID'S
River Glen Homeowners Association P. O. 40066 Nashville, Tennessee 37204	River Glen Homeowners Association P. O. 40066 Nashville, Tennessee 37204	052-13-0B-162.00; 052-13-0B-163.00 052-13-0B-188.00; 052-13-0B-189.00 052-13-0B-212.00; 052-13-0B-262.00 052-13-0B-263.00; 052-13-0B-264.00 052-13-0B-265.00; 052-13-0B-266.00 052-13-0B-267.00; 052-13-0B-268.00 052-13-0B-269.00; 052-13-0B-294.00 052-13-0B-304.00; and 052-13-0B-314.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

I CERTIFY THE ACTUAL CONSIDERATION IS:
$ None.

BENJAMIN A. DOOCHIN, CO-EXECUTOR

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-28-06.
DATE

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Instrument Prepared By:

HELEN S. ROGERS
ROGERS & ASSOCIATES
2205 State Street
Nashville, TN 37203

(615) 320-0600

We, ***BENJAMIN A. DOOCHIN and SONIA DOOCHIN, as the Co-Executors of the Estate of Julius W. Doochin, deceased***, do hereby Quitclaim to the ***RIVER GLEN HOMEOWNERS ASSOCIATION***, a Tennessee Non-Profit Corporation, all rights, title and interest of the **Estate of *Julius W. Doochin*, deceased**, in the real properties or parcels designated as "Open Spaces" intended for the use by the Homeowners in the residential development known as River Glen Subdivision for recreation and any other related activities pursuant to the approved Plan of River Glen Subdivision, Nashville, Davidson County, Tennessee. The herein "Open Spaces" land or parcels of real property are located in First (1st) Civil District of Davidson County, Tennessee and are described as follows to wit:

BEING the "Open Spaces" identified as Parcel No.'s 052-13-0B-162.00 and 052-13-0B-163.00, Nashville, Davidson County, Tennessee, Planned Unit Development, Phase IV, Section No. 2, of record in Book No. 9700, Page No. 858, in the Register's Office for Davidson County, Tennessee (See the Attached Plat of Record, Item "A").

ALSO BEING the "Open Spaces" identified as Parcel No's. 052-13-0B-188.00 and 052-13-0B-189.00, Nashville, Davidson County, Planned Unit Development, Phase IV, Section No. 3, of record in Instrument No. 20010330-0030661, in the Register's Office for Davidson County, Tennessee (See the Attached Plat of Record, Item "B").

ALSO BEING the "Open Spaces" identified as Parcel No. 052-13-0B-212.00, Nashville, Davidson County, Planned Unit Development, Phase III, Section No. 1, of record in Instrument No. 20011207-0135041, in the Register's Office for Davidson County, Tennessee (See the Attached Plat of Record, Item "C").

ALSO BEING the "Open Spaces" identified as Parcel No.'s 052-13-0B-262.00, 052-13-0B-263.00, 052-13-0B-264.00, 052-13-0B-265.00 and 052-13-0B-266.00, Nashville, Davidson County, Planned Unit Development, Phase V, Section No. 2, of record in Instrument No. 20031006-0147480, in the Register's Office for Davidson County, Tennessee (See the Attached Plat of Record, Item "D").

ALSO BEING the "Open Spaces" identified as Parcel No.'s 052-13-0B-267.00, 052-13-0B-268.00 and 052-13-0B-269.00, Nashville, Davidson County, Planned Unit Development, Phase V, Section No. 1, of record in Instrument No. 20011207-0135344, in the Register's Office for Davidson County, Tennessee (See the Attached Plat of Record, Item "E").

ALSO BEING the "Open Spaces" identified as Parcel No.052-13-0B-294.00, Nashville, Davidson County, Planned Unit Development, Phase III, Section No. 2, of record in Instrument No. 20020917-0113231, in the Register's Office for Davidson County, Tennessee (See the Attached Plat of Record, Item "F").

ALSO BEING the "Open Spaces" identified as Parcel No.'s 052-13-0B-304.00 and 052-13-0B-314.00, Nashville, Davidson County, Planned Unit Development, Phase III, Section No. 3, of record in Instrument No. 20020917-0113232, in the Register's Office for Davidson County, Tennessee (See the Attached Plat of Record, Item "G").

This conveyance is subject to: (1) Property Taxes for the current year and all subsequent years; (2) All restrictions of record; (3) All visible easements, all perpetual easements for encroachments as of record and/or not existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding; (4) All of the terms, provisions, conditions, rights, privileges, obligations, easements and liens set forth and contained in the Plan and all instruments therein referred to as may be subsequently amended; (5) All of the covenants, terms, provisions, conditions, reservations, restrictions, agreements and easements of record, if any, which may now affect the aforesaid herein described real property; (6) All matters appearing on the plan of record; (7) All applicable Governmental and Zoning regulations and Ordinances; and (8) All indebtedness on the real property as of Record in the Public Records of Davidson County, Tennessee.

This is unimproved "Open Space" real property known as:

River Glen Subdivision Planned Unit Development

WITNESS OUR hand this the 17th day of December, 2004.

BENJAMIN A. DOOCHIN, Co-Executor of the Estate of Julius W. Doochin

SONIA DOOCHIN, Co-Executor of the Estate of Julius W. Doochin

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

Personally appeared before me, Susan H. Armor, a Notary Public in and for said County and State, the within named ***BENJAMIN A. DOOCHIN*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **HE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 17th day of December, 2004.

Susan H. Armor
NOTARY PUBLIC

My Commission Expires: 5-28-06.
DATE

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

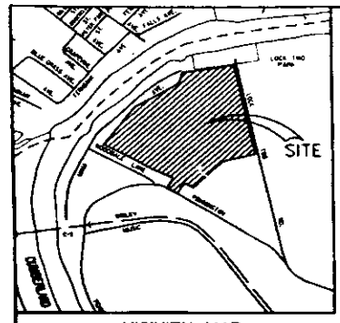
Personally appeared before me, Susan H. Armor, a Notary Public in and for said County and State, the within named ***SONIA DOOCHIN*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 17th day of December, 2004.

Susan H. Armor
NOTARY PUBLIC

My Commission Expires: 5-28-06.
DATE

Book No 9700 P# 058



VICINITY MAP
N.T.S.

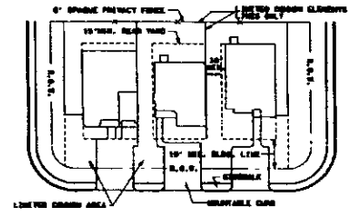
SPECIAL NOTES

1. THIS PHASE TO BE INCLUDED WITH FUTURE DEVELOPMENT AND THE PERMANENT OPEN SPACE SHALL BE INCLUDED WITH FUTURE PHASES WHICH ARE TO BECOME A PART OF THE TOTAL DEVELOPMENT WITH THE P.U.D. BOUNDARY AND SUBJECT TO FINAL APPROVAL BY THE METROPOLITAN PLANNING COMMISSION.
2. "APARTMENT" MEANS THAT PORTION OF PARCEL CONTAINING ONE UNIT THE BOUNDARIES OF WHICH ARE DELINEATED ON THE PLAT. A LOT AS SHOWN IS NOT THE SAME AS A SUBDIVISION LOT, BUT IS A PORTION OF THE PARCEL. THE BOUNDARIES OF WHICH ARE DELINEATED FOR PURPOSES OF ESTABLISHING THE LIMITED COMMON ELEMENTS CONTIGUOUS TO AND SERVING EXCLUSIVELY THE UNIT LOCATED WITHIN THE BOUNDARIES OF THE APARTMENT.
3. THE BUILDING ENVELOPE SHOWN HEREON SHALL BE THE AREA WITHIN EACH ONE FREE STANDING BUILDING (UNIT) OF ONE OR MORE STORIES SHALL BE SITUATED, THIS UNIT IS DESIGNATED AND INTENDED FOR USE AND OCCUPANCY AS A SINGLE FAMILY RESIDENCE. IT IS INTENDED THAT THE TERM "UNIT" AS USED HEREIN AND IN THE MASTER DEED SHALL HAVE THE SAME MEANING AS THE TERM "APARTMENT" IS USED IN THE "HORIZONTAL PROPERTY ACT OF THE STATE OF TENNESSEE.

DEDICATION OF OPEN SPACE

AREAS DESIGNATED AS "OPEN SPACE" ARE INTENDED FOR USE BY THE HOME OWNERS IN RIVER GLEN SUBDIVISION FOR RECREATION AND OTHER RELATED ACTIVITIES. THESE OPEN SPACE AREAS SHALL BE USED FOR OPEN SPACE IN ALL OTHER PHASES TO COMPLY WITH DENSITY, ACCORDING TO APPROVED P.U.D. PLAN.

BUILDING ENVELOPE AREAS	
UNIT NO.	AREA S.F.±
157	1790
158	1810
159	2052
160	1800
161	1800
162	1744
163	1825
164	2210
165	1862
166	1810
167	1498
168-170	1800
171	1742
172	1828
173	1727
174-197	1800
198	1565
199	1671



TYPICAL SITE PLAN
N.T.S.

CURVE TABLE						
No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E
C2	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E
C3	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E
C4	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E
C5	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E
C6	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E
C7	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E
C8	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E
C9	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E
C10	18°53'37"	25.01	49.39	150.00	49.17	S 23°00'30" E

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 47 CONDOMINIUM LOTS.
2. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS MEASURED AS SHOWN.
3. PARCEL NUMBERS SHOWN THUS 0001 PERTAIN TO PROPERTY MAP 52-15-B.
4. PRESENT ZONING RM5 RESIDENTIAL P.U.D.
5. THIS PLAT IS BEING RECORDED AS PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT, ENACTED BY ZONING ORDINANCE 87-9 AND M.P.C. FILE NO. 79-87-P.
6. FOR PURPOSES OF BUILDING PERMIT ISSUANCE, THE LOCATION AND EXTENT OF ALL BUILDINGS AND IMPROVEMENTS WITHIN PHASE FOUR SHALL BE IN ACCORDANCE WITH THE FINAL P.U.D. PLANS PROPOSAL NO. 79-87-P FOR PHASE FOUR, AS APPROVED BY THE METROPOLITAN PLANNING COMMISSION.
7. MINIMUM FINISH FLOOR ELEVATION 424.50.
8. ONLY RESTRICTIONS PERMITTED BY SECTION 17.40.G OF ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE.
9. TOTAL AREA WITHIN BOUNDARY OF THIS PHASE 367,808± SQUARE FEET OR 8.44± ACRES.
10. INDIVIDUAL WATER AND SEWER LINES WILL BE REQUIRED FOR EACH PARCEL.
11. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
12. 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 METROPOLITAN DEPARTMENT OF PUBLIC WORKS.
13. THIS PROPERTY IS LOCATED IN FLOOD HAZARD AREA ZONE "A-P" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 470040 0017 D DATED JUNE 15, 1982.

Plans Line
Lot Line
Building set-back line
Easement
Non Instrument
Existing easements
Iron Pin Set
Iron Pin Fd
Lot Number
Property or lot number
Parcel to property map
Existing zoning

7 MAP 52
52-15-B
RM5 RES P.U.D.

BENCHMARK

SPIKE IN POWER POLE #067430B4
INTERSECTION OF ALLAMEDE STREET AND BENAY ROAD
ELEV. 424.80

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

TOTAL AREA OF THIS PLAT 367,808 S.F.± OR 8.44 ACRES±

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (AM) (ARE) AND THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 5680 PAGE 683 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 ____, PAGE____ R.O.D.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

NAME: JULIUS W. DOOCHIN
BY: _____ DATE: 2/19/98

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 OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BARGE, WAGGONER, SUMNER AND CANNON, INC.
NASHVILLE, TENNESSEE
BY: _____ DATE: 2-19-98
TENN. LIC. NO. _____

COMMISSION'S APPROVAL

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

BY: _____ DATE: 3/5/98
SECRETARY

SUBDIVISION NO.: 965-29G
PART OF MASTER PLAN NO.: 79-87-P

RECORD

RECORDED MARCH 9th, 1998, BOOK 9700, PAGE 058, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

CONDOMINIUM SITE PLAN
RIVER GLEN
PLANNED UNIT DEVELOPMENT
PHASE IV, SECTION 2

FIRST CIVIL DISTRICT
FIFTEENTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

OWNER
JULIUS W. DOOCHIN
5H CHESTERFIELD AVE., NO. 4-B
NASHVILLE, TN 37212

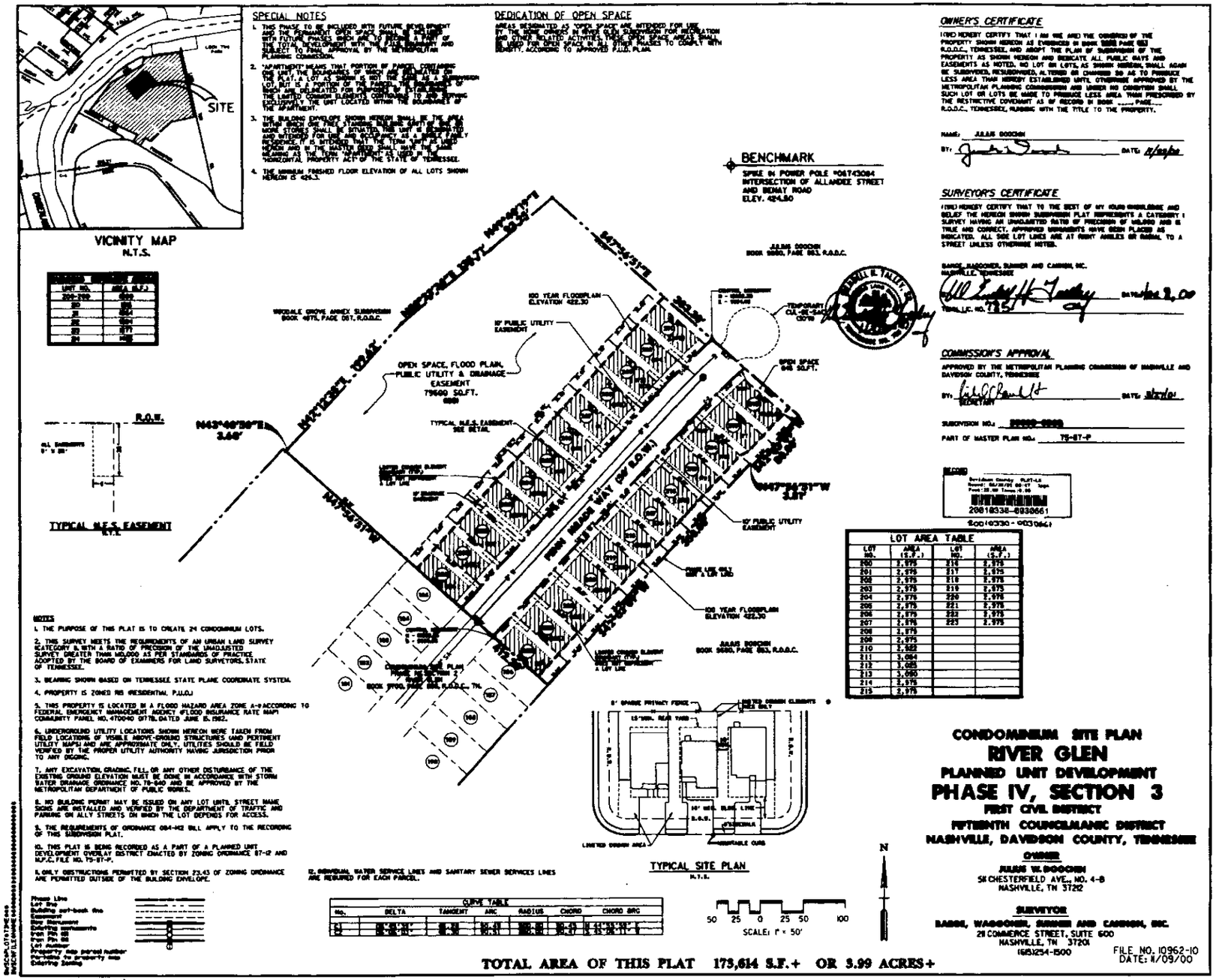
SURVEYOR
BARGE, WAGGONER, SUMNER AND CANNON, INC.
162 THIRD AVENUE NORTH
NASHVILLE, TN 37201
(615)254-3500

FILE NO. 10962-98
DATE: 2-19-98

DWG:PLOTSITE
DWG:FILENAME

R15 Res. PUD

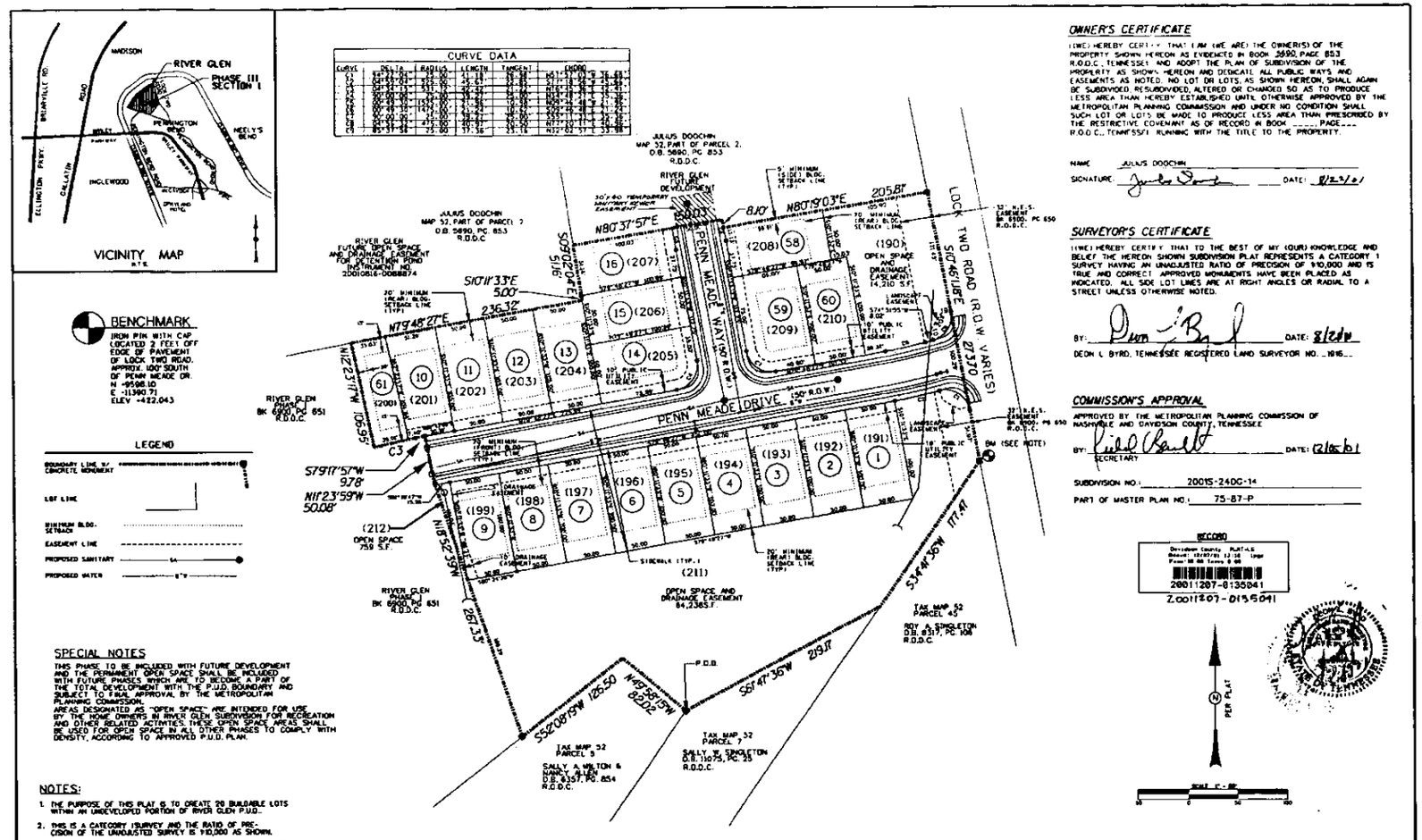
A



"R15 Res. PUD"

11 R 11

20010330 - 0030661



OWNER'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 5890, PAGE 853 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 _____, PAGE____ R.O.D.C., TENNESSEE RUNNING WITH THE TITLE TO THE PROPERTY.

NAME JULIUS DOOCHIN

SIGNATURE: _____ DATE: 8/22/01

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 1 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.

BY: _____ DATE: 8/22/01

DEON L. BYRD, TENNESSEE REGISTERED LAND SURVEYOR NO. 1915

COMMISSION'S APPROVAL

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

BY: _____ DATE: 12/06/01
SECRETARY

SUBDIVISION NO.: 20015-240G-14

PART OF MASTER PLAN NO.: 75-87-P

RECORD
Davidson County Plat A-5
Book: 19197 Pg: 12/16
From: 00 00 Sales: 0 00
20011207-0135041
Z.20011207-0135041

SPECIAL NOTES

THIS PHASE TO BE INCLUDED WITH FUTURE DEVELOPMENT AND THE PERMANENT OPEN SPACE SHALL BE INCLUDED WITH FUTURE PHASES WHICH ARE TO BECOME A PART OF THE TOTAL DEVELOPMENT WITH THE P.U.D. BOUNDARY AND SUBJECT TO FINAL APPROVAL BY THE METROPOLITAN PLANNING COMMISSION.

AREAS DESIGNATED AS "OPEN SPACE" ARE INTENDED FOR USE BY THE HOME OWNERS IN RIVER GLEN SUBDIVISION FOR RECREATION AND OTHER RELATED ACTIVITIES. THESE OPEN SPACE AREAS SHALL BE USED FOR OPEN SPACE IN ALL OTHER PHASES TO COMPLY WITH DENSITY, ACCORDING TO APPROVED P.U.D. PLAN.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 29 BUILDABLE LOTS WITHIN AN UNDEVELOPED PORTION OF RIVER GLEN P.U.D..
2. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN.
3. NEW PARCEL NUMBERS SHOWN THUS (000) PERTAIN TO PROPERTY MAP 52-13-B. THE PREVIOUS MAP AND PARCEL OF THE PROPERTY IS MAP 52, PART OF PARCEL 2.
4. PRESENT ZONING: R15 RESIDENTIAL P.U.D.
5. THIS PLAT IS BEING RECORDED AS PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE 87-12 AND M.P.C. FILE NO. 75-87-P.
6. FOR PURPOSES OF BUILDING PERMIT ISSUANCE, THE LOCATION AND EXTENT OF ALL BUILDINGS AND IMPROVEMENTS WITHIN PHASE II SHALL BE IN ACCORDANCE WITH THE FINAL P.U.D. PLANS PROPOSAL NO. 75-87-P FOR PHASE II, AS APPROVED BY THE METROPOLITAN PLANNING COMMISSION.
7. MINIMUM FINISH FLOOR ELEVATION = 426.3.
8. ONLY OBSTRUCTIONS PERMITTED BY SECTION 23.43 OF ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE.
9. AFTER COMPLETION OF CONSTRUCTION, IRON PINS SHALL BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
10. 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 METROPOLITAN DEPARTMENT OF PUBLIC WORKS.
11. THIS PROPERTY IS LOCATED WITHIN A FLOOD PRONE AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470040, PANEL NO. 470370022F, DATED APRIL 20, 2001.
12. INDIVIDUAL WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
13. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 084-1014 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT) AND CHAPTER 16.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.

AREA TABULATIONS

LOT NO.	SQ. FT.	ACRES
1	9,000	0.21
2	9,000	0.21
3	9,000	0.21
4	9,000	0.21
5	9,000	0.21
6	9,000	0.21
7	9,000	0.21
8	9,000	0.21
9	9,000	0.21
10	4,987	0.11
11	5,161	0.12
12	5,250	0.12
13	5,250	0.12
14	5,250	0.12
15	5,250	0.12
16	5,310	0.12
58	5,042	0.12
59	5,042	0.12
60	5,042	0.12
61	5,043	0.12
62	8,388	0.19
63	8,000	0.18
64	8,000	0.18
65	8,000	0.18
R.O.W. DEDICATION	55,521	1.28
OPEN SPACES	79,207	1.82
TOTAL PLAT	216,662	4.97

TOTAL AREA OF THIS PLAT 216,662 S.F., OR 4.97 ACRES

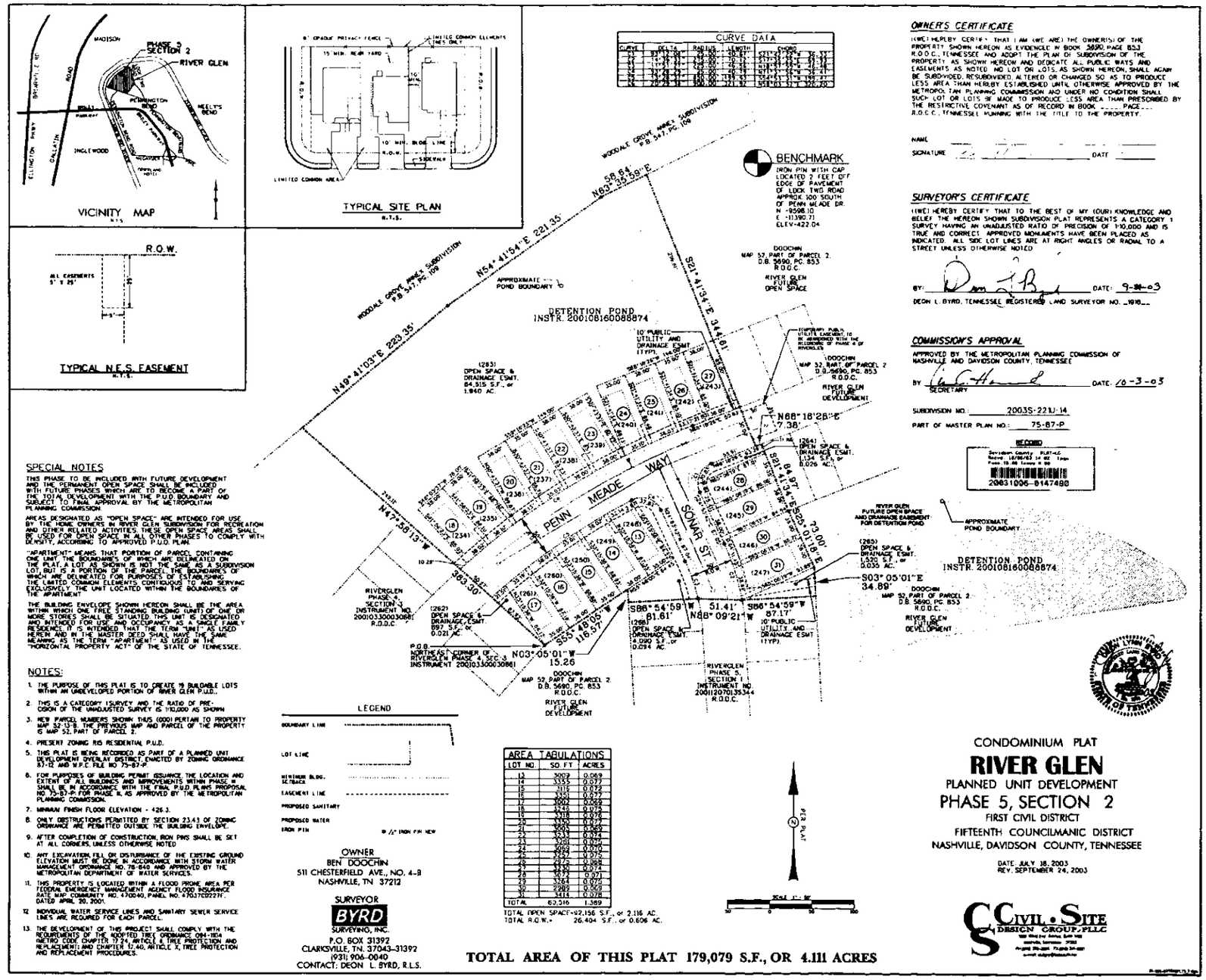
OWNER
JULIUS W. DOOCHIN
511 CHESTERFIELD AVE., NO. 4-B
NASHVILLE, TN 37212

SURVEYOR
BYRD SURVEYING, INC.
P.O. BOX 31392
CLARKSVILLE, TN. 37043-31392
(931) 906-0040
CONTACT: DEON L. BYRD, R.L.S.

FINAL PLAT
RIVER GLEN
PLANNED UNIT DEVELOPMENT
PHASE III, SECTION 1
FIRST CIVIL DISTRICT
FIFTEENTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: JULY 19, 2001
REV: SEPT. 20, 2001

CIVIL • SITE DESIGN GROUP, PLLC



SPECIAL NOTES

THIS PHASE TO BE INCLUDED WITH FUTURE DEVELOPMENT AND THE PERMANENT OPEN SPACE SHALL BE INCLUDED WITH FUTURE PHASES WHICH ARE TO BECOME A PART OF THE TOTAL DEVELOPMENT WITH THE P.U.D. BOUNDARY AND SUBJECT TO FINAL APPROVAL BY THE METROPOLITAN PLANNING COMMISSION.

AREAS DESIGNATED AS "OPEN SPACE" ARE INTENDED FOR USE BY THE HOME OWNERS IN RIVER GLEN SUBDIVISION FOR RECREATION AND OTHER RELATED ACTIVITIES. THESE OPEN SPACE AREAS SHALL BE USED FOR OPEN SPACE IN ALL OTHER PHASES TO COMPLY WITH DENSITY, ACCORDING TO APPROVED P.U.D. PLAN.

"APARTMENT" MEANS THAT PORTION OF PARCEL CONTAINING ONE UNIT, THE BOUNDARIES OF WHICH ARE DELINEATED ON THE PLAT. A LOT, AS SHOWN IS NOT THE SAME AS A SUBDIVISION LOT. BUT IS A PORTION OF THE PARCEL, THE BOUNDARIES OF WHICH ARE DELINEATED FOR PURPOSES OF ESTABLISHING THE LIMITED COMMON ELEMENTS CONTIGUOUS TO AND SERVING EXCLUSIVELY THE UNIT LOCATED WITHIN THE BOUNDARIES OF THE APARTMENT.

THE BUILDING ENVELOPE SHOWN HEREON SHALL BE THE AREA WITHIN WHICH ONE FREE STANDING BUILDING CONTAINING ONE OR MORE STORIES SHALL BE SITUATED. THIS UNIT IS DESIGNATED AND INTENDED FOR USE AND OCCUPANCY AS A SINGLE FAMILY RESIDENCE. IT IS INTENDED THAT THE TERM "UNIT" AS USED HEREIN AND IN THE MASTER DEED SHALL HAVE THE SAME MEANING AS THE TERM "APARTMENT" AS USED IN THE "HORIZONTAL PROPERTY ACT" OF THE STATE OF TENNESSEE.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 19 BUILDABLE LOTS WITHIN AN UNDEVELOPED PORTION OF RIVER GLEN P.U.D.
2. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 AS SHOWN
3. NEW PARCEL NUMBERS SHOWN THUS (000) PERTAIN TO PROPERTY MAP 52 1/3 B. THE PREVIOUS MAP AND PARCEL OF THE PROPERTY IS MAP 52, PART OF PARCEL 2.
4. PRESENT ZONING RS5 RESIDENTIAL P.U.D.
5. THIS PLAT IS BEING RECORDED AS PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE 87-12 AND M.P.C. FILE NO 75-87-P.
6. FOR PURPOSES OF BUILDING PERMIT ISSUANCE THE LOCATION AND EXTENT OF ALL BUILDINGS AND IMPROVEMENTS WITHIN PHASE III SHALL BE IN ACCORDANCE WITH THE FINAL P.U.D. PLANS PROPOSAL NO. 75-87-P FOR PHASE III, AS APPROVED BY THE METROPOLITAN PLANNING COMMISSION.
7. MINIMUM FINISH FLOOR ELEVATION = 426.3.
8. ONLY OBSTRUCTIONS PERMITTED BY SECTION 23.43 OF ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE.
9. AFTER COMPLETION OF CONSTRUCTION, IRON PINS SHALL BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED
10. 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 METROPOLITAN DEPARTMENT OF WATER SERVICES.
11. THIS PROPERTY IS LOCATED WITHIN A FLOOD PRONE AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (COMMUNITY NO. 470040, PANEL NO. 47037C0227F, DATED APRIL 20, 2001.
12. INDIVIDUAL WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
13. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 084-1604 METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.

LEGEND

BOUNDARY LINE
LOT LINE
MINIMUM BLDG. SETBACK
EASEMENT LINE
PROPOSED SANITARY
PROPOSED WATER
IRON PIN — ⊕ /c= IRON PIN NEW

OWNER
BEN DOOCHIN
511 CHESTERFIELD AVE., NO. 4-B
NASHVILLE, TN 37212

SURVEYOR
BYRD SURVEYING, INC.
P.O. BOX 31392
CLARKSVILLE, TN. 37043-31392
(931) 906-0040
CONTACT: DEON L. BYRD, R.L.S.

AREA TABULATIONS

LOT NO.	SQ. FT	ACRES
13	3002	0.069
14	3355	0.077
15	3118	0.072
16	3201	0.277
17	3002	0.069
18	3145	0.072
19	3118	0.072
20	3370	0.077
21	3065	0.069
22	3033	0.072
23	3081	0.072
24	3069	0.070
25	3157	0.072
26	4279	0.098
27	4279	0.098
28	3172	0.073
29	3264	0.075
30	3289	0.075
31	3415	0.078
TOTAL	60,516	1.389

TOTAL OPEN SPACE=92,156 S.F., or 2.116 AC.
TOTAL R.O.W.= 26,404 S.F., or 0.606 AC.

TOTAL AREA OF THIS PLAT 179,079 S.F., OR 4.111 ACRES

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 3690, PAGE 853 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 ____, PAGE ____ R.O.D.C., TENNESSEE RUNNING WITH THE TITLE TO THE PROPERTY.

NAME _____
SIGNATURE _____ DATE _____

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 1 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.

BY: _____ DATE: 9-30-03
DEON L. BYRD, TENNESSEE REGISTERED LAND SURVEYOR NO. 1910

COMMISSION'S APPROVAL

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

BY _____ DATE: 10-3-03
SECRETARY

SUBDIVISION NO. 2003S-221U-14
PART OF MASTER PLAN NO.: 75-87-P

RECORD
Davidson County PLAT 4-C
Record 10/08/03 at 02 Time
Page 19 66 Survey # 00
20031006-0147480

CONDOMINIUM PLAT

RIVER GLEN

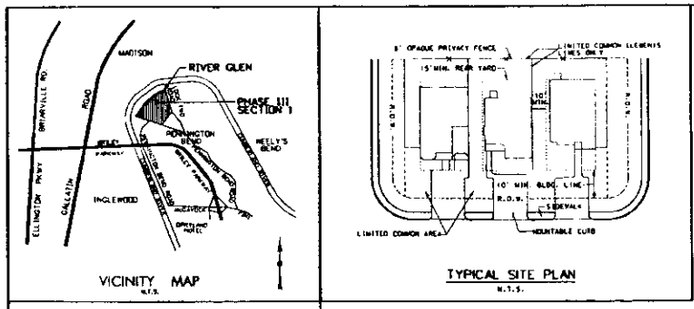
PLANNED UNIT DEVELOPMENT

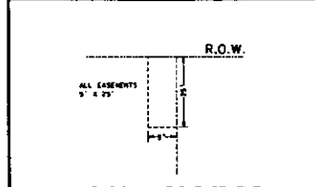
PHASE 5, SECTION 2

FIRST CIVIL DISTRICT
FIFTEENTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: JULY 18, 2003
REV. SEPTEMBER 24, 2003

CIVIL • SITE DESIGN GROUP, PLLC

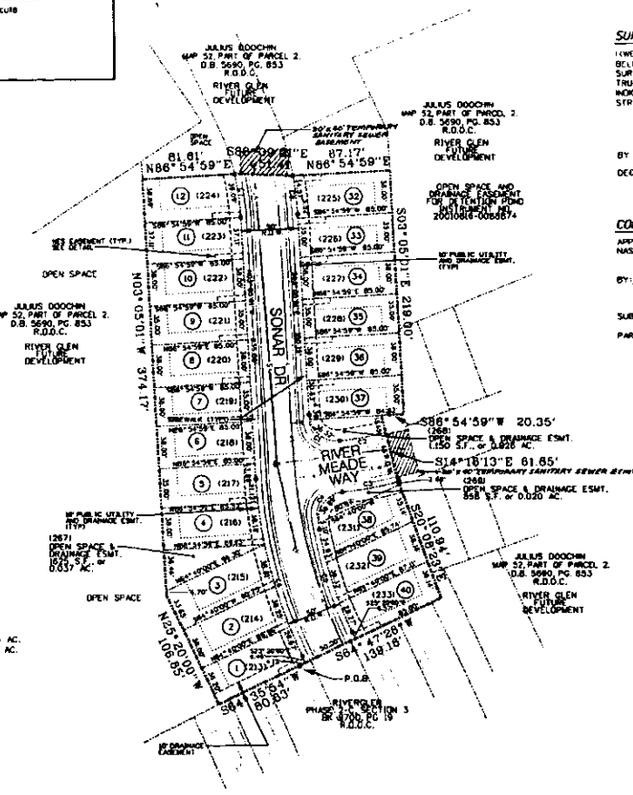




BENCHMARK
IRON PIN WITH CAP
LOCATED 2 FEET OFF
EDGE OF PAVEMENT
OF LOCK TWO ROAD.
APPROX. 100' SOUTH
OF PENN MEADE DR.
N =9598.10
E =11390.71
ELEV =422.043

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	
C1	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C2	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C3	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C4	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C5	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C6	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C7	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C8	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C9	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C10	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C11	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C12	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C13	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C14	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C15	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C16	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C17	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C18	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C19	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C20	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C21	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C22	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C23	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C24	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C25	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C26	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C27	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C28	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C29	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C30	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C31	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C32	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C33	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C34	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C35	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C36	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C37	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C38	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C39	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'
C40	3°11'14"	350.00'	19.46'	S84°42'42"E	19.46'



SPECIAL NOTES

THIS PHASE TO BE INCLUDED WITH FUTURE DEVELOPMENT AND THE PERMANENT OPEN SPACE SHALL BE INCLUDED WITH FUTURE PHASES WHICH ARE TO BECOME A PART OF THE TOTAL DEVELOPMENT WITH THE P.U.D. BOUNDARY AND SUBJECT TO FINAL APPROVAL BY THE METROPOLITAN PLANNING COMMISSION.

AREAS DESIGNATED AS "OPEN SPACE" ARE INTENDED FOR USE BY THE HOME OWNERS IN RIVER GLEN SUBDIVISION FOR RECREATION AND OTHER RELATED ACTIVITIES. THOSE OPEN SPACE AREAS SHALL BE USED FOR OPEN SPACE IN ALL OTHER PHASES TO COMPLY WITH DENSITY, ACCORDING TO APPROVED P.U.D. PLAN.

"APARTMENT" MEANS THAT PORTION OF PARCEL CONTAINING ONE UNIT THE BOUNDARIES OF WHICH ARE DELINEATED ON THE PLAT A LOT AS SHOWN IS NOT THE SAME AS A SUBDIVISION LOT, BUT IS A PORTION OF THE PARCEL THE BOUNDARIES OF WHICH ARE DELINEATED FOR PURPOSES OF ESTABLISHING THE LIMITED COMMON ELEMENTS CONTIGUOUS TO AND SERVING EXCLUSIVELY THE UNIT LOCATED WITHIN THE BOUNDARIES OF THE APARTMENT.

THE BUILDING ENVELOPE SHOWN HEREON SHALL BE THE AREA WITHIN WHICH ONE FREE STANDING BUILDING (UNIT) OF ONE OR MORE STORIES SHALL BE SITUATED. THIS UNIT IS DESIGNATED AND INTENDED FOR USE AND OCCUPANCY AS A SINGLE FAMILY RESIDENCE. IT IS INTENDED THAT THE TERM "UNIT" AS USED HEREIN AND IN THE MASTER DEED SHALL HAVE THE SAME MEANING AS THE TERM "APARTMENT" AS USED IN THE "HORIZONTAL PROPERTY ACT" OF THE STATE OF TENNESSEE.

AREA TABULATIONS

LOT NO.	SQ. FT.	ACRES
1	6997	0.099
2	7132	0.077
3	5561	0.082
4	5108	0.136
5	2979	0.068
6	2979	0.068
7	2979	0.068
8	3230	0.074
9	2979	0.068
10	3230	0.074
11	3230	0.074
12	2979	0.068
13	3230	0.074
14	3154	0.072
15	3230	0.074
16	3636	0.075
17	3230	0.074
18	2979	0.068
19	3230	0.074
20	2979	0.068
21	2979	0.068
22	2979	0.068
23	3230	0.074
24	2979	0.068
25	2979	0.068
26	2979	0.068
27	3230	0.074
28	2979	0.068
29	2979	0.068
30	3013	0.069
TOTAL	66,113	1.518

TOTAL OPEN SPACE=3,632 S.F., or 0.083 AC.
TOTAL R.O.W. = 25,318 S.F., or 0.581 AC.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 21 BUILDABLE LOTS WITHIN AN UNDEVELOPED PORTION OF RIVER GLEN P.U.D.
2. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN.
3. MAP & PARCEL NUMBERS SHOWN THUS (000) PERTAIN TO PROPERTY MAP 52-15-B, THE PREVIOUS MAP AND PARCEL OF THE PROPERTY IS MAP 52, PART OF PARCEL 2.
4. PRESENT ZONING RS5 RESIDENTIAL P.U.D.
5. THIS PLAT IS BEING RECORDED AS PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT ENACTED BY ZONING ORDINANCE 87-12 AND M.P.C. FILE NO. 75-87-P.
6. FOR PURPOSES OF BUILDING PERMIT ISSUANCE, THE LOCATION AND EXTENT OF ALL BUILDINGS AND IMPROVEMENTS WITHIN PHASE III SHALL BE IN ACCORDANCE WITH THE FINAL P.U.D. PLANS PROPOSAL NO. 75-87-P FOR PHASE III, AS APPROVED BY THE METROPOLITAN PLANNING COMMISSION.
7. MINIMUM FINISH FLOOR ELEVATION = 426.3.
8. ONLY OBSTRUCTIONS PERMITTED BY SECTION 23.43 OF ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE.
9. AFTER COMPLETION OF CONSTRUCTION, IRON PINS SHALL BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
10. 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 METROPOLITAN DEPARTMENT OF PUBLIC WORKS.
11. THIS PROPERTY IS LOCATED WITHIN A FLOOD PRONE AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY NO. 470040, PANEL NO. 47037C0227F, DATED APRIL 20, 2001.
12. INDIVIDUAL WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
13. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE, 084-1104 METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT, AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.

LEGEND

BOUNDARY LINE W/ CONCRETE MONUMENT
LOT LINE
MINIMUM BLDG. SETBACK
EASEMENT LINE
PROPOSED SANITARY
PROPOSED WATER

OWNER

JULIUS W. DOOCHIN
511 CHESTERFIELD AVE., NO. 4-B
NASHVILLE, TN 37212

SURVEYOR

BYRD SURVEYING, INC.
P.O. BOX 31392
CLARKSVILLE, TN. 37043-31392
(931) 906-0040
CONTACT: DEON L. BYRD, R.L.S.

TOTAL AREA OF THIS PLAT 95,065 S.F., OR 2.182 ACRES

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 5690, PAGE 853 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 UNITS, 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 ____, PAGE ____ R.O.D.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

NAME JULIUS DOOCHIN

SIGNATURE _____ DATE 8/23/01

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 1 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.

BY _____ DATE: 8/21/01

DEON L. BYRD, TENNESSEE REGISTERED LAND SURVEYOR NO. 1910

COMMISSION'S APPROVAL

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

BY: _____ DATE: 12/6/01
SECRETARY

SUBDIVISION NO.: 20015-241G-14

PART OF MASTER PLAN NO.: 75-87-P

RECORD
Davidson County PLAT-LC
Record 12/07/01 10:42 Legal
Fees 10.00 Taxes 0.00

20011207-0135344

20011207-0135344

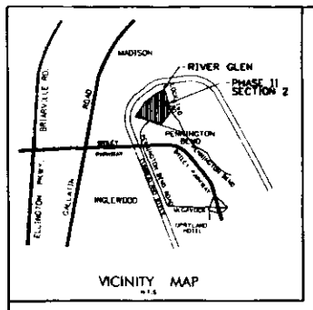
PLAT

SCALE: 1" = 50'

CONDOMINIUM PLAT
RIVER GLEN
PLANNED UNIT DEVELOPMENT
PHASE 5, SECTION 1
FIRST CIVIL DISTRICT
FIFTEENTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: JULY 19, 2001

CIVIL • SITE DESIGN GROUP, PLLC



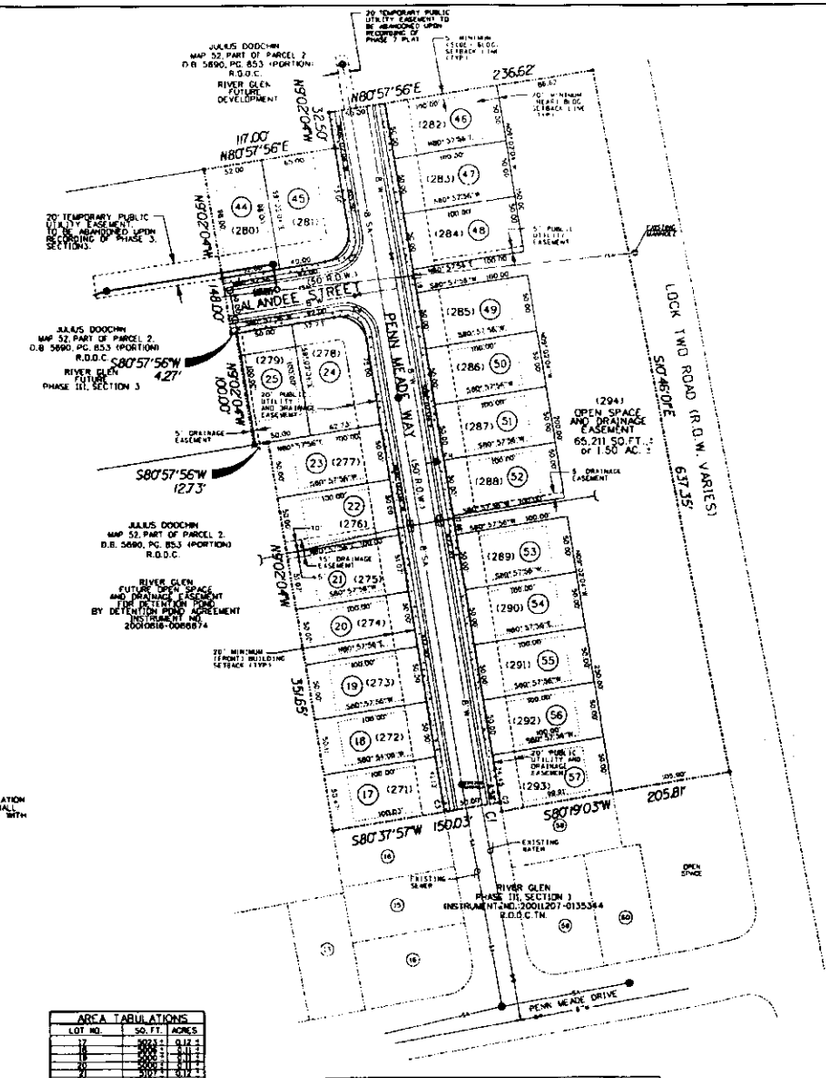
VICINITY MAP

BENCHMARK

IRON PIN WITH CAP LOCATED 2 FEET OFF EDGE OF PAVEMENT OF LOCK TWO ROAD. APPROX. 100' SOUTH OF PENN MEADE DR.
N -9598.10
E -11390.73
ELEV =422.043

LEGEND

BOUNDARY LINE
IRON PIN
LOT LINE
MINIMUM BLDG. SETBACK
EASEMENT LINE
PROPOSED SANITARY
PROPOSED WATER



SPECIAL NOTES

THIS PHASE TO BE INCLUDED WITH FUTURE DEVELOPMENT AND THE PERMANENT OPEN SPACE SHALL BE INCLUDED WITH FUTURE PHASES WHICH ARE TO BECOME A PART OF THE TOTAL DEVELOPMENT WITH THE P.U.D. BOUNDARY AND SUBJECT TO FINAL APPROVAL BY THE METROPOLITAN PLANNING COMMISSION.

AREAS DESIGNATED AS "OPEN SPACE" ARE INTENDED FOR USE BY THE HOME OWNERS IN RIVER GLEN SUBDIVISION FOR RECREATION AND OTHER RELATED ACTIVITIES. THESE OPEN SPACE AREAS SHALL BE USED FOR OPEN SPACE IN ALL OTHER PHASES TO COMPLY WITH DENSITY, ACCORDING TO APPROVED P.U.D. PLAN.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 23 BUILDABLE LOTS WITHIN AN UNDEVELOPED PORTION OF RIVER GLEN P.U.D.
2. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000 AS SHOWN.
3. NEW PARCEL NUMBERS SHOWN THUS (000) PERTAIN TO PROPERTY MAP 52-13-B. THE PREVIOUS MAP AND PARCEL OF THE PROPERTY IS MAP 52, PART OF PARCEL 2.
4. PRESENT ZONING RS5 RESIDENTIAL P.U.D.
5. THIS PLAT IS BEING RECORDED AS PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT, ENACTED BY ZONING ORDINANCE 87-12 AND M.P.C. FILE NO. 75-87-P.
6. FOR PURPOSES OF BUILDING PERMIT ISSUANCE, THE LOCATION AND EXTENT OF ALL BUILDINGS AND IMPROVEMENTS WITHIN PHASE II SHALL BE IN ACCORDANCE WITH THE FINAL P.U.D. PLANS PROPOSAL NO. 75-87-P FOR PHASE II, AS APPROVED BY THE METROPOLITAN PLANNING COMMISSION.
7. MINIMUM FINISH FLOOR ELEVATION = 426.3.
8. ONLY OBSTRUCTIONS PERMITTED BY SECTION 23.43 OF ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE.
9. AFTER COMPLETION OF CONSTRUCTION, IRON PINS SHALL BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
10. 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 METROPOLITAN DEPARTMENT OF PUBLIC WORKS.
11. THIS PROPERTY IS LOCATED WITHIN A FLOOD PRONE AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470040, PANEL NO. 47037C0227F, DATED APRIL 20, 2001.
12. INDIVIDUAL WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
13. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 METRO CODE CHAPTER 17.28, ARTICLE II, TREE PROTECTION AND REPLACEMENT, AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.
14. THE HOMEOWNERS ASSOCIATION BY-LAWS, INCLUDING THE COVENANTS, RESTRICTIONS AND OPEN SPACE MAINTENANCE AGREEMENT ARE RECORDED BY INSTRUMENT NO. 20020425-0051349.

AREA TABULATIONS

LOT NO.	SQ. FT.	ACRES
16	9000 ±	0.21 ±
17	9000 ±	0.21 ±
18	9000 ±	0.21 ±
19	9000 ±	0.21 ±
20	9000 ±	0.21 ±
21	9000 ±	0.21 ±
22	9000 ±	0.21 ±
23	9000 ±	0.21 ±
24	9000 ±	0.21 ±
25	9000 ±	0.21 ±
44	9000 ±	0.21 ±
45	9000 ±	0.21 ±
46	9000 ±	0.21 ±
47	9000 ±	0.21 ±
48	9000 ±	0.21 ±
49	9000 ±	0.21 ±
50	9000 ±	0.21 ±
51	9000 ±	0.21 ±
52	9000 ±	0.21 ±
53	9000 ±	0.21 ±
54	9000 ±	0.21 ±
55	9000 ±	0.21 ±
56	9000 ±	0.21 ±
57	9000 ±	0.21 ±
R.O.W. DEDICATION	37,353 ±	0.87 ±
OPEN SPACE	65,211 ±	1.50 ±
TOTAL PLAT	220,564 ±	5.06 ±

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	90°-00'-00"	15.00'	23.56'	15.00'	N35°-57'-56"E 21.21'
C2	90°-00'-00"	15.00'	23.56'	15.00'	N54°-02'-04"W 21.21'
C3	90°-00'-00"	15.00'	23.56'	15.00'	S35°-57'-56"W 21.21'
C4	90°-00'-00"	15.00'	23.56'	15.00'	S54°-02'-04"E 21.21'
C5	90°-00'-00"	15.00'	23.56'	15.00'	N54°-57'-56"E 21.21'

OWNER
JULIUS W. DOOCHIN
511 CHESTERFIELD AVE., NO. 4-B
NASHVILLE, TN 37212

SURVEYOR
BYRD SURVEYING, INC.
P.O. BOX 31392
CLARKSVILLE, TN. 37043-31392
(931) 906-0040
CONTACT: DEON L. BYRD, R.L.S.

TOTAL AREA OF THIS PLAT 220,564 S.F., OR 5.06 ACRES

OWNER'S CERTIFICATE

I (WE) HEREBY CERTIFY THAT I (WE) AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 5690, PAGE 853 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 ____, PAGE ____, R.O.D.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

NAME: JULIUS DOOCHIN
SIGNATURE: _____ DATE: 9/9/02

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 1 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.

BY: _____ DATE: 7-22-02
DEON L. BYRD, TENNESSEE REGISTERED LAND SURVEYOR NO. 1916

COMMISSION'S APPROVAL

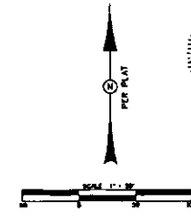
APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

BY: _____ DATE: 9/17/02
SECRETARY

SUBDIVISION NO.: 2002S-275C-14
PART OF MASTER PLAN NO.: 75-87-P

RECORD
Davidson County PLAT-UP
Rec'd 00/17/02 12:10 Log#
Fees: 10.00 Taxes: 0.00
20020917-0113231

20020917-0113231





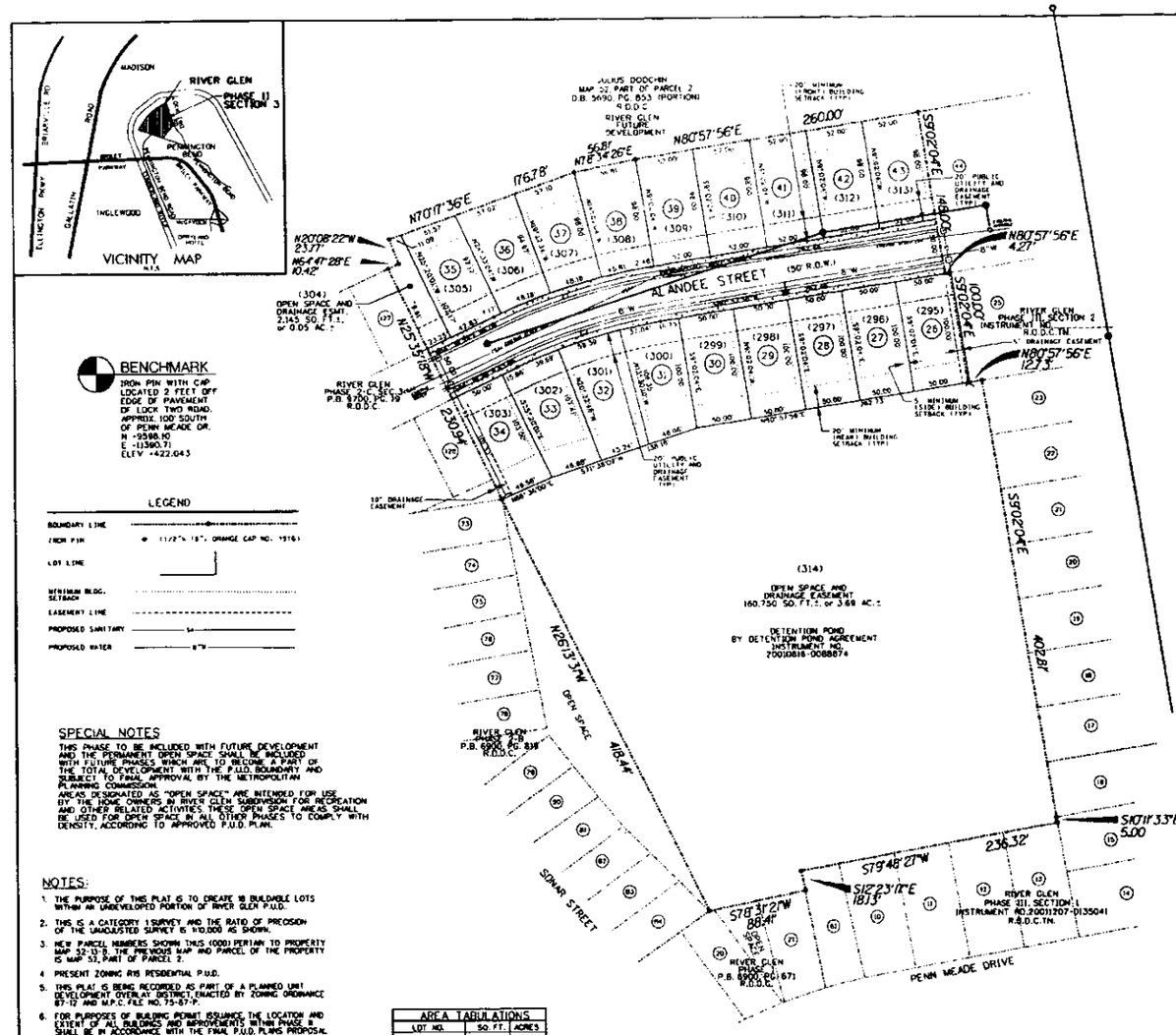
FINAL PLAT
RIVER GLEN
PLANNED UNIT DEVELOPMENT
PHASE III, SECTION 2
FIRST CIVIL DISTRICT
FIFTEENTH COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: MARCH 7, 2002
REV.: JULY 22, 2002

BYRD SURVEYING, INC.
(931) 906-0040
FAX (931) 553-0070
720 WEST DAVIDSON CAVE ROAD
CLARKSVILLE, TN 37040

CIVIL • SITE DESIGN GROUP, PLLC

01-026-04



SPECIAL NOTES

THIS PHASE TO BE INCLUDED WITH FUTURE DEVELOPMENT AND THE PERMANENT OPEN SPACE SHALL BE INCLUDED WITH FUTURE PHASES WHICH ARE TO BECOME A PART OF THE TOTAL DEVELOPMENT WITH THE P.U.D. BOUNDARY AND SUBJECT TO FINAL APPROVAL BY THE METROPOLITAN PLANNING COMMISSION.

AREAS DESIGNATED AS "OPEN SPACES" ARE INTENDED FOR USE BY THE HOME OWNERS IN RIVER GLEN SUBDIVISION FOR RECREATION AND OTHER RELATED ACTIVITIES. THESE OPEN SPACE AREAS SHALL BE USED FOR OPEN SPACE IN ALL OTHER PHASES TO COMPLY WITH DENSITY, ACCORDING TO APPROVED P.U.D. PLAN.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 18 BUILDABLE LOTS WITHIN AN UNDEVELOPED PORTION OF RIVER GLEN P.U.D.
2. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN.
3. NEW PARCEL NUMBERS SHOWN THUS (000) PERTAIN TO PROPERTY MAP 52-13-B. THE PREVIOUS MAP AND PARCEL OF THE PROPERTY IS MAP 52, PART OF PARCEL 2.
4. PRESENT ZONING RM6 RESIDENTIAL P.U.D.
5. THIS PLAT IS BEING RECORDED AS PART OF A PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT, ENACTED BY ZONING ORDINANCE 87-12 AND M.P.C. FILE NO. 75-87-P.
6. FOR PURPOSES OF BUILDING PERMIT ISSUANCE, THE LOCATION AND EXTENT OF ALL BUILDINGS AND IMPROVEMENTS WITHIN PHASE III SHALL BE IN ACCORDANCE WITH THE FINAL P.U.D. PLANS PROPOSAL NO. 75-87-P-1 FOR PHASE II, AS APPROVED BY THE METROPOLITAN PLANNING COMMISSION.
7. MINIMUM FINISH FLOOR ELEVATION - 426.3.
8. ONLY OBSTRUCTIONS PERMITTED BY SECTION 23.43 OF ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE.
9. AFTER COMPLETION OF CONSTRUCTION, IRON PINS SHALL BE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
10. 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 METROPOLITAN DEPARTMENT OF PUBLIC WORKS.
11. THIS PROPERTY IS LOCATED WITHIN A FLOOD PRONE AREA PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY NO. 470040, PANEL NO. 47037C0227F, DATED APRIL 20, 2001.
12. INDIVIDUAL WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
13. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT) AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.
14. THE HOMEOWNERS ASSOCIATION BYLAWS, INCLUDING THE COVENANTS, RESTRICTIONS AND OPEN SPACE MAINTENANCE AGREEMENT ARE RECORDED BY INSTRUMENT NO. 20020425-0051598.

AREA TABULATIONS

LOT NO.	SQ. FT.	ACRES
26	9000±	0.21±
27	9000±	0.21±
28	9000±	0.21±
29	9000±	0.21±
30	9000±	0.21±
31	9118±	0.21±
32	9118±	0.21±
33	9118±	0.21±
34	9118±	0.21±
35	9118±	0.21±
36	9027±	0.21±
37	9027±	0.21±
38	9027±	0.21±
39	9027±	0.21±
40	9027±	0.21±
41	9027±	0.21±
42	9027±	0.21±
43	9027±	0.21±
1.1 W. DEDICATION	42,895±	0.98±
OPEN SPACES	160,750±	3.69±
TOTAL PLAT	278,353±	6.39±

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	16°11'34"	325.00'	91.85'	46.18'	S81°48'46"E 91.54'
C2	16°11'34"	175.00'	135.13'	68.00'	S81°48'46"E 134.87'

OWNER'S CERTIFICATE

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NAME: JULIUS DOOCHIN

SIGNATURE: _____ DATE: 9/9/02

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 OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BY: _____ DATE: 9-11-02

DEON L. BYRD, TENNESSEE REGISTERED LAND SURVEYOR NO. 1916

COMMISSION'S APPROVAL

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

BY: _____ SECRETARY DATE: 9/17/02

SUBDIVISION NO.: 20025-101G-14

PART OF MASTER PLAN NO.: 75-87-P

RECORD

20020917-0113232

20020917-0113232

OWNER

JULIUS W. DOOCHIN
511 CHESTERFIELD AVE., NO. 4-B
NASHVILLE, TN 37212

SURVEYOR

BYRD SURVEYING, INC.
P.O. BOX 31392
CLARKSVILLE, TN. 37043-31392
(931) 906-0040
CONTACT: DEON L. BYRD, R.L.S.

TOTAL AREA OF THIS PLAT 278,353 S.F., OR 6.39 ACRES

FINAL PLAT

RIVER GLEN

PLANNED UNIT DEVELOPMENT

PHASE III, SECTION 3

FIRST CIVIL DISTRICT

FIFTEENTH COUNCILMANIC DISTRICT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: MARCH 7, 2002
REV.: JULY 23, 2002

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