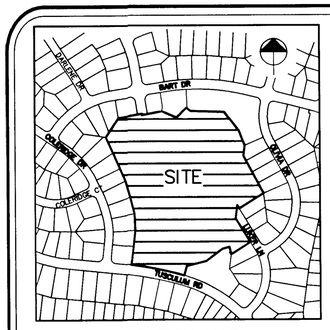
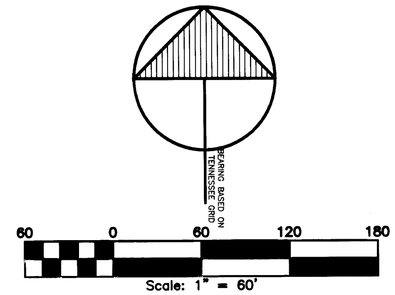
TOTAL LOTS = 58
TOTAL AREA = 15.08 ACRES±



LOCATION MAP



GENERAL NOTES

1. THE PURPOSE OF THE RECORDING OF THIS PLAT IS TO CREATE 58 SINGLE FAMILY LOTS.
2. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER DRAINAGE ORDINANCE NO. 78 – 840 AND APPROVED BY THE METRO DEPARTMENT OF WATER SERVICES.
3. THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FEMA COMMUNITY PANEL NO. 470040 0362 F DATED APRIL 20, 2001.
4. 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 ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.
5. ALL LOT CORNERS ARE NEW IRON RODS UNLESS OTHERWISE NOTED.
6. MINIMUM BUILDING SETBACK LINES ARE PER THE METRO ZONING ORDINANCE.
7. ALL LOTS APPROVED FOR SINGLE FAMILY RESIDENCE ONLY.
8. BUILDING ENVELOPE NOTE: ONLY OBSTRUCTIONS PERMITTED BY SECTION 17.12.040 OF THE METROPOLITAN ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE OF A PLANNED UNIT DEVELOPMENT.
9. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN BOOK * , PAGE * , R.O.D.C., TN., AND AS AMENDED IN BOOK * , PAGE * .
   * INSTR. # 200705300064097
10. TITLE DOCUMENTS WERE NOT FURNISHED. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS AS A CURRENT TITLE SEARCH MAY DISCLOSE.
11. TOTAL AREA THIS SECTION = 15.08 ACRES
12. TOTAL OPEN SPACE AREA THIS SECTION = 3.04 ACRES
13. A 20' PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET R.O.W. SHALL HEREBY BE MADE A PART OF THIS RECORDING.
14. PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO TAX MAP NUMBER 162-2-A
15. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES WILL BE REQUIRED FOR EACH PARCEL
16. ALL EXISTING STRUCTURES TO BE REMOVED PRIOR TO CONST.
17. 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). THE LIMITS OF CLEARING SHALL BE LIMITED TO THE AREAS NECESSARY TO CONSTRUCT ROADWAYS AND UTILITIES TO SERVE THIS SITE AS SHOWN ON THE PLAT.
18. ALL UTILITIES SHOWN ARE PROPOSED, NOT AS CONSTRUCTED.
19. ALL SIDEWALKS ARE TO BE CONSTRUCTED IN CONFORMANCE WITH METRO PUBLIC WORKS DESIGN STANDARDS.
20. THE BASE ZONING DISTRICT IS R10, AND THE PROPOSED SUBDIVISION WILL CLUSTER LOTS BY DROPPING DOWN TO THE R6 ZONING DISTRICT.
21. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
22. A 3' PEDESTRIAN EASEMENT ALONG SIDEWALKS, PARALLEL AND ADJACENT TO THE R/W, SHALL BE MADE A PART OF THIS RECORDING.

THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL VOLUME 1 - REGULATIONS.

LOT AREA

NAME	SQUARE FEET	ACRES
1	10045.11	0.23
2	9612.28	0.22
3	6033.05	0.14
4	6014.80	0.14
5	6629.10	0.15
6	6056.72	0.14
7	6006.07	0.14
8	6045.76	0.14
9	6055.60	0.14
10	6035.46	0.14
11	6066.35	0.14
12	6378.32	0.15
13	6001.81	0.14
14	6002.15	0.14
15	6003.29	0.14
16	6073.48	0.14
17	6979.40	0.16
18	6136.97	0.14
19	6167.30	0.14
20	6004.39	0.14
21	6057.66	0.14
22	6032.78	0.14
23	6000.00	0.14
24	6445.25	0.15
25	10000.57	0.23
26	10025.23	0.23
27	9302.32	0.21
28	7349.36	0.17
29	6168.32	0.14
30	6016.48	0.14
31	6048.04	0.14
32	6024.21	0.14
33	6864.20	0.16
34	6126.82	0.14
35	8634.59	0.20
36	6068.34	0.14
37	6061.66	0.14
38	9066.09	0.21
39	9077.59	0.21
40	7004.50	0.16
41	7318.37	0.17
42	8871.28	0.20
43	8249.14	0.19
44	7912.25	0.18
45	6884.74	0.16
46	7179.27	0.16
47	6006.74	0.14
48	8974.44	0.21
49	8903.49	0.20
50	8701.38	0.20
51	11191.77	0.26
52	6064.27	0.14
53	7598.36	0.17
54	6250.63	0.14
55	6711.32	0.15
56	6300.41	0.14
57	7681.52	0.18
58	6058.86	0.14
Bdry	656797.44	15.08
O.S. A	88265.06	2.03
O.S. B	8403.35	0.19
O.S. C	31016.57	0.71
O.S. D	4842.94	0.11
AREA WITHIN OLD CEMETERY FENCE	4330.34	0.10

MEC, inc.
CIVIL ENGINEERING AND SURVEYING
P.O. BOX 17465 / NASHVILLE, TENN. 37217 / (615) 831-9596

PREPARED FOR:
GJR DEVELOPMENT, LLC
256 SEABOARD LANE
SUITE H-103
FRANKLIN, TN 37067
(972) 404-8500

OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in instrument # * 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: George Spencer Date: 10/19/07

* 20060306-0025276 & 20060306-0025277
GEORGE SPENCER--GJR DEVELOPMENT, LLC

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "1" survey having an unadjusted ratio of precision greater than 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: 10/22/07

Tennessee Registered Surveyor Number: 992

NOTE:
SEWER NOT NECESSARILY DESIGNED FOR BASEMENTS, THE MIN. FINISHED FLOOR ELEVATION (FFE) REQUIRED FOR SEWER SERVICE IS SHOWN THUS: 000.0

NOTE: ELEVATIONS SHOWN THUS 000.0 ARE THE MIN. REQUIRED FINISHED FLOOR ELEVATIONS (FFE) INCLUDING GARAGES. THE LOWEST ELEVATION AT THE BUILDING PAD SHALL BE NO MORE THAN 1' LOWER THAN THE ELEV. NOTED

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N 32°04'47" W	23.41'
L2	N 04°52'47" W	40.00'
L3	S 74°48'55" W	43.40'
L4	S 16°15'34" W	53.83'
C1	S 89°35'52" E	66.26'
C2	S 01°52'59" E	66.38'
C3	N 89°11'40" W	64.80'
C4	N 03°09'54" W	65.99'

CURVE DATA

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	04°33'50"	863.94	68.82	34.43	N 76°01'21" W	68.80
C2	04°43'40"	2291.69	189.10	94.60	N 80°38'30" W	189.05
C3	46°23'48"	300.00	242.93	128.57	N 55°16'41" W	236.35
C4	69°12'21"	275.00	332.16	189.73	N 43°52'24" W	312.34
C5	15°06'22"	175.00	46.14	23.20	S 50°22'02" W	46.01
C6	133°08'17"	127.00	295.11	293.05	N 70°37'01" W	233.06
C7	30°36'41"	125.00	66.78	34.21	N 11°15'28" E	65.99
C8	119°49'52"	112.00	234.24	193.33	N 39°21'18" W	193.82
C9	90°00'00"	25.00	39.27	25.00	N 77°04'47" W	35.36
C10	98°12'44"	25.00	42.85	28.87	N 08°48'50" E	37.80
C11	82°07'03"	25.00	35.83	21.78	N 20°29'53" W	32.84
C12	82°07'03"	25.00	35.83	21.78	S 61°37'10" W	32.84
C13	102°19'04"	25.00	44.64	31.05	N 29°34'14" E	38.94
C14	90°00'00"	25.00	39.27	25.00	N 54°16'14" W	35.36
C15	81°30'24"	25.00	35.56	21.54	N 14°11'23" W	32.64
C16	81°30'24"	25.00	35.56	21.54	N 67°19'01" E	32.64

COMMISSION'S APPROVAL

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

Secretary _____ Date: 11/15/2007

RECORD

Davidson County PLAT-LG
Recvd: 11/16/07 13:10 2 pgs
Fees:20.00 Taxes:0.00
20071115-0134114

Subdivision Number 2007S-202U-12

FINAL PLAT
SECTION TWO
SPENCER HILL
"CLUSTER LOT SUBDIVISION"
2ND CIVIL DISTRICT OF DAVIDSON CO., TN.
30TH COUNCILMANIC DISTRICT

DATE: 06/15/07 SCALE: 1"= 60'

I, Richard Bernhardt, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signed and sworn to this 31st day of JULY, 2007.
(month)

Richard Bernhardt
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lou Edwards, a notary public for this county and state, Rick Bernhardt, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal of office in Nashville, Tennessee, this 31 day of July, 2007
(month)

Lou J Edwards
Notary's Signature

LOU J EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 7/25/09.

Notary's Seal (if on paper)