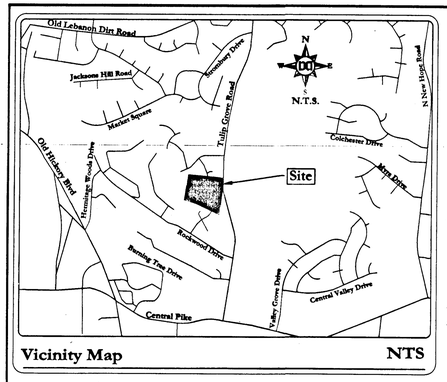


Vicinity Map NTS

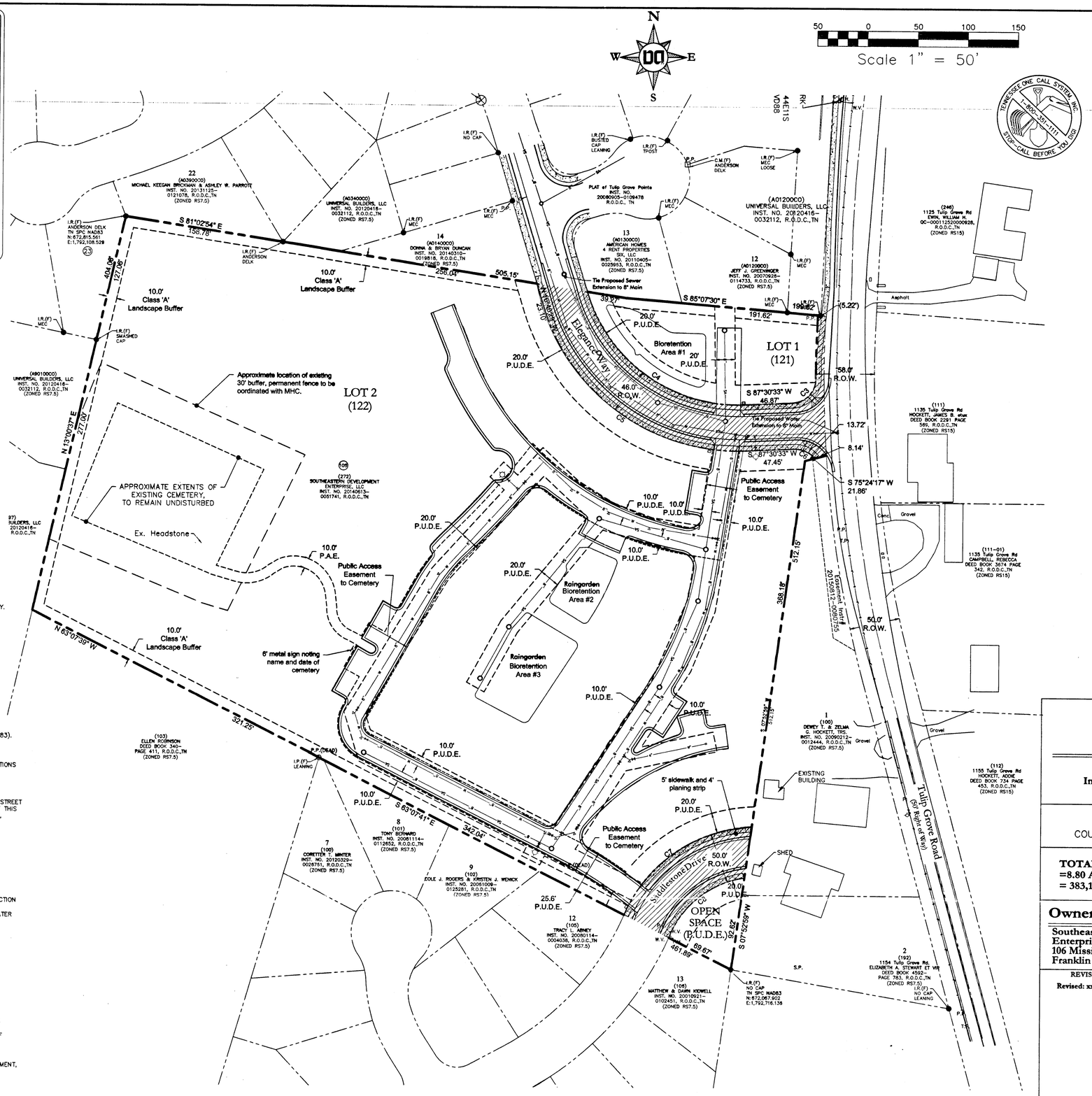
LEGEND

J.P.(F)	IRON PIPE (FOUND)
I.R.(F)	IRON ROD (FOUND)
I.R.(S)	IRON ROD (SET)
POWER POLE/ TELEPHONE POLE	
ANCHOR	
CONCRETE	
SANITARY MANHOLE	
INLET	
LIGHT	
SIGN	
WATER METER	
WATER VALVE	
FIRE HYDRANT	
LOT NUMBER	(xx)
PARCEL NUMBER	(xx)
PROPERTY LINE	
OH ELECTRIC	OH
WATER LINE	W
SANITARY LINE	SA

Davidson County PLAT-LG
Recvd: 11/23/16 08:40 2 pgs
Fees:20.00 Taxes:0.00
20161123-0123502

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND DEDICATE RIGHT-OF-WAY.
2. BEING PARCEL 272 ON TAX MAP 86-00 OF RECORD IN INSTR. NO. 00006865-0000000 IN THE REGISTERS OFFICE FOR DAVIDSON CO. TN.
3. UNLESS OTHERWISE INDICATED ON THE PLAT OR IN SUBSEQUENT PLAT NOTES, BUILDING SETBACKS TO BE DETERMINED BY METROPOLITAN ZONING REGULATIONS. PROPERTY IS ZONED SP. 2015SP-028-002 (ORDINANCE NO. BL2015-1097)
4. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT. 1)THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPRISE ALL OF SUCH UTILITES IN THE SUBJECT AREA AND THAT. 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN.
5. NUMBERS SHOWN THUS (272) PERTAIN TO PROPERTY MAP NUMBER 86 PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY, TENNESSEE.
6. PROPERTY OWNERS: SOUTHEASTERN DEVELOPMENT ENTERPRISE, LLC.
   PARCEL 272: 106 MISSION COURT, SUITE 604B
   FRANKLIN, TN 37067
7. BEARINGS SHOWN ARE BASED ON GPS OBSERVATION AND ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
8. THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP BEING MAP NO. 47037C0261 F, EFFECTIVELY DATED: APRIL 20, 2001.
9. THIS SURVEY WAS PREPARED USING THE LATEST RECORDED DEEDS & PLAT DESCRIPTIONS REFERENCED HEREON. NO TITLE DOCUMENTS WAS PROVIDED TO THIS SURVEYOR AT THE TIME OF THIS SURVEY. THIS SURVEY IS SUBJECT TO SUCH STATE OF FACTS THAT A CURRENT TITLE EXAMINATION MAY REVEAL.
10. PROPERTY CORNERS SHOWN THUS —●— ARE MARKED BY IRON RODS.
11. A PUBLIC UTILITY & DRAINAGE EASEMENT OF TWENTY FEET (20') ADJACENT TO ALL STREET RIGHT-OF-WAYS OR UNLESS NOTED OTHERWISE SHALL HEREBY BE MADE A PART OF THIS RECORDING. WHERE CORNER BUILDING SETBACKS ARE LESS THAN TWENTY FEET (20'), THE EASEMENT DEPTH SHALL BE REDUCED TO THE BUILDING ENVELOPE THEN BACK TO ORIGINAL DEPTH.
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 WATER SERVICES.
13. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
14. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES).
15. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
16. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
17. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI
18. METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED INGRESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE, AND INSPECT ANY STORM WATER FACILITIES WITHIN THE PROPERTY.
19. THE DEVELOPMENT OF THIS PROPERTY SHALL COMPLY WITH METRO WATER SERVICES. STORM WATER DIVISION, INFILL GUIDELINES PER ORDINANCE BL2004-910.
20. A MAXIMUM HEIGHT OF THREE STORY BUILDING TO 35 FEET, (MEASURED FROM FINAL GRADE TO EAVE).
22. NO BUILDING PERMIT IS TO BE ISSUED ON THE PROPOSED LOT UNTILL THE REQUIRED SIDEWALK IS CONSTRUCTED PER THE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
23. THE BUILDING PERMIT SITE PLAN SHALL DEPICT A MIN. 5 FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS, INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS. PRIOR ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MIN. OF 5 FEET CLEAR ACCESS.
24. STORMWATER FACILITIES ARE TO BE MAINTAINED PER RECORDED MAINTENANCE AGREEMENT, INSTRUMENT NO. 20160407-0033392.



CERTIFICATE OF OWNERSHIP

I hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Instrument 20140613-0051741, Davidson County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, and that this plat constitutes offers of irrevocable dedication for all public roads, utilities, easements and other facilities shown hereon as required by the Subdivision Regulations of the Planning Commission of Metropolitan Nashville, Davidson County.

Name _____ Date 11-16-2016
Southeastern Development Enterprises, LLC

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "A" survey having an unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been placed at subdivision outside lot lines are at right angles or radial to a street unless otherwise noted.

STATE OF TENNESSEE JOSEPH E. DALE 2359 REGISTERED LAND SURVEYOR AGRS, LLC

Registered Land Surveyor 6/21/2016 Date

COMMISSION APPROVAL

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

Secretary 11-22-16 Date

SUBDIVISION NUMBER 2016S-066-001

AREA TABLE		
Lot #	Acres	Sq Ft.
Lot 1	0.42	18,180
Lot 2	7.77	338,399
Open Space	0.09	3,898
ROW	0.52	22,689

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
1	139.36'	1165.70'	06°51'00"	N00°29'12"W	139.28'
3	38.22'	25.00'	87°35'58"	S43°42'34"W	34.61'
4	208.32'	157.00'	76°01'30"	N54°28'42"W	193.37'
5	268328'	203.00'	75°42'58"	S43°42'34"W	249.17'
6	39.80'	25.00'	53°08'16"	S65°55'20"W	22.36'
7	162.91'	145.00'	64°22'22"	N55°04'30"E	154.48'
8	100.74'	95.00'	60°45'29"	N51°09'50"E	96.09'

FINAL PLAT

Tulip Grove Addition

Being Parcel Number 272, on Map 86 of record in Instrument NO. 20140613-0051741 in the Register's Office for Davidson County, Tennessee

NASHVILLE, DAVIDSON COUNTY, TENNESSEE
COUNCIL DISTRICT 12, COUNCIL MAN STEVE GLOVER

TOTAL AREA	LINEAR FEET	SCALE: 1" = 50'
=8.80 ACRES	NEW STREETS	
= 383,168 S.F.	= 453 L.F.	PROJECT # 14275

Owner & Developer:
Southeastern Development Enterprises, LLC.
106 Mission Court, Suite 604B
Franklin , TN 37067

Dale & Associates
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

REVISIONS:
Revised: xxx

DATE: Feb. 10, 2015

Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying

PROJECT #14275
SHEET NUMBER:
P1
1 OF 1

I, Robert Leeman, 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 11 day of October, 2016.

Robert Leeman

Signature

State of TN

County of Davidson

Personally appeared to me, KELLY ADAMS, a notary public for this county and state, ROBERT LEEMAN, 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 office in Nashville, TN, this 11 day of OCTOBER, 2016

Kelly Adams

Notary's signature

MY COMMISSION EXPIRES: September 7, 2020.

Notary's seal (if on paper)