CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown described hereon as evidenced in Instrument 20071109-0132583 AND 20230810-0062198, Register's Office of Davidson County, Tennessee, and adopt this 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 convenants as of record in Book_____, Page_____, R.O.D.C., Tennessee, running with the title to the property.

Name _____ Date 7/9/24

JEFF KENDIG
P.O. BOX 160162
NASHVILLE, TN 37216
615-474-1631

Name _____ Date 07-09-24

RHYTHM DEVELOPMENT 401K
355 HAZEL AVENUE
ST. LOUIS, MO 63119
RYAN MCLAURY, TRUSTEE
615-584-8996

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 as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

STEVEN D. DELLE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1770

Name STEVEN D. DELLE Date OCTOBER 26, 2023

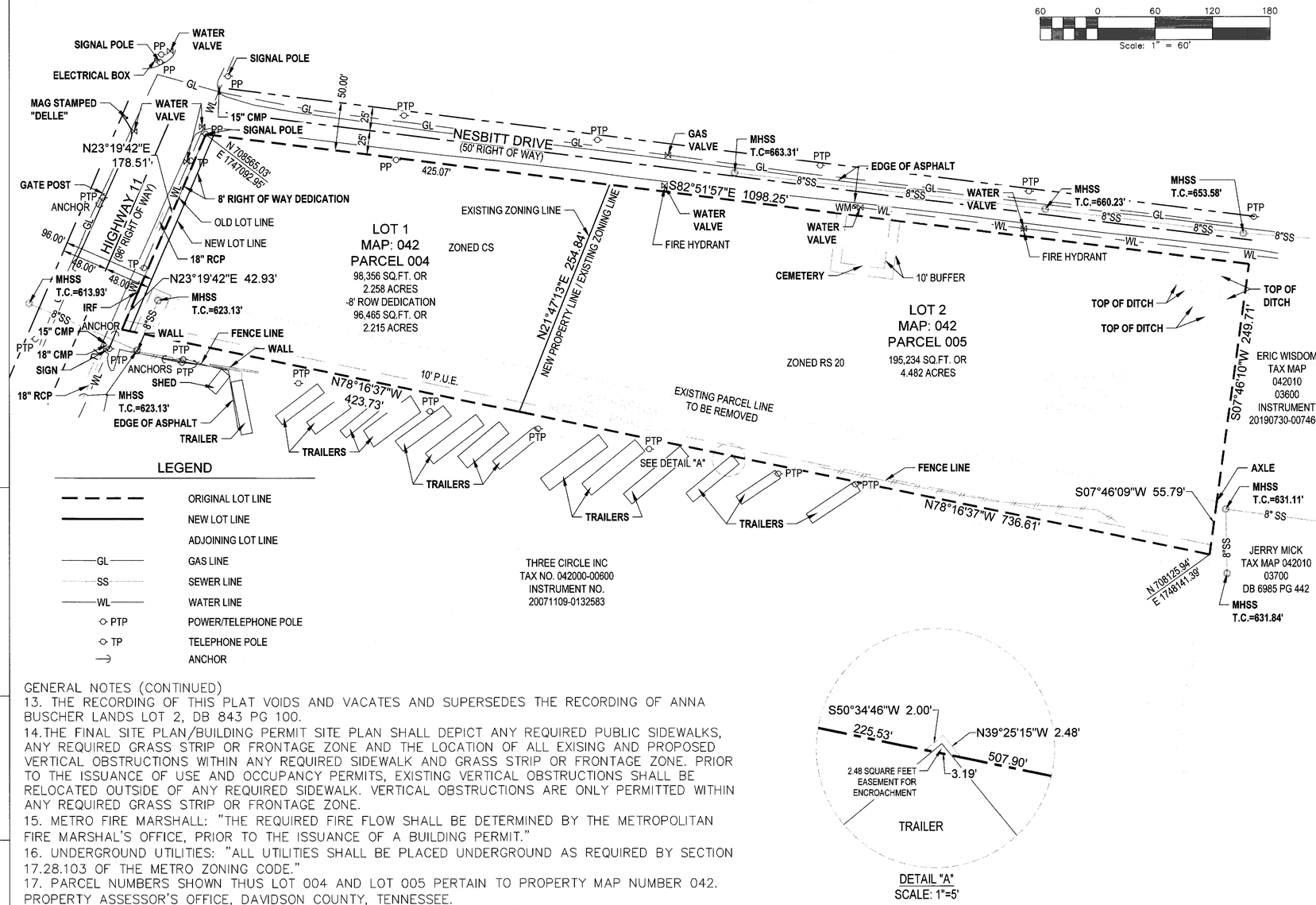
COMMISSION APPROVAL

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

Secretary _____ Date 7/18/24

APPLICATION NUMBER: 2024S-006-001

GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS.
2. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S FOR THE STATE OF TENNESEE, DATED SEPTEMBER 29, 1980.
3. 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 NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
5. MINIMUM BUILDING SETBACK LINES ARE DETERMINED BY METROPOLITAN ZONING REGULATIONS. PROPERTY IS ZONED RS20 AND CS.
6. THE PROPERTY SHOWN HEREON CONTAINS 313,359 SQUARE FEET OR 7.194 ACRES OF LAND MORE OR LESS.
7. PROPERTY CORNERS SHOWN THUS -0- ARE MARKED BY IRON RODS.
8. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD ZONE PER THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO. 47037C0-119H, EFFECTIVE APRIL 5, 2017.
9. BEARINGS SHOWN ARE ON THE SURVEY ARE STATE PLANE.
10. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
11. 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.
12. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP.)



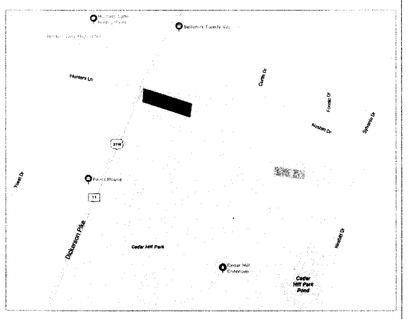
LEGEND

- ORIGINAL LOT LINE
- NEW LOT LINE
- ADJOINING LOT LINE
- GL — GAS LINE
- SS — SEWER LINE
- WL — WATER LINE
- PTP — POWER/TELEPHONE POLE
- TP — TELEPHONE POLE
- ANCHOR

GENERAL NOTES (CONTINUED)
13. THE RECORDING OF THIS PLAT VOIDS AND VACATES AND SUPERSEDES THE RECORDING OF ANNA BUSCHER LANDS LOT 2, DB 843 PG 100.
14. THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT ANY REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN ANY REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF ANY REQUIRED SIDEWALK. VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE.
15. METRO FIRE MARSHALL: "THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT."
16. UNDERGROUND UTILITIES: "ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE."
17. PARCEL NUMBERS SHOWN THUS LOT 004 AND LOT 005 PERTAIN TO PROPERTY MAP NUMBER 042. PROPERTY ASSESSOR'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

DETAIL "A"
SCALE: 1"=5'

Vicinity Map NTS



Karen Johnson Davidson County
Batch# 1159521 PLAT-PLAN
07/18/2024 10:06:30 AM 2 pgs
Fees: $20.00 Taxes: $0.00
20240718-0054145

RESUBDIVISION OF ANNA BUSCHER LANDS

TAX MAP/PARCEL: 04200-005 & 004
DEED: INSTRUMENT 20071109-0132583 & 20230810-0062198
03 COUNCILMANIC DISTRICT, COUNCIL MEMBER JENNIFER GAMBLE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
DATE: OCTOBER 26, 2023
REV DATE: APRIL 26, 2024
SCALE: 1" = 60'
CASE NO.: 2024S-006-001

North
HOR. NAD 83
VERT. NAVD 88

DELLE LAND SURVEYING
712 GRAYLAND DRIVE
MADISON, TENNESSEE 37115
(615) 642-9146

202407180054145

I, Lisa D Milligan do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/18/24 (date of document)..

Affiant Signature Lisa D Milligan

Date 7/18/24

State of TN

County of Davidson

Sworn to and subscribed before me this 18 day of July, 2024

Notary's Signature Michelle Hollingsworth

MY COMMISSION EXPIRES: 9/8/25

Notary's Seal (if on paper)

