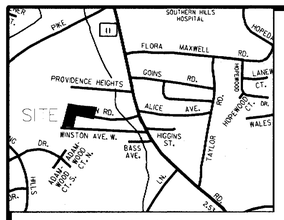
SALAHADEEN R. OSMAN
COMBINATION PLAT
WINSTON AVE W & J.J. WATSON AVE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



ZONING: R6
PARCEL ID: 14707090000CO
O.I.C. HOMES AT 4432 PROVIDENCE HEIGHTS
INSTRUMENT: 20190718-0070646

ZONING: R6
PARCEL ID: 14707085000CO
O.I.C. HOMES AT 4430 PROVIDENCE HEIGHTS
INSTRUMENT: 20190718-0070644

ZONING: R6
PARCEL ID: 14707080000CO
O.I.C. HOMES AT 4428 PROVIDENCE HEIGHTS
INSTRUMENT: 20190719-0070659

ZONING: R6
PARCEL ID: 14707075000CO
O.I.C. HOMES AT 4426 PROVIDENCE HEIGHTS
INSTRUMENT: 20201224-0145216

ZONING: R6
PARCEL ID: 14707068500
TYNE GRAY
INSTRUMENT: 00007081-0000628

ZONING: R6
PARCEL ID: 14707068700
TYNE GRAY
INSTRUMENT: 00007081-0000628

ZONING: R6
PARCEL ID: 14707008800
JOYCE JONES
INSTRUMENT: 00001368-0000218

ZONING: R6
PARCEL ID: 14707068900
MIGUEL ZAVALA
INSTRUMENT: 20061116-0142651

ZONING: R6
PARCEL ID: 14707M90000CO
O.I.C. 4416 PROVIDENCE HEIGHTS
INSTRUMENT: 20200115-0005331

ZONING: R6
PARCEL ID: 14707090000CO
O.I.C. 4414 PROVIDENCE HEIGHTS
INSTRUMENT: 20171206-0124565

ZONING: R6
PARCEL ID: 14707087200
FREDILIBERTO ALCAUTER
INSTRUMENT: 20181003-0098330

ZONING: R6
PARCEL ID: 14707007300
GROVER MAXWELL
INSTRUMENT: 00006607-0000724

ZONING: RM15
PARCEL ID: 14707002100
MFC - 4960 EDMONDSON LLC
INSTRUMENT: 20160125-0006961

ZONING: R6
PARCEL ID: 14707001700
EDMONDSON CEMETERY
INSTRUMENT: 00001136-0000678

PARCEL: 14707008500
SALAHADEEN OSMAN
INSTRUMENT: 20161003-0103907

PARCEL: 14707008400
SALAHADEEN OSMAN
INSTRUMENT: 20161003-0103907

PARCEL: 14707023600
SALAHADEEN OSMAN
INSTRUMENT: 20161003-0103907

PARCEL: 14707008500
SALAHADEEN OSMAN
INSTRUMENT: 20161003-0103907

PARCEL: 14707023600
SALAHADEEN OSMAN
INSTRUMENT: 20161003-0103907

ZONING: R6
PARCEL ID: 14707023800
JOYCE JONES
INSTRUMENT: 20140923-0087368
BELL MANOR SUBDIVISION
BK 00004885-0000099

ZONING: R6
PARCEL ID: 14707023700
JOYCE JONES
INSTRUMENT: 20011114-0125125
BELL MANOR SUBDIVISION
BK 00004885-0000099

ZONING: R6
PARCEL ID: 14707008700
FREDILIBERTO ALCAUTER
INSTRUMENT: 20140210-0011240

ZONING: R6
PARCEL ID: 14707090000CO
O.I.C. 4409 J.J. WATSON TOWNHOMES
INSTRUMENT: 20210907-0075752

ZONING: R6
PARCEL ID: 147070F90000CO
O.I.C. 4417 JJ WATSON AVENUE TOWNHOMES
INSTRUMENT: 20160705-0068054

LOT 1
4.483 ± Acres

S 80°25'03" E
225.93'

S 84°17'42" E
376.17'

S 00°27'25" W
100.70'

S 76°33'37" W
70.69'

S 00°36'34" E
128.16'

N 78°36'34" W
367.47'

N 78°36'34" W
10.00'

S 78°36'34" E
10.00'

S 14°45'44" W
497.89'

S 12°57'01" W
28.01'

S 12°57'01" W
215.71'

N 11°23'26" E
63.27'

S 11°23'26" W
63.27'

47.8'

10' ACCESS EASEMENT

CEMETERY

CEMETERY ACCESS EASEMENT

J.J. WATSON AVE
(R/W VARIES)

WINSTON AVE W
(50' R/W)

5/8" RF

3/4" RF

6X6 STONE

MAG NAIL

10.1'

240.65'
N 88°51'46" W

BM 1

BM 2

13.7'

25.2'

SSMH
TE:592.92'
IE(A):584.99'
IE(B):585.50'
IE(C):585.71'

SSMH
TE:576.38'
IE(A):565.69'
IE(B):565.95'

~GRAVEL~
~ASPHALT~
~CONCRETE~
8" WATER LINE
8" SEWER LINE

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983

0' 30' 60' 120'

APPROVED for RECORDING
NO ADDITIONAL EASEMENTS REQUIRED
Paul Jackson Date 07/29/2024
NASHVILLE ELECTRIC SERVICE

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- OE — OVERHEAD UTILITY LINE
- FENCE LINE
- W — DOMESTIC WATER LINE
- SS — SEWER LINE
- FIRE HYDRANT
- DOMESTIC WATER VALVE
- DOMESTIC WATER METER
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- CONC. MONUMENT FOUND
- 1/2" REBAR FOUND
- REBAR SET
- BENCHMARK
- TREE
- BSL — BUILDING SETBACK LINE

CONTROL POINTS				
NAME	NORTHING	EASTING	ELEVATION	MATERIAL
BM 1	633662.28	1753362.78	584.01'	5/8" REBAR
BM 2	633660.62	1753590.60	568.87'	1/2" REBAR
COORDINATE SYSTEM - NAD 1983				
VERTICAL DATUM - NAVD 1988				

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN INSTRUMENT NUMBER 20161003-0103907, COUNTY REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, AND THAT THIS PLAT CONSTITUTES OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC ROADS, UTILITIES, AND OTHER FACILITIES SHOWN HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE PLANNING COMMISSION OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY.

SALAHADEEN R. OSMAN, OWNER — DATE 06-14-24

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING SPECTRA PRECISION SP60 GNSS RECEIVER USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.06' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

CHRISTOPHER R. CONRAD, R.L.S
TENNESSEE REGISTRATION NO. 2166

CERTIFICATE OF APPROVAL OF ELECTRIC SERVICE

I, _____ do hereby certify that I have reviewed the proposed subdivision plat and that it meets or exceeds requirements and guidelines established by Nashville Electric Service (NES). No electrical service will be provided until NES Requirements have been met and approved by an authorized representative of NES. Any approval is contingent upon continuing compliance with NES Requirements.

_____, 2024 — _____
Date — Approved NES Representative

PLAT NOTES

1. **CASE NUMBER: 2023S-190-001**
   THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
2. 28th COUNCIL DISTRICT
   DAVIDSON COUNTY, TENNESSEE
   COURTNEY JOHNSTON - COUNCIL MEMBER
3. PARCEL ID: 14707008400 (2.514 ACRES)
   SALE INSTRUMENT: 20161003-0103907
   CURRENT OWNER: SALAHADEEN R. OSMAN
   (615) 479-5096
   129 BRIAN CIRCLE
   ANTIOCH, TENNESSEE 37211

   PARCEL ID: 14707008500 (0.288 ACRES)
   SALE INSTRUMENT: 20161003-0103907
   CURRENT OWNER: SALAHADEEN R. OSMAN
   (615) 479-5096
   129 BRIAN CIRCLE
   ANTIOCH, TENNESSEE 37211

   PARCEL ID: 14707023600 (1.677 ACRES)
   SALE INSTRUMENT: 20161003-0103907
   CURRENT OWNER: SALAHADEEN R. OSMAN
   (615) 479-5096
   129 BRIAN CIRCLE
   ANTIOCH, TENNESSEE 37211

   TOTAL AREA = 4.48 ± ACRES
4. SURVEYOR:
   CHRISTOPHER R. CONRAD, RLS #2166
   L.I. SMITH & ASSOCIATES
   475 METROPLEX DRIVE, SUITE 212
   NASHVILLE, TENNESSEE 37211
5. PROPERTY LIES WITHIN ZONE X ACCORDING TO FEMA FIRM 47037C0038?H, WITH AN EFFECTIVE DATE OF 04/05/2017
6. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHALL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
7. 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.
8. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" RCP.)
9. 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.
10. INDIVIDUAL WATER AND/OR SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
11. LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING ORDINANCE.
13. PROPERTY ZONED R6. SETBACKS PER METRO PLANNING CODE. PARCEL NUMBERS SHOWN THUS (000) PERTAIN TO MAP 147-7
14. ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.
15. UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND ARE BASED ON VISIBLE EVIDENCE AND/OR MARKINGS BY UTILITY COMPANIES AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
16. THERE ARE CEMETERIES APPARENT ON THIS PROPERTY.
17. NO DETERMINATION OR CERTIFICATION IS MADE AS TO THE EXISTENCE, OWNERSHIP, OR RESPONSIBILITY OF ANY ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS PROPERTY.
18. NOTE TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METROPOLITAN WATER AND SEWER DEPARTMENTS TO DETERMINE THE ADEQUACY AND AVAILABILITY OF UTILITY SERVICE FOR THE DEVELOPMENT OF THIS PROPERTY.
19. [redacted]
20. 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 EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE 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.
21. REFERENCE SALES INSTRUMENT 20161003-0103907
22. [redacted]
23. ALL STATE CEMETERY LAWS SHALL APPLY. FUTURE DEVELOPMENT SHALL COMPLY WITH ALL REQUIREMENTS OF THE METRO HISTORICAL COMMISSION WITH ANY SITE WORK.

RECORDING CERTIFICATE
STATE OF TENNESSEE, Karen Johnson Davidson County
RECORDED ____ Batch# 1217282 PLAT-PLAN
IN BOOK ____ 12/17/2024 02:16:30 PM 2 pgs
OF THE REGISTER'S Fees: $20.00 Taxes: $0.00
20241217-0097953

COMMISSION APPROVAL
APPROVAL BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE
BY: _____ DATE 12/11/24

202412170097953

REVISIONS

NO.	

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CHRISTOPHER R. CONRAD — 2166 — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — L.I. SMITH & ASSOCIATES — 06-14-24

SHEET: COMBINATION PLAT | NUMBER: 1 of 1

L.I. Smith and Associates, Inc.
LAND DEVELOPMENT | INFRASTRUCTURE DESIGN
— SURVEYING SERVICES —
302 North Caldwell Street, Paris, TN 38242 ; 731-644-1014 ; www.lismith.com
475 Metroplex Drive, Suite 212 Nashville, TN 37211 ; 615-256-0290

DRAWN BY: JPA | CHECKED BY: CC | SCALE: 1:30'
PROJECT #: 210014 | DATE: 06/14/2024

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 12/17/24 (date of document).

Affiant Signature Lisa D Milligan

Date 12/17/24

State of TN

County of Davidson

Sworn to and subscribed before me this 17 day of Dec 2024

Notary's Signature Michelle Hollingsworth

MY COMMISSION EXPIRES: 9/8/25

Notary's Seal (if on paper)

