

NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 94, DAVIDSON COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NUMBER 47037C0239 F, DATED APRIL 20, 2001.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC).
10. SURVEY FIELD DATA COLLECTED ON 7-23-15.

● SITE BM:
TAG BOLT ON FIRE HYDRANT NO. 11490 NORTHERN ROW OF LEBANON RD.
ELEV: 522.77

● PROJECT BM:
NAVD 88 (GPS DERIVED)

SITE DATA

PROPERTY LOCATED ON DAVIDSON COUNTY TAX MAP MAP 94, PARCELS 49 & 50, PORTION OF 51

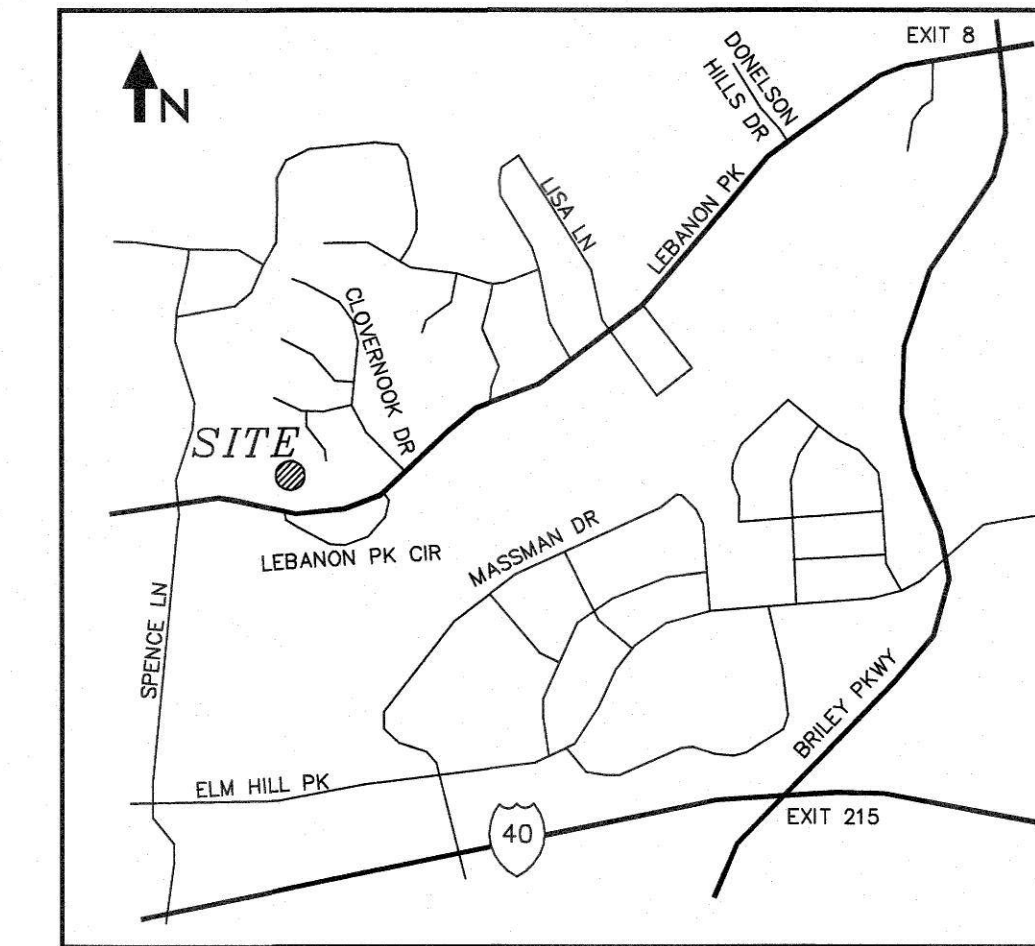
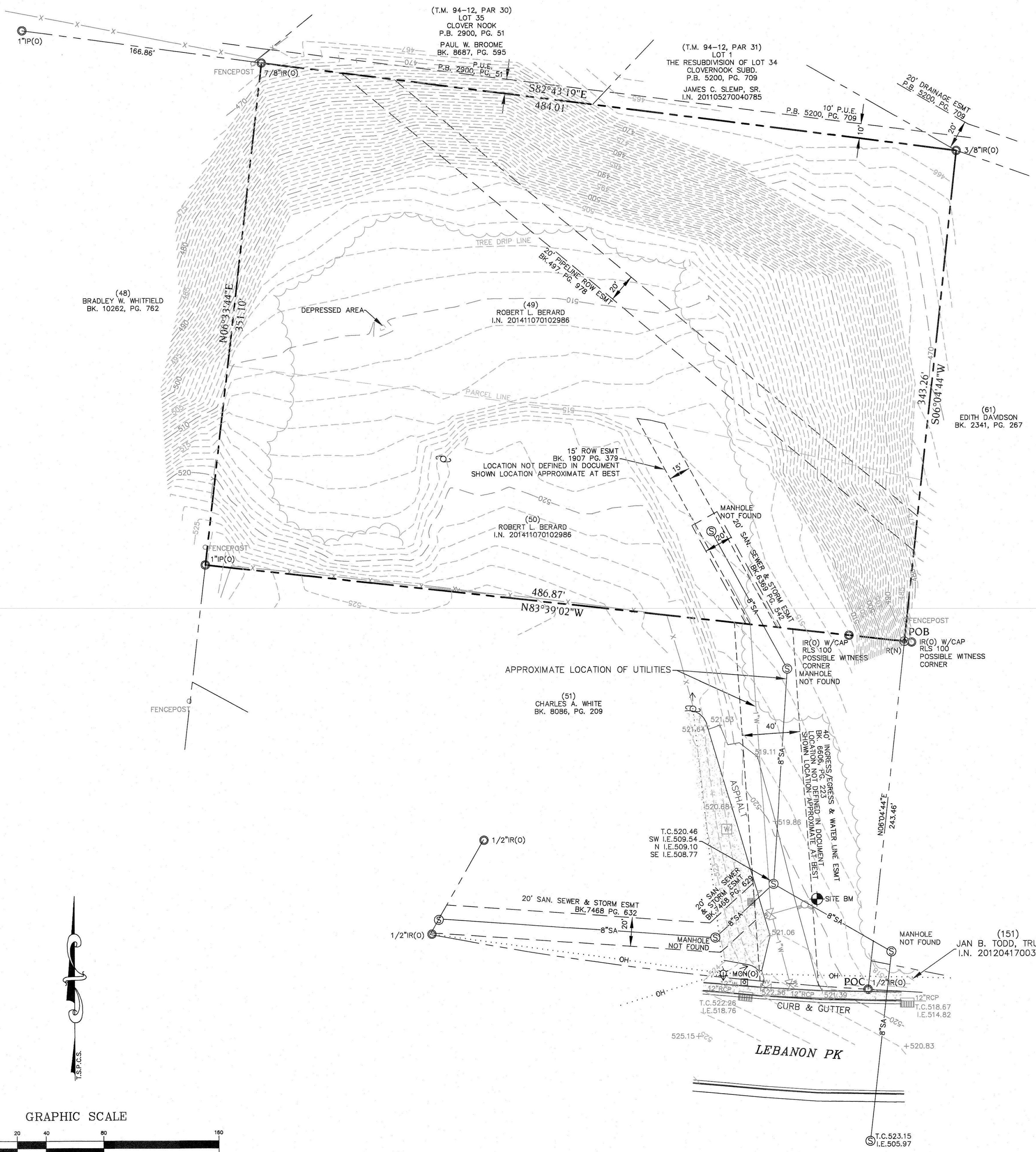
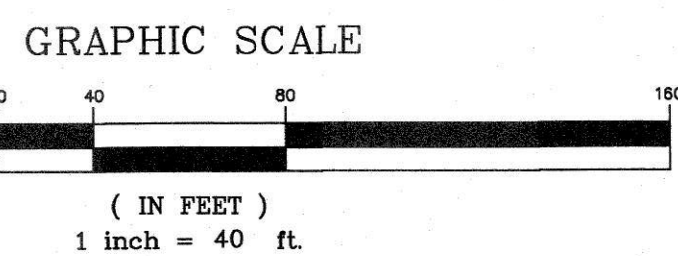
CITY: NASHVILLE
COUNTY: DAVIDSON
STATE: TN
DISTRICT: 15
SITE ADDRESS: 1936 LEBANON PIKE
NASHVILLE, TN 37210

OWNER: PARCELS 49 & 50
ROBERT L. BERARD
334 RAYMOND HODGES RD
COTTONTOWN, TN 37048
I.N. 201411070102986

PARCEL 51
CHARLES A. WHITE
1622 LEBANON PK
NASHVILLE, TN 37210
BK. 8086, PG. 209

LEGEND

PARCEL NO.	()
IRON ROD (OLD)	○ IR(O)
IRON ROD (NEW)	⊗ IR(N)
PROPERTY LINE	---
CONTOUR LINE	-502-
FENCE	-X-X-
OVERHEAD POWER LINE	--- OH ---
SANITARY SEWER LINE	8"SA
STORM SEWER LINE	15"RCP
WATER LINE	8"W
GAS LINE	2"G
TREE DRIP LINE	~ ~ ~
UTILITY POLE	⊕
GUY WIRE	←
LIGHT POST	⊙
SANITARY SEWER MANHOLE	⊗
CURB INLET	⊞
CATCH BASIN	⊞
FIRE HYDRANT	⊞
WATER METER	⊞
WATER VALVE	⊞
CONCRETE	⊞



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

A tract of land in the 15th District, Davidson County, Tennessee. Tract being bounded on the north by Lots 1 and 35 of Clover Nook Subdivision, as recorded in Plat Book 2900, Page 51, Register's Office, Davidson County, Tennessee, (RODC), on the east by the Edith Davidson tract, as recorded in Book 2341, Page 267, RODC, on the south by the Robert L. Beard tract, as recorded in Instrument Number 201411070102986, RODC and on the west by the Bradley W. Whitfield tract, as recorded in Book 10262, Page 762, RODC. Tract being described as follows:

Point of Commencement being a 1/2" iron rod old on the northern Right of Way and being the southeastern corner of the said Robert L. Beard tract. Thence along the common line of the said Robert L. Beard and Edith Davidson tract thence N 06° 04' 44" E 2043.46 feet to an iron rod new and being the POINT OF BEGINNING being thence along the common line of the said Robert L. Beard tract N 83° 39' 02" W 486.87 feet to a 1" iron pipe old; thence along the common line of the said Bradley W. Whitfield tract N 06° 33' 44" E 351.10 feet to a 7/8" iron rod old; thence along the common line of the said Clover Nook Subdivision S 82° 43' 19" E 484.01 feet to a 3/8" iron rod old; thence along the common line of the said Edith Davidson tract S 06° 04' 44" W 343.26 feet to the point of beginning.

Tract contains 168,520 square feet or 3.87 acres.
Bearings based on Tennessee State Plane Coordinate System.

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the herein shown Boundary & Topographic Survey represents a Category "1" survey having an undated ratio of precision greater than 1:10,000 and is true and correct.

By: *Robert M. Searson* Date: 3/21/16
ROBERT M. SEARSON TN REGISTERED SURVEYOR'S No. 1666

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1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
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1636 LEBANON PK HOTEL
TAX MAP 94
PARCELS 49 & 50, PORTION OF PARCEL 51
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

ROBERT L. BERARD
334 RAYMOND HODGES RD
COTTONTOWN, TN 37048

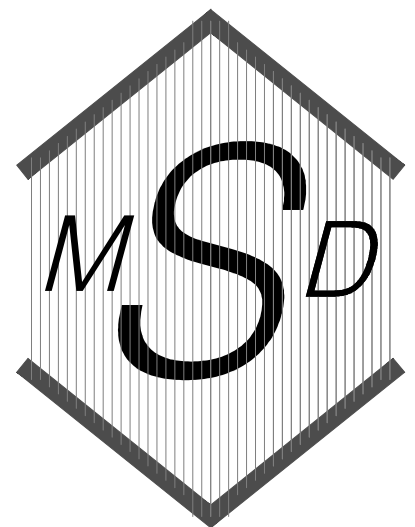


DATE	REVISIONS
03/21/2016	20150442

BOUNDARY & TOPOGRAPHIC SURVEY

L:\Projects\2015\20150442.dwg\20150442_2015-June_BT_1.dwg-Model Mar 21, 2016 - 5:01pm zdoavis

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 Email: mshanklin@ellsouth.net



Drawn: MDS
 Checked By: MDS
 Project No.: 16 ROBERT BERARD
 Date: 06/21/21

Revised 06/21/2016

A New Multiply Family Home Complex
Apartment Concept
 1636 Lebanon Pike
 Nashville, Tennessee
 P.I.

SHEET TITLE:

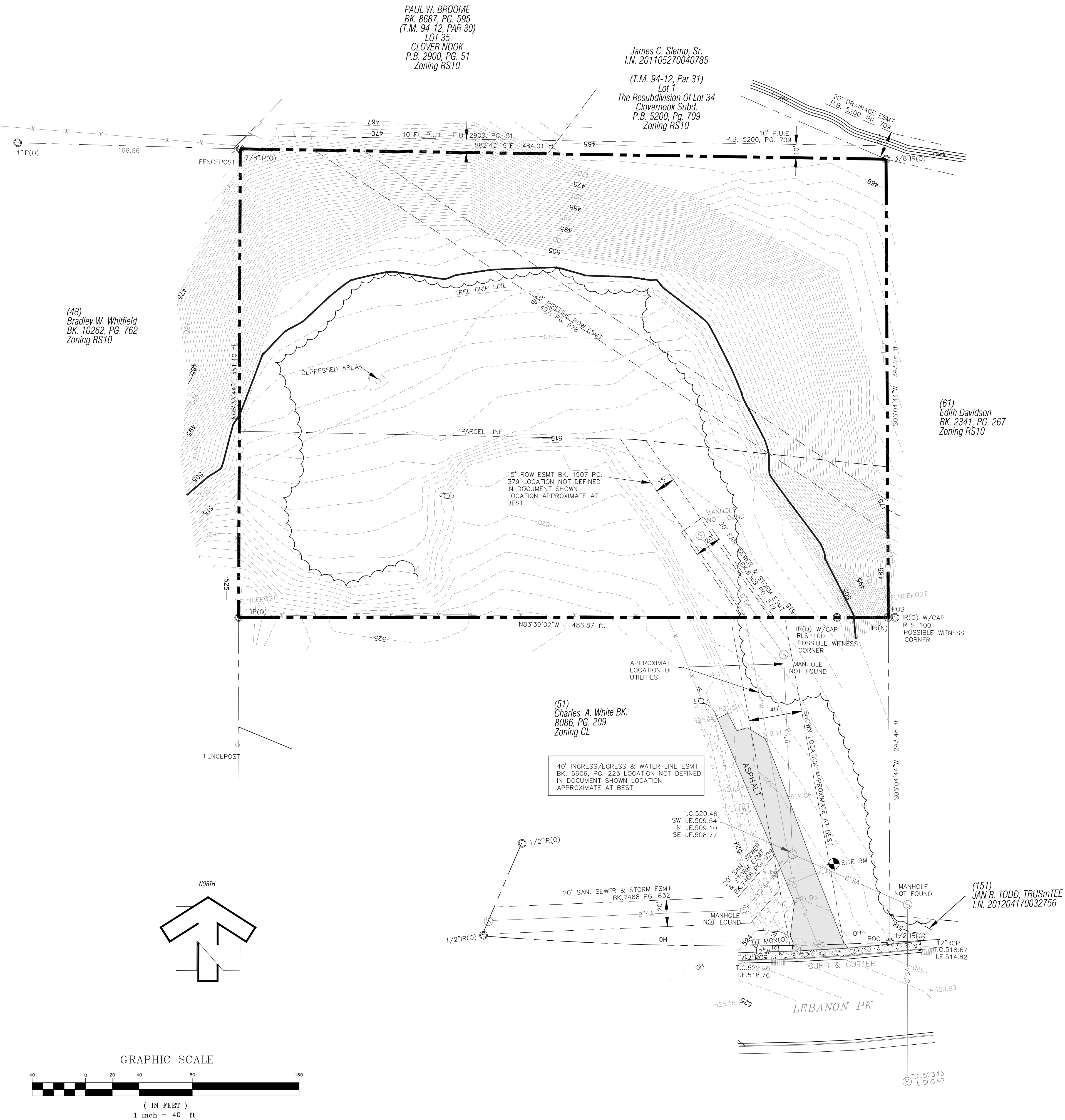
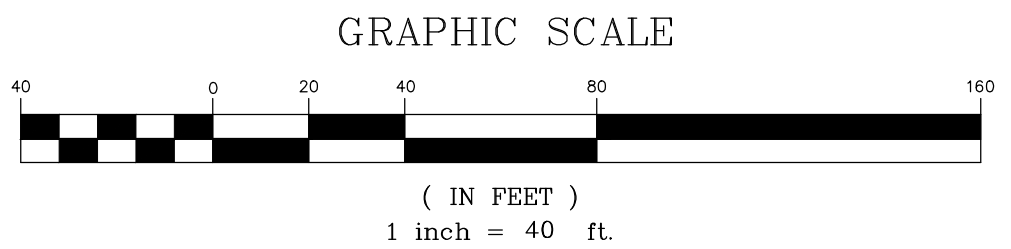
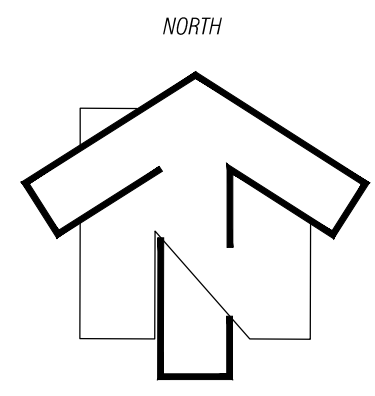
Existing Site Layout Plan

SHEET NO.

C1.0

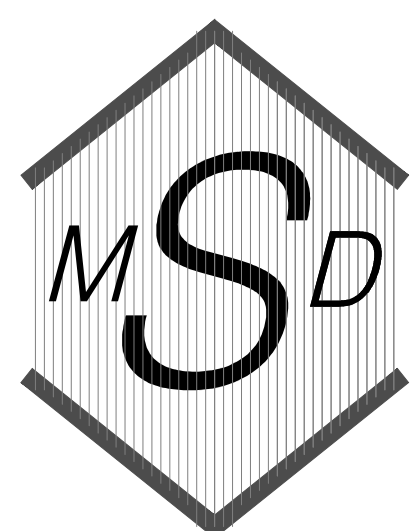
LEGEND

PARCEL NO.	()
IRON ROD (OLD)	⊙ IR(O)
CONC MON (OLD)	⊠ MON(O)
IRON ROD (SET)	⊙ IR(N)
PROPERTY LINE	---
CONTOUR LINE	~
FENCE	-X-X-
OVERHEAD POWER LINE	OH
SANITARY SEWER LINE	8"SA
STORM SEWER LINE	15"RCP
WATER LINE	8"W
GAS LINE	2"G
TREE DRIP LINE	~
UTILITY POLE	⊕
GUY WIRE	↑
LIGHT POST	⊙
SANITARY SEWER MANHOLE	⊙
CURB INLET	⊠
CATCH BASIN	⊠
FIRE HYDRANT	⊕
WATER METER	⊕
WATER VALVE	⊕
CONCRETE	⊠



Existing Site Layout Plan

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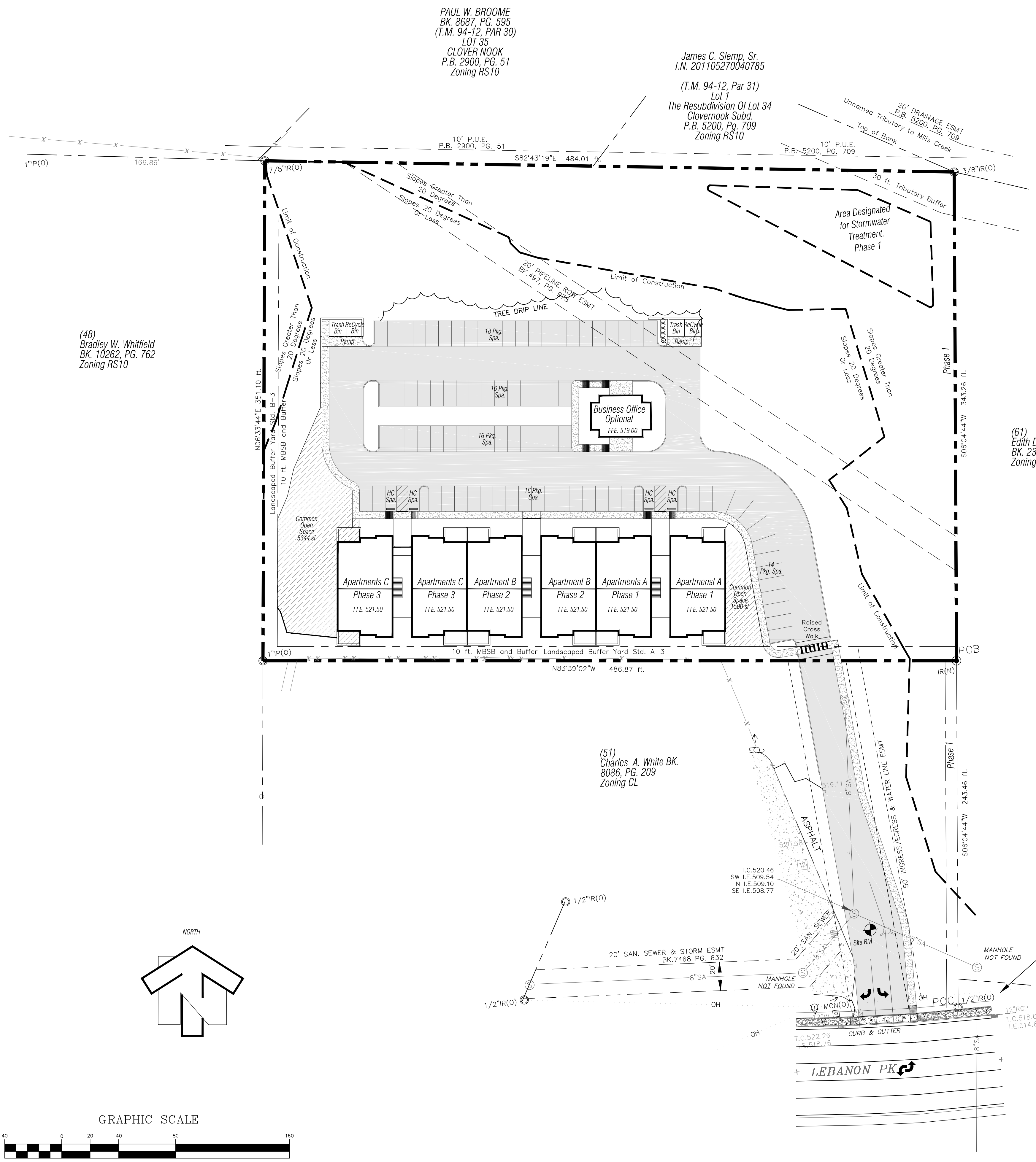


Drawn: MDS
 Checked By: MDS
 Project No: 16 ROBERT BERARD
 Date: 06/21/2016
 Revised: 06/21/2016

A New Multiply Family Home Complex
Apartment Concept
 1636 Lebanon Pike
 Nashville, Tennessee
 P.L.

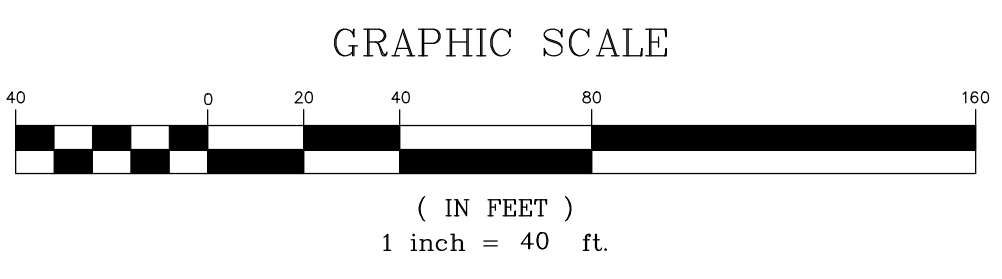
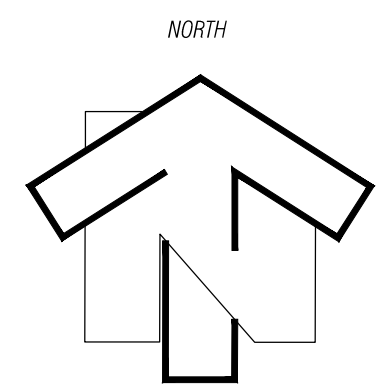
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Proposed Site Layout Plan

SHEET NO.
C1.1



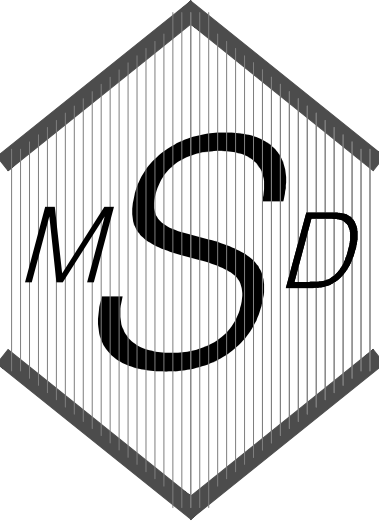
LEGEND

PARCEL NO.	()
IRON ROD (OLD)	○ IR(O)
CONC MON (OLD)	⊗ MON(O)
IRON ROD (SET)	● IR(N)
PROPERTY LINE	---
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CURB INLET	⊞
CATCH BASIN	⊞
FIRE HYDRANT	⊞
WATER METER	⊞
WATER VALVE	⊞
CONCRETE	■

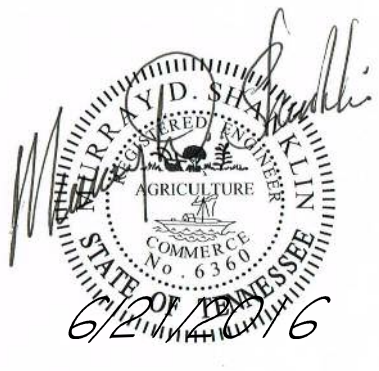


Proposed Site Layout Plan

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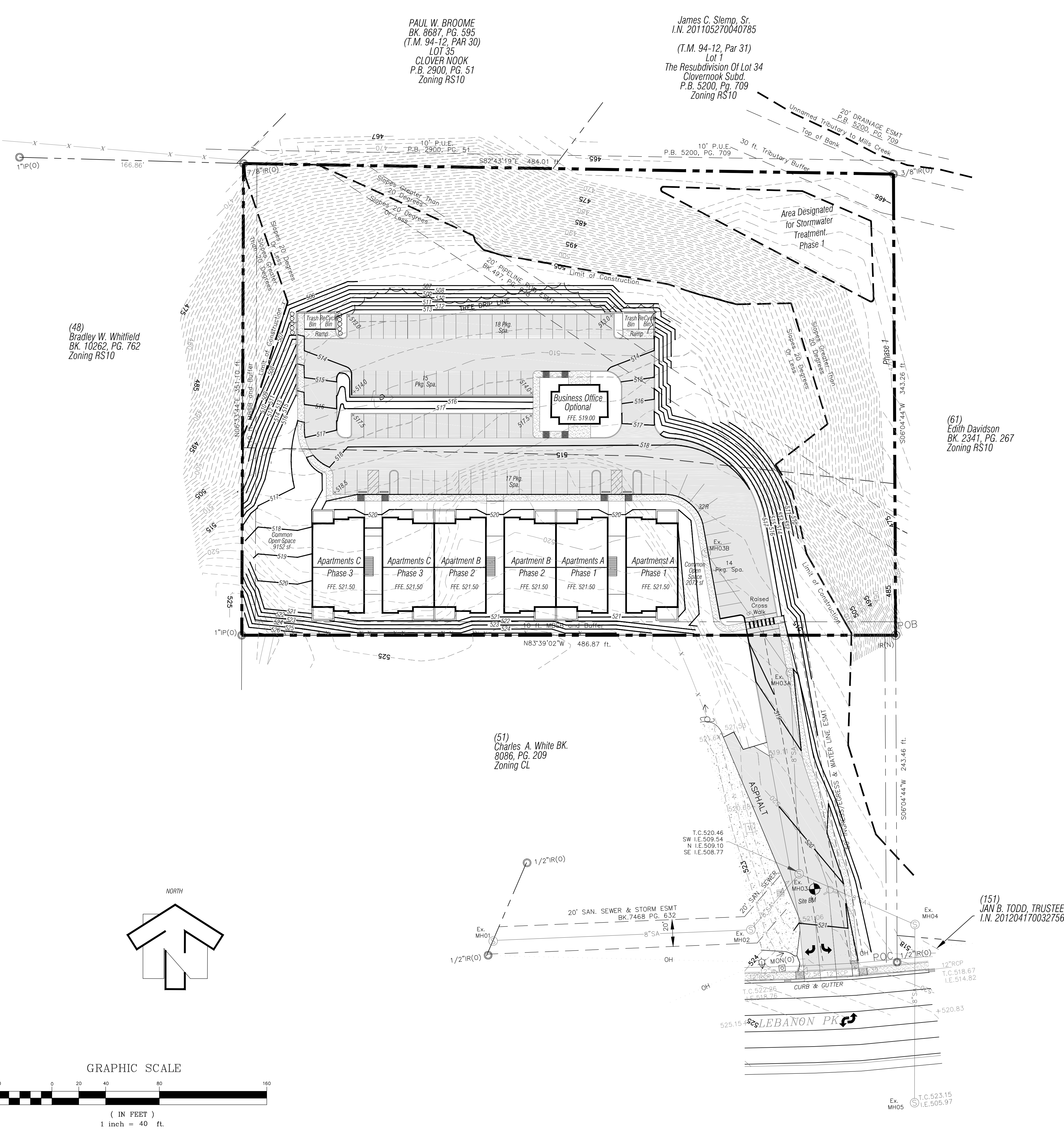


Drawn: MDS
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 Project No: 16 ROBERT BERARD
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A New Multiply Family Home Complex
Apartment Concept
 1636 Lebanon Pike
 Nashville, Tennessee
 P.I. 09400005000 and 09400004900

SHEET TITLE:
Preliminary Grading Plan

SHEET NO.
C1.2



Preliminary Grading Plan