

**LEGEND**

- IRON ROD NEW (R/W) ○ (R/W)
- CONC. MONUMENT OLD (C/M/O) □ (C/M/O)
- IRON ROD OLD (R/O) ● (R/O)
- MANHOLE ○
- PROPERTY LINE ————
- WATER LINE ———— W 6"
- SEWER LINE ———— SA 8"
- GAS LINE ———— G 8"

**NOTES**

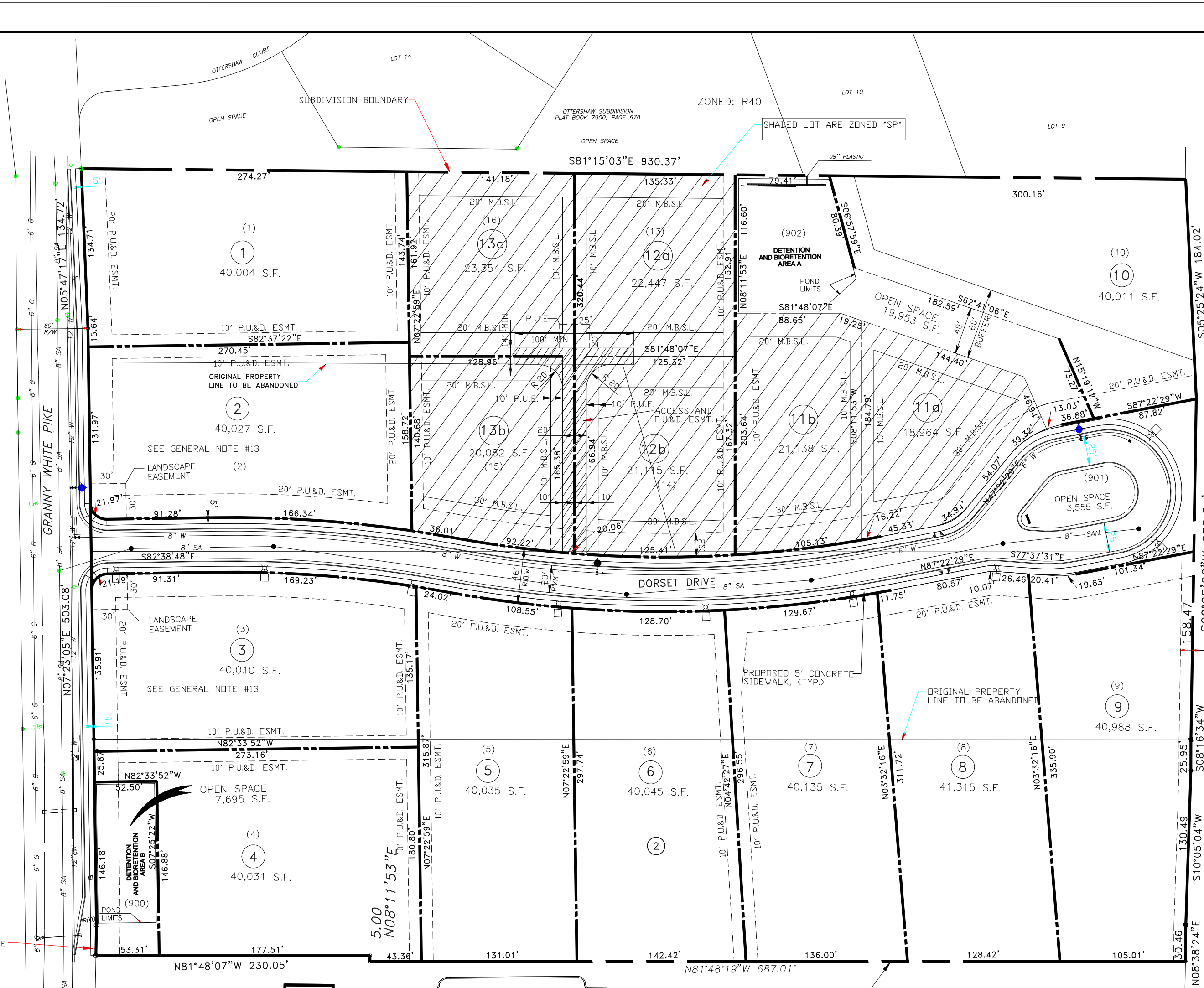
- 1) THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LOT SUBDIVISION.
- 2) PARCEL NUMBERS SHOWN THIS (89) REFER TO COUNTY TAX MAP 159-10-D.
- 3) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPOINTMENTS AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE UTILITIES IN THE AREA. UTILITIES IN SERVICE OR ABANDONED WHICH UTILITIES IN THE AREA. UTILITIES IN SERVICE OR ABANDONED SHOULD BE LOCATED BY THE CLIENT. LOCATION MARKERS THRESHOLD VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DESTRUCTION. RELATIVE TO THE UTILITY COMPANY'S AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY IN TENNESSEE. IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHOSE DIGGING OR EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-368-1881.
- 4) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON INFORMATION CONTAINED IN "INSURANCE RATE MAP - PARCEL NO. 420300357 E, DATED APRIL 20, 2001."
- 5) THIS PROPERTY IS CURRENTLY ZONED: R40 - RESIDENTIAL LOW DENSITY (SP-R).
- 6) A PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET R.O.W. SHALL HEREBY BE MADE A PART OF THIS RECORDING. WIDTH SHALL BE 20 FEET EXCEPT WHERE SIDE BUILDING SETBACKS ON CORNER LOTS ARE 15 FEET WHERE THE WIDTH OF EASEMENT SHALL BE REDUCED TO 15 FEET FOR THE LENGTH OF THE BUILDING ENVELOPE ONLY, THEN RETURN TO A 20 FOOT WIDTH.
- 7) ALL DISTANCES WERE MEASURED WITH EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 8) ANY EXCAVATION FILL OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH THE STORMWATER DRAINAGE ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
- 9) INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
- 10) BUILDING SETBACKS ARE TO BE DETERMINED BY METRO ZONING REGULATIONS.
- 11) THE RECORDING OF THIS PLAT VOIDS, WAIVES, AND SUPERCEDES THE RECORDING OF THE BETHEL CHAPEL, INC. AS RECORD IN BK. 9705, PG. 614 AND JAMES JAY BRICE PROPERTY AS RECORD IN BK. 9190, PG. 443, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENN.
- 12) METRO WATER SERVICES SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS AND EGRESS AT ALL TIMES IN ORDER TO MAINTAIN, REPAIR, REPLACE AND INSPECT ANY STORMWATER FACILITIES WITHIN THE PROPERTY.
- 13) LOTS 2 AND 3 TO HAVE NO DRIVEWAY ACCESS TO GRANNY WHITE PIKE.
- 14) PROPERTY IS SUBJECT TO STORM WATER MAINTENANCE AGREEMENT AS OF RECORD IN INSTRUMENT #20071119-0134940.
- 15) SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL, (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CM).
- 16) LOTS 12A AND 12B TO HAVE EITHER: 1. RESIDENTIAL SPRINKLER SYSTEMS, 2. 1" PIPE TURN AROUND WITH MINIMUM DIMENSIONS SHOWN, PAVED OR CONCRETED OR OTHER DURABLE MATERIALS CAPABLE OF SUPPORTING EMERGENCY VEHICLES, 3. OR AS OTHERWISE APPROVED BY THE FIRE MARSHAL.
- 17) STORM WATER VARIANCE #2007-027 GRANTED 05/21/2007, TO ALLOW 1) A POND DISTURBANCE TO DRAIN A MAN-MADE POND, 2) A STREAM BUFFER DISTURBANCE TO RELOCATE A DITCH TO A FUTURE PLAT LINE AND 3) LOTS IN A STREAM BUFFER AS SHOWN ON THE PLAN OF RECORD.
- 18) ALL OPEN SPACE IS HEREBY DEDICATED AS A PUBLIC DRAINAGE EASEMENT.

**OWNER**

GWP LAND PARTNERS  
3310 WEST END AVENUE, SUITE 490  
NASHVILLE TN 37203

MICHAEL A. HARTLEY DATE  
GENERAL PARTNER

PREPARED BY:  
CHERRY LAND SURVEYING  
622 WEST IRIS  
NASHVILLE, TN, 37204  
(615) 269-3972  
FAX: (615) 269-9345



(227)  
MARTIN G. GIBER  
DEED BOOK 6621, PAGE 955  
R.O.D.C., TN

**OWNER'S CERTIFICATE**

I (We) hereby certify that I am (We are) the owner(s) of the property shown hereon as evidenced in book \_\_\_\_\_, page \_\_\_\_\_, 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, with the title to the property.

\* INSTRUMENT No. 200710300128080

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**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 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.

Name: \_\_\_\_\_ Date: \_\_\_\_\_  
R. SCOT CHERRY, R.L.S., TN # 1512

(236)  
CHARLES DON LOGAN  
DEED BOOK 6621, PAGE 494  
R.O.D.C., TN

**COMMISSION'S APPROVAL**

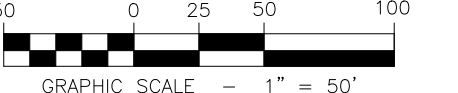
Approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee.

Name: \_\_\_\_\_ Date: \_\_\_\_\_

**RECORD**

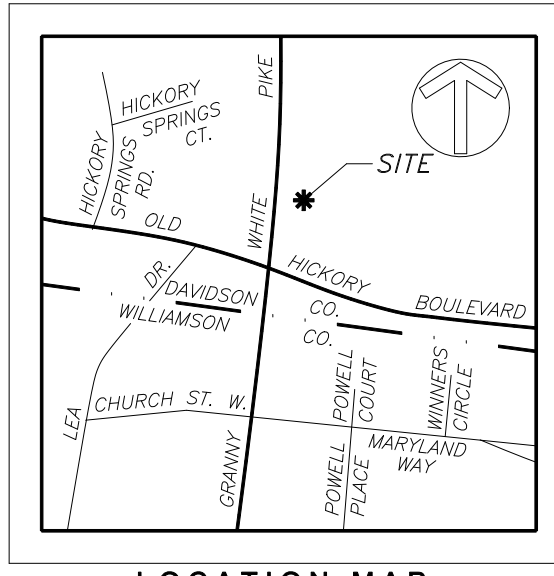
**SUBDIVISION No. 2008S-095G-10**

**DORSET PARK SUBDIVISION**  
NASHVILLE, DAVIDSON COUNTY, TENNESSEE  
COUNCILMANIC DISTRICT 34  
COUNCIL MEMBER CARTER TODD  
SCALE: 1" = 50' - DATE: JUNE 03, 2008



**SITE DATA TABLE**

LOT NUMBER	AREA (SQ. FOOT)	AREA (ACRES)
1 - ZONED R40	40,004	0.92
2 - ZONED R40	40,027	0.92
3 - ZONED R40	40,011	0.92
4 - ZONED R40	40,031	0.92
5 - ZONED R40	40,035	0.92
6 - ZONED R40	40,045	0.92
7 - ZONED R40	40,135	0.92
8 - ZONED R40	41,314	0.95
9 - ZONED R40	40,987	0.94
10 - ZONED R40	40,011	0.92
11a - ZONED SP	18,964	0.44
11b - ZONED SP	21,138	0.49
12a - ZONED SP	22,447	0.52
12b - ZONED SP	21,115	0.48
13a - ZONED SP	23,384	0.54
13b - ZONED SP	20,082	0.46
DETENTION/COMMON ASPHALT DRIVEWAY	31,203	0.74
EXISTING OVERALL	51,576	1.18
PROPOSED OVERALL	587,161	13.48
	613,983	14.10



LOCATION MAP  
NOT TO SCALE

R40

06190PL3 MHC