

866 YOUNGS LANE

2024SP-063-001

OWNER:

Holt, Nicholas P., JR. & Richard M. & Sykes, Mary
Gallatin, TN 37066
615-509-4896

CIVIL ENGINEER:

Fulmer Lucas Engineering, LLC.
2002 Richard Jones road - suite b200
Nashville, Tennessee 37215
Contact: Jay Fulmer
615-345-3770

LAND SURVEYOR:

Dan Curry, RLS, CFS
Survey Manager
Collier Engineering Co., Inc.
2949 Nolensville Pike | Nashville, TN 37211
dan.curry@collierengineering.com
931-510-2800



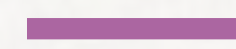

ARCHITECT:

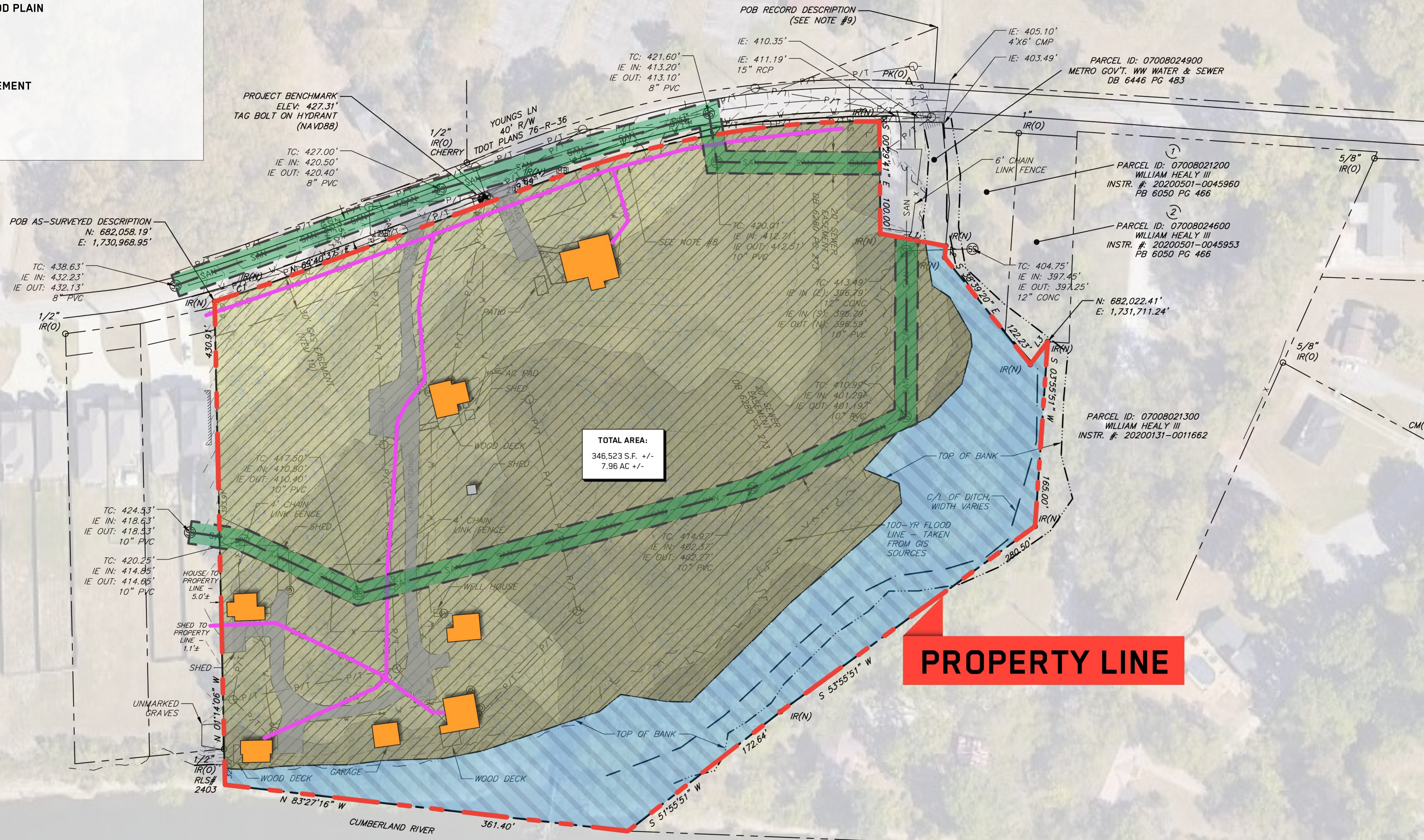
Thor Harland, AIA
729 Reddoch St.
Memphis, TN 38120
901-830-8340









SHEET INDEX:

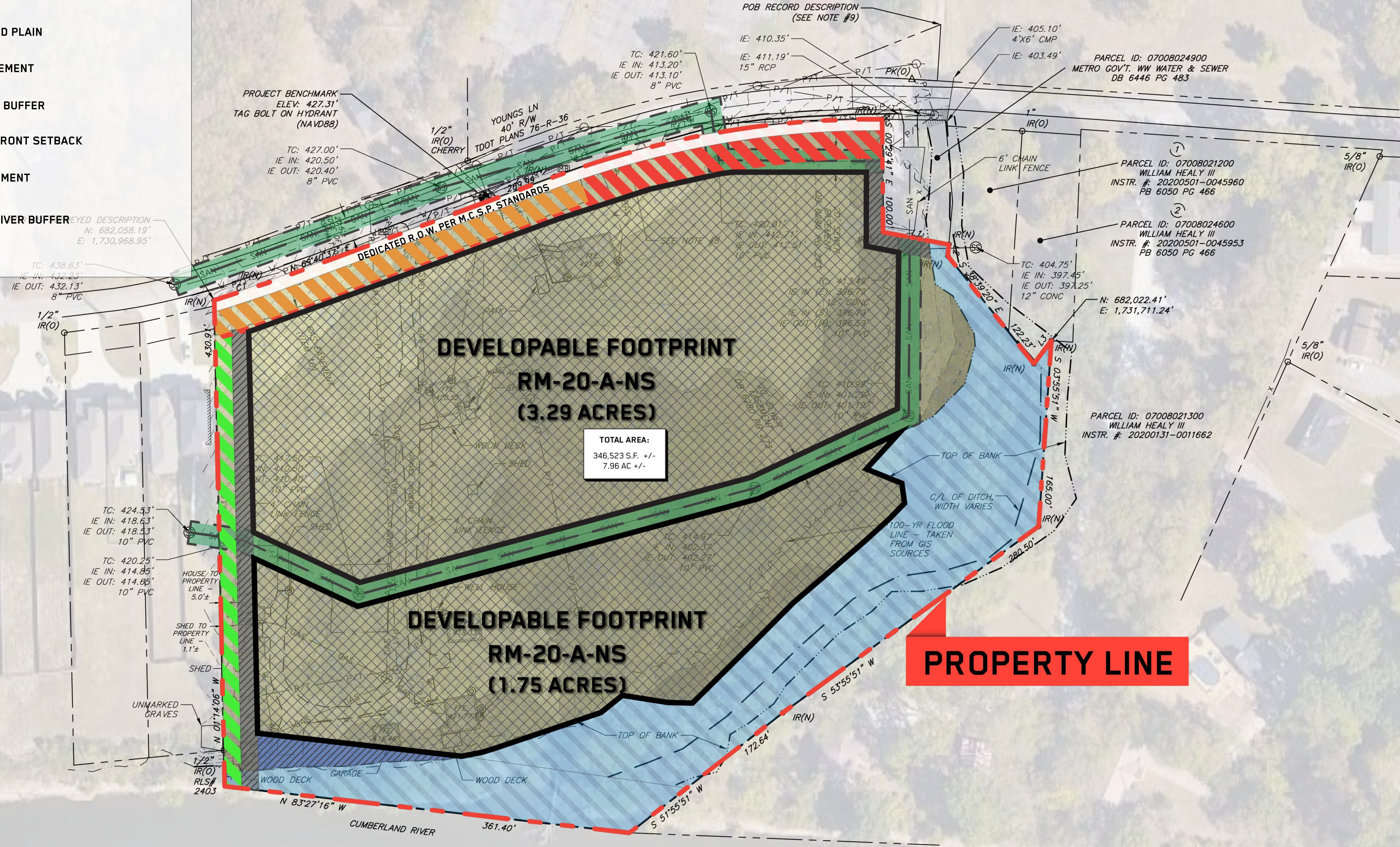
- 1 - TITLE / SITE PLAN
- 2 - EXISTING CONDITIONS
- 3 - REGULATORY PLAN
- 4 - REGULATORY PLAN
- 5 - REGULATORY PLAN
- 6 - SITE ACCESS
- 7 - UTILITIES
- 8 - ALTA SURVEY



-  STRUCTURES TO BE DEMOLISHED
-  100-YEAR FLOOD PLAIN
-  GAS LINE
-  SANITARY EASEMENT



-  DEDICATED R.O.W. PER M.C.S.P. STANDARDS
-  15' SIDE YARD SETBACK
-  100-YEAR FLOOD PLAIN
-  GAS LINES EASEMENT
-  15' LANDSCAPE BUFFER
-  25' REQUIRED FRONT SETBACK
-  SANITARY EASEMENT
-  CUMBERLAND RIVER BUFFER



PROPERTY LINE

REGULATORY PLAN

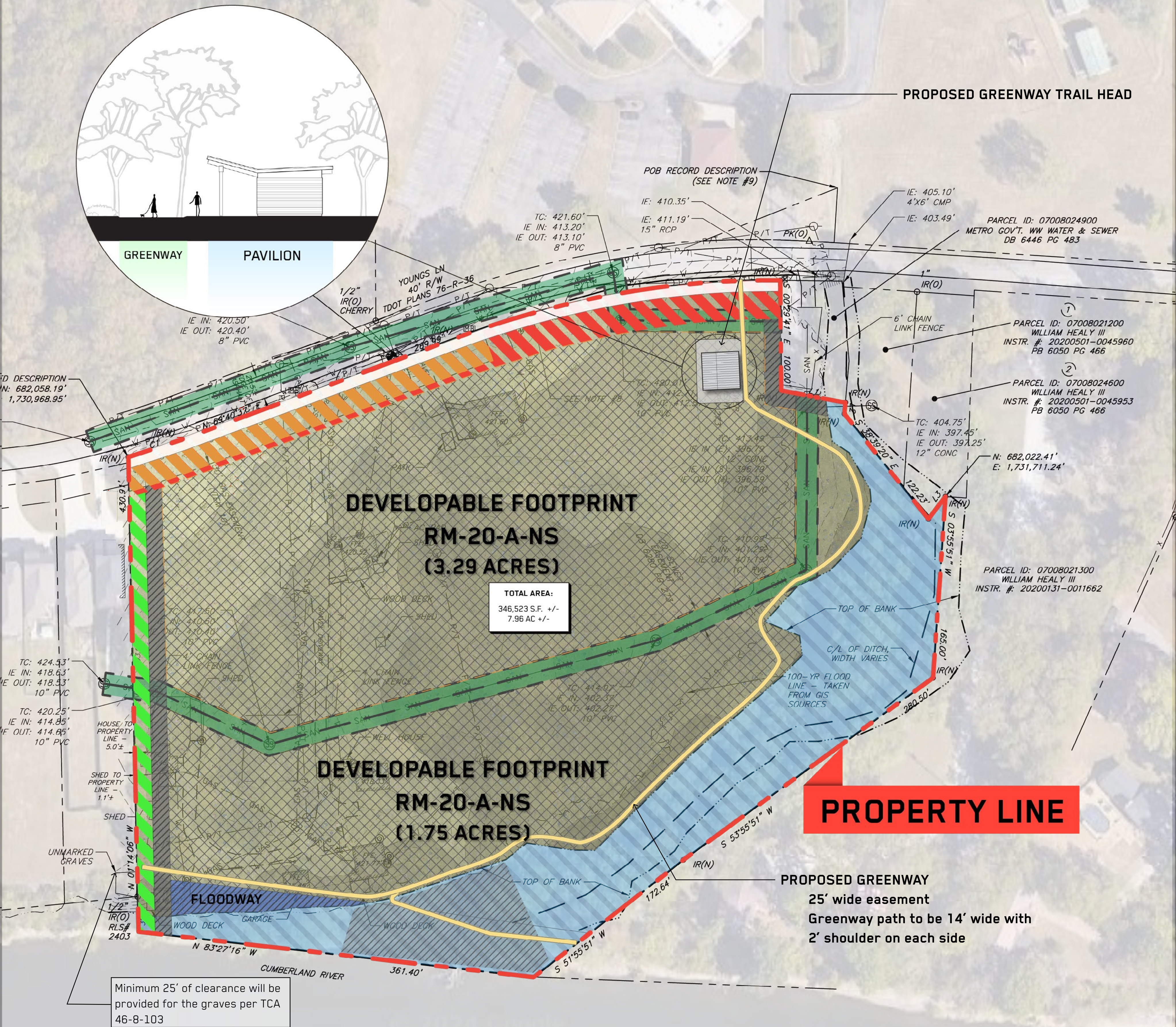
The purpose of this Regulatory SP application is to permit a multi-family residential development while allowing flexibility of housing type within the developable property area.

The Regulatory SP will align with the bulk standards of RM20-A as the base zonings in order to best respond to the appropriate level of housing with the Haynes Trinity Supplemental Policy Area and T4 CM Urban Mixed Use Corridor Policy. The property lies within the Bordeaux/Whites Creek community plan and the regulatory plan supports the Haynes Trinity small area plan by creating a design that incorporates the planned collector avenue improvements of Youngs Lane into the development.

Landscape buffer yards are to be provided as a transition between the proposed development and residential structures to the west of this site. The required landscape buffers as indicated herein and can be averaged along their length.

Additionally, this plan has identified approximate areas where conservation of natural features will be required based on the Hydrologic Determination that was performed on the site and approved by TDEC. All regulated stream buffers will be enforced and preserved as required.

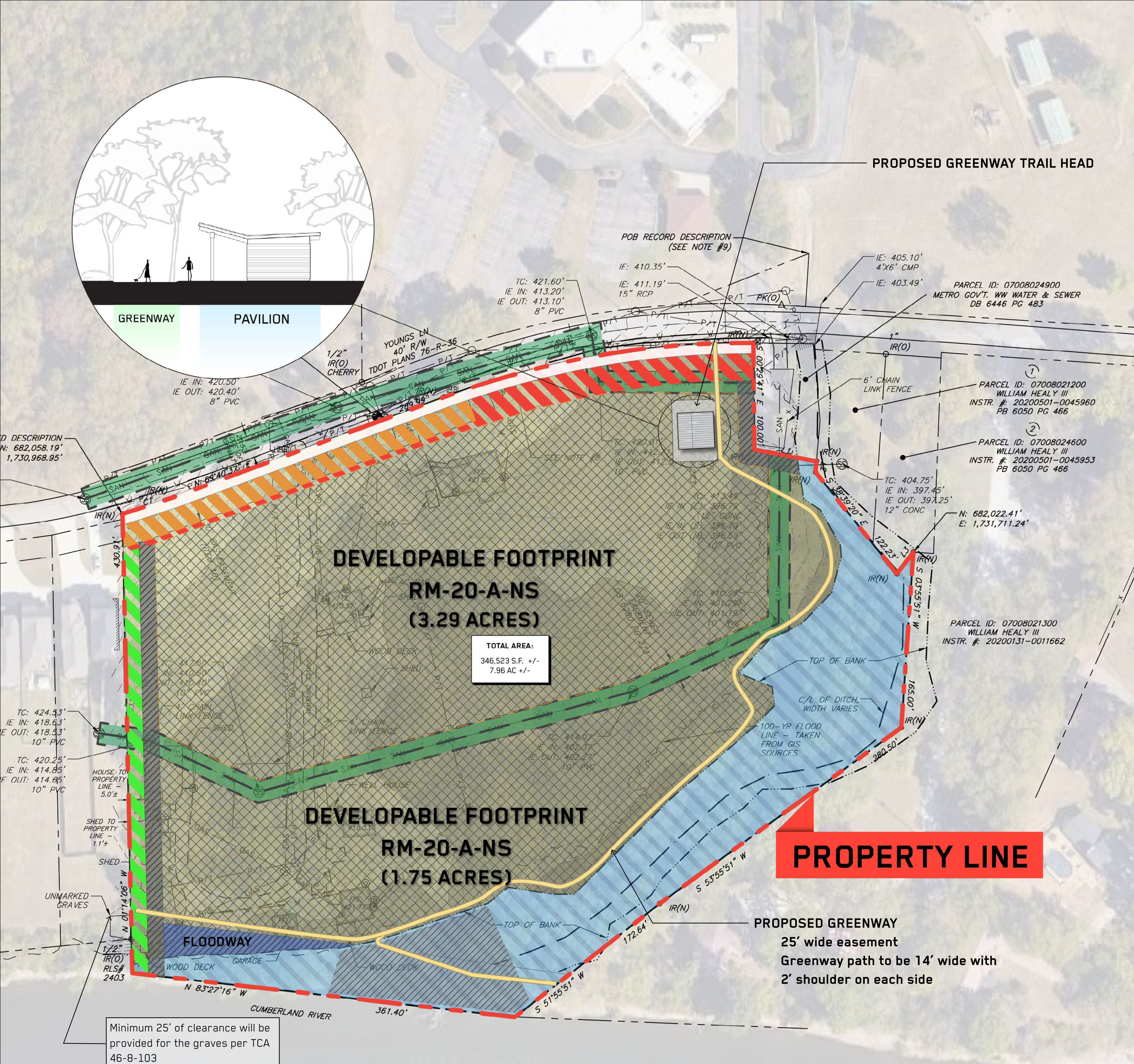
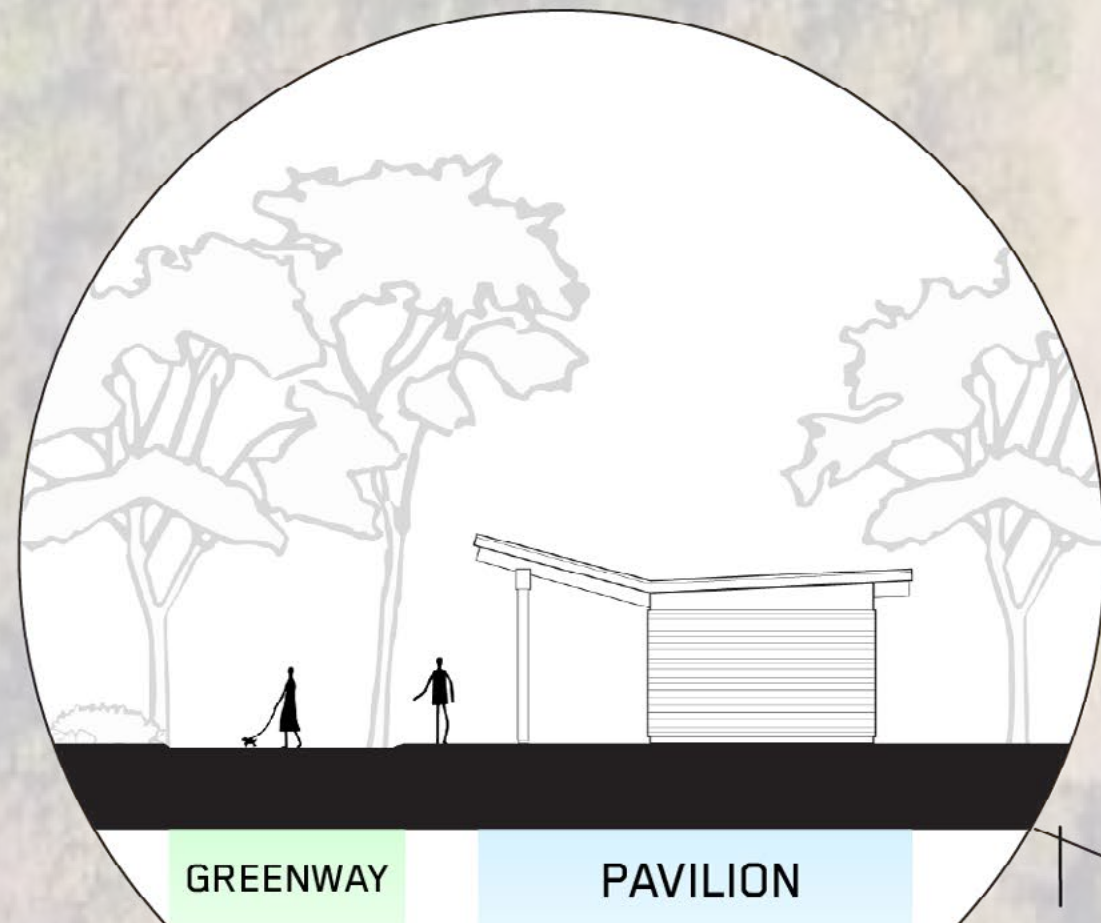
The required front setbacks shall establish an appropriate transition from the existing residential structures located on adjacent property (902 C YOUNGS LN) to the west, to the proposed residential units for the property located at 840 YOUNGS LN. The required front setback for units fronting Youngs Lane shall be 25' measured from the boundary of the developable footprint (which is measured after the right of way dedication is accommodated) shown on the northern portion of the regulatory plan for the first attached unit or block of units. The subsequent or adjacent units located to the east may reduce the required setback by 10% for each unit or block of units. This transition is meant to establish a stair step pattern to accomplish an appropriate transition.



Minimum 25' of clearance will be provided for the graves per TCA 46-8-103

Uses	159 Multi-Family Residential Units. Short-term rental, owner occupied and non-owner occupied shall be prohibited.
FAR ¹	1.5 Maximum FAR
ISR	1.0
Maximum Building Height	3 Stories in 45 Feet, Measured from average finished grade to the midpoint of the roofline.
Setbacks	Setback distances are required as shown
Parking Requirements	Per Metro Code
If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.	

The purpose of this Regulatory SP application is to permit a site-specific zoning tailored to the policy area allowing flexibility in the development of the property. The Regulatory SP will align with the bulk standards of RM20-A zone district. The property lies within the Bordeaux/Whites Creek community plan and the regulatory plan supports the Haynes Trinity small area plan by creating additional housing choice while enhancing the street scape by providing vehicular and pedestrian infrastructure.



Minimum 25' of clearance will be provided for the graves per TCA 46-8-103

The purpose of this Regulatory SP application is to permit a site-specific zoning tailored to the policy area allowing flexibility in the development of the property. The Regulatory SP will align with the bulk standards of RM20-A zone district. The property lies within the Bordeaux/Whites Creek community plan and the regulatory plan supports the Haynes Trinity small area plan by creating additional housing choice while enhancing the street scape by providing vehicular and pedestrian infrastructure.

ACCESS + PARKING

1. Surface parking shall be located towards the interior of the site or be screened by landscaping.
2. All parking regulations to meet Metro Code parking requirements and standards.
3. No surface or structured parking shall be permitted between Youngs Lane and the proposed units. Surface parking shall be located towards the interior of the site and screened by units or at the discretion of staff, screened by landscaping.

ARCHITECTURAL STANDARDS

1. Proposed structures shall either front toward the public street or shall front toward shared common areas and/ or designated open space.
2. Buildings shall provide a functional entry onto the street/sidewalk network or other public space to promote activity at the street level. Where feasible, given the constraints of the site grades, residential units fronting a public street or green space shall provide a connection/ entrance to the public sidewalk.
3. Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
4. Refuse collection and recycling facilities shall be screened from views from the public way through the combined use of fences, walls and landscaping.
5. Windows shall be vertically oriented at a ratio of 1.5:1 or greater. Planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefronts curtain walls and other special conditions.
6. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 20% glazing.
7. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
8. Porches shall provide a minimum of six feet of depth.
9. Units with frontage along Youngs Lane shall be oriented toward Youngs Lane.
10. A raised foundation of 18" - 36" is required for all residential structures

LANDSCAPING STANDARDS

11. Landscaping and tree density requirements per Metro Zoning Code. A complete landscape plan will be required with the Final SP submittal. Buffering requirements shall be required as shown within the Plan. Landscape buffers can be averaged along their lengths.

NOTES CONTINUED:

12. The Conservation Greenway Easement Agreement must be approved by Metro Parks Board and Metro Council be dedicated and memorialized in a Metro Parks' Conservation Greenway Easement Agreement with two exhibits: a legal description and a boundary survey of the easement, that all must be provided to Metro Parks prior to final site plan approval.

13. Greenway trail to be open to the public 365 days/year per Metro Parks approved operating hours, except for times of routine maintenance where temporary closure is required for public safety.

14. No dumpsters, loading zones, HVAC units, or similar to fronting the greenway and must be screened from greenway view.

15. No obstructions will be in a greenway easement, unless approved by Metro Parks staff, including, but not limited to site furniture, signage, and lighting.

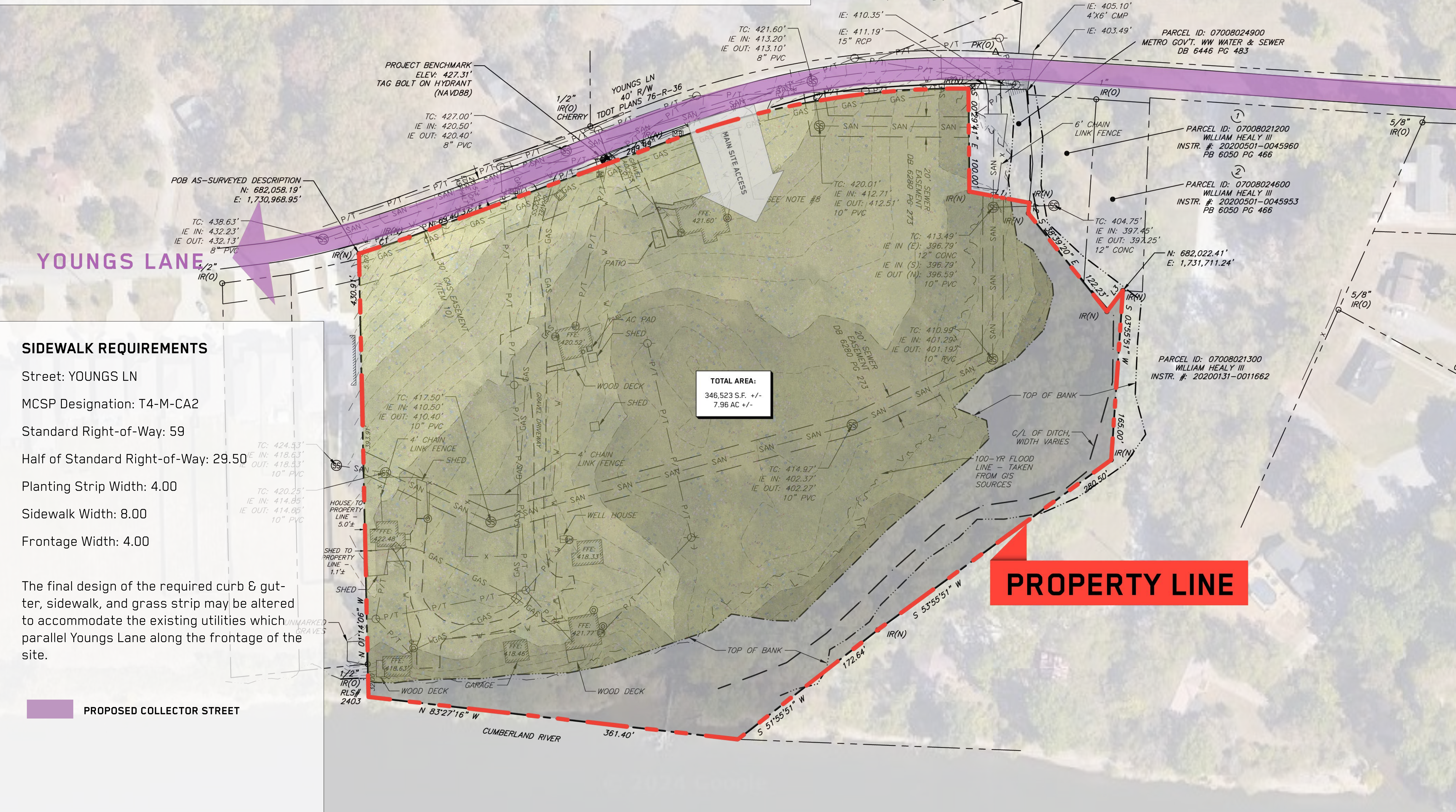
16. Maintenance within Greenway Conservation Easement to be performed by Applicant until such time as the greenway is built or upon other agreement between Parks and the applicant.

17. No storm water inlets or manholes to be in the paved surface of the greenway.

18. The final conservation greenway easement extent may need to be expanded pending results of any Archeological Surveys or to avoid any graves on-site or adjacent to the site.

19. Final site plan to route the greenway around trees over 6" DBH and avoiding the associated canopy driplines, provide tree survey of greenway area to demonstrate compliance

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 the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.



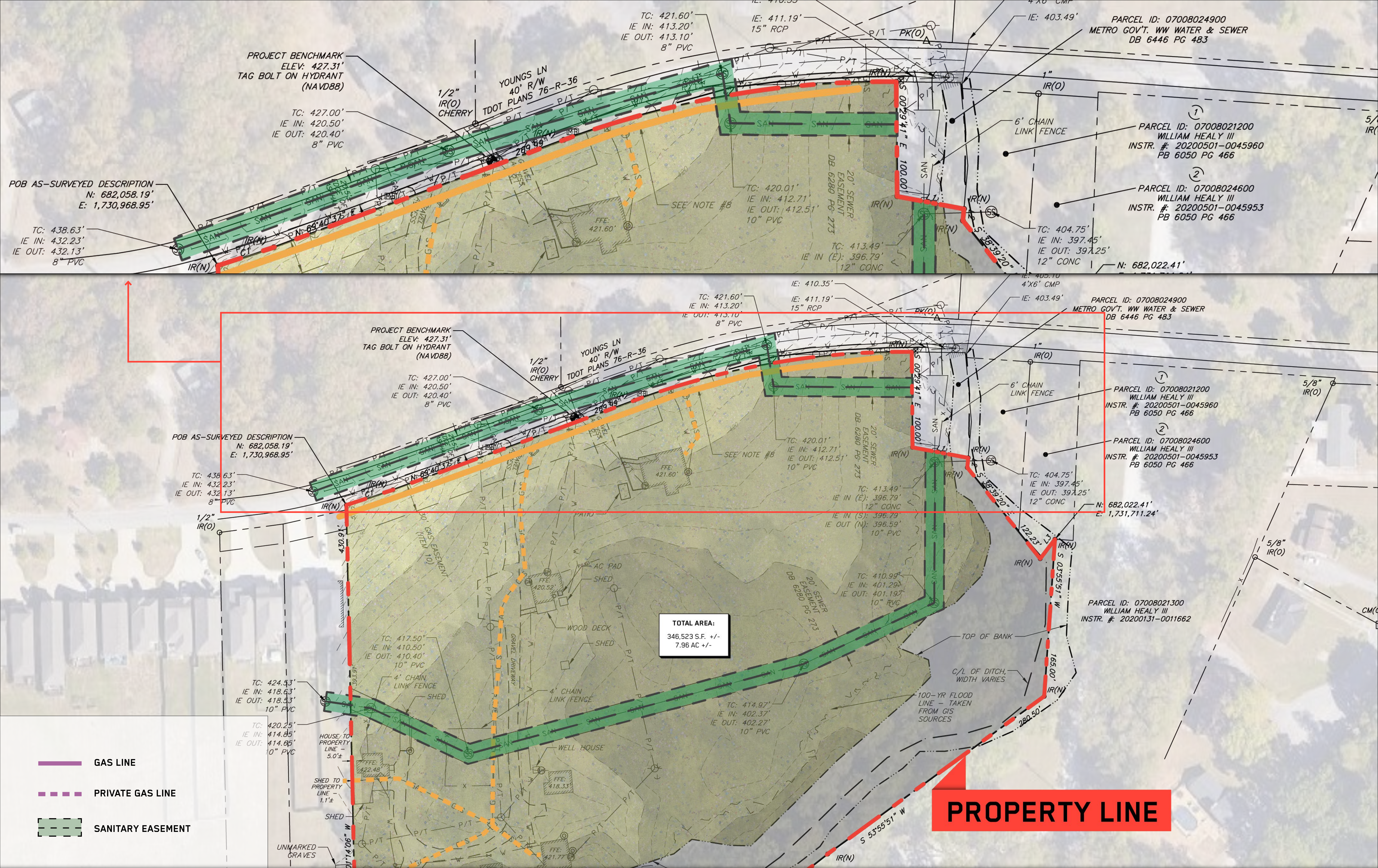
SIDEWALK REQUIREMENTS

- Street: YOUNGS LN
- MCSP Designation: T4-M-CA2
- Standard Right-of-Way: 59
- Half of Standard Right-of-Way: 29.50
- Planting Strip Width: 4.00
- Sidewalk Width: 8.00
- Frontage Width: 4.00

The final design of the required curb & gutter, sidewalk, and grass strip may be altered to accommodate the existing utilities which parallel Youngs Lane along the frontage of the site.

PROPOSED COLLECTOR STREET

PROPERTY LINE



POB AS-SURVEYED DESCRIPTION
 N: 682,058.19'
 E: 1,730,968.95'

TC: 438.63'
 IE IN: 432.23'
 IE OUT: 432.13'
 8" PVC

TC: 427.00'
 IE IN: 420.50'
 IE OUT: 420.40'
 8" PVC

TC: 421.60'
 IE IN: 413.20'
 IE OUT: 413.10'
 8" PVC

TC: 417.50'
 IE IN: 410.50'
 IE OUT: 410.40'
 10" PVC

TC: 424.53'
 IE IN: 418.63'
 IE OUT: 418.33'
 10" PVC

TC: 420.25'
 IE IN: 414.85'
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TC: 411.99'
 IE IN: 401.293'
 IE OUT: 401.193'
 10" PVC

TC: 414.97'
 IE IN: 402.37'
 IE OUT: 402.27'
 10" PVC

TC: 410.99'
 IE IN: 401.293'
 IE OUT: 401.193'
 10" PVC

TC: 413.49'
 IE IN (E): 396.79'
 IE IN (S): 396.79'
 IE OUT (N): 396.59'
 10" PVC

TC: 420.01'
 IE IN: 412.71'
 IE OUT: 412.51'
 10" PVC

TC: 411.19'
 IE: 411.19'
 15" RCP

TC: 403.49'
 IE: 403.49'

TC: 404.75'
 IE IN: 397.45'
 IE OUT: 397.25'
 12" CONC

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TOTAL AREA:
 346,523 S.F. +/-
 7.96 AC +/-

PROPERTY LINE

NDOT NOTES:

The final site plan/building permit site plan shall depict the required public sidewalks, any required grass strip or front-age 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 the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated or provided through appropriate easements. The developer will ensure bike lanes are continuous through intersections.

The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

All construction within the right of way shall comply with ADA and Metro Public Works Standards and Specifications. If sidewalks are required, then they should be shown on the plans per MCSP and MPW standards and specs.

Submit copy of ROW dedications prior to building permit sign off.

An appropriately sized dumpster and recycling container(s), shall be provided on site by a private hauler.

Ride share drop off and valet parking along the Hagan Street frontage shall be applied for and reviewed through the Traffic and Parking Commission during at time of the Final SP site plan submittal and prior to building permit issuance.

Stormwater Notes:

Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with Stormwater Management Ordinance No. 78-840 and approved by the Metropolitan Department of Water Services

Preliminary Plan Note: This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall governed by the appropriate regulations at the time of final application.

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.

Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual. (Minimum driveway culvert in Metro ROW is 15" RCP.)

Final water quality and detention systems will be determined during Final Site Plan review.

FEMA Note:

This property lies in an area designated as an area of minimal flood hazard according to Federal Emergency Management Agency Flood Insurance Rate Map Panel Number 47037C0244J, dated June 20, 2024.

Metro Water Notes:

All sewer services, along with appurtenances, shall be installed in accordance with specifications and standard details of the metro water services.

All connections to existing manholes shall be by coring and resilient connector method.

The minimum fees outlined in the capacity letter must be paid before commercial construction plans can be reviewed.

All sewer services shall be 6" in diameter from connection at the main until the first clean out assembly.

Fire Marshal Notes:

New commercial developments shall be protected by a fire hydrant that complies with the 2006 edition of NFPA 1 Table H.

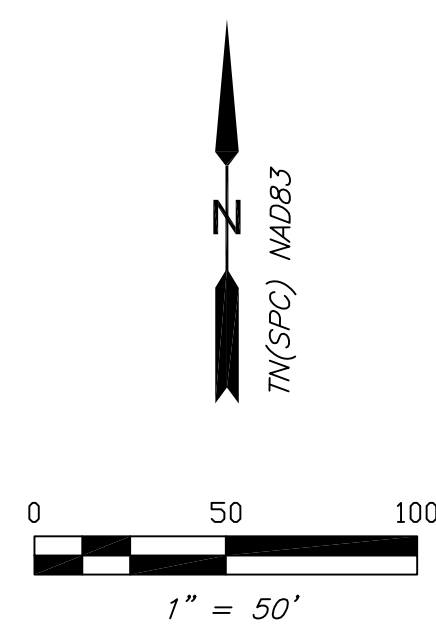
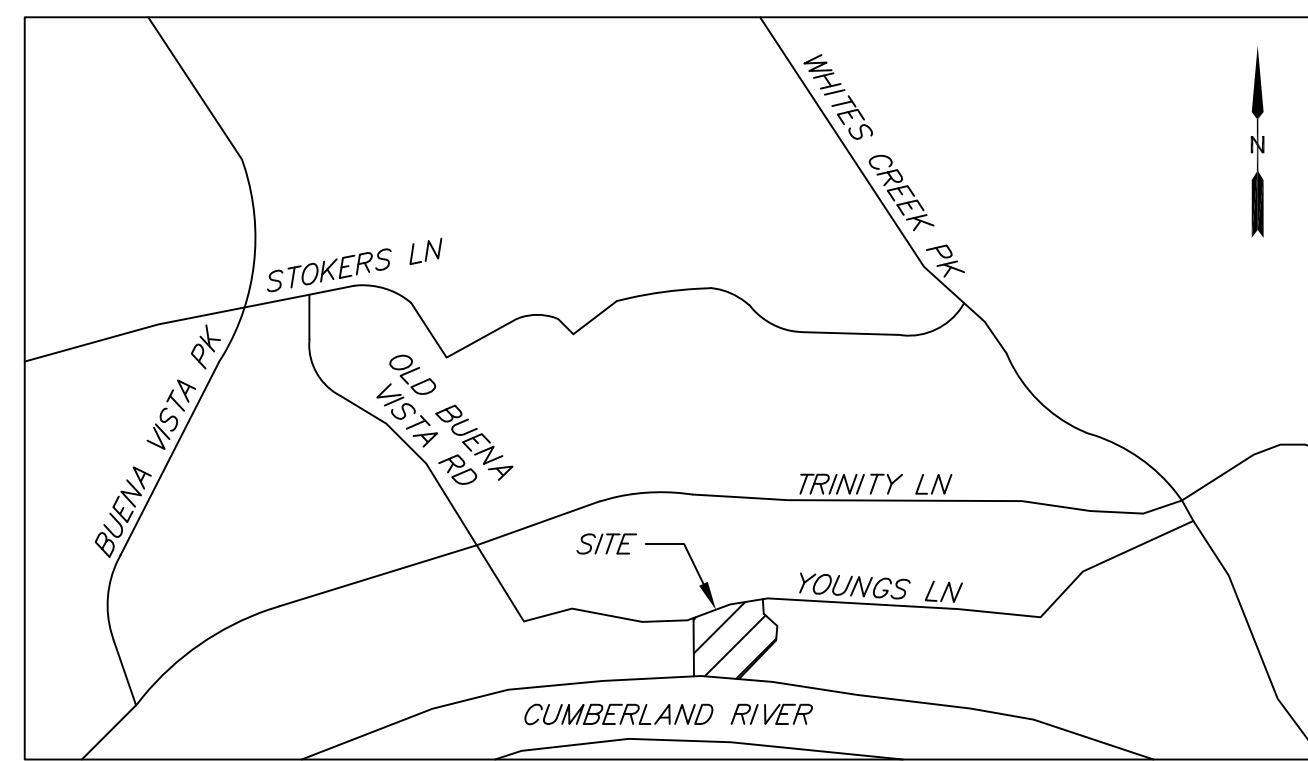
No part of any building shall be more than 500 ft. from a fire hydrant via a hard surface road. Metro Ordinance 095-1541 Sec. 1568.020 B

All fire department access roads shall be 20 feet minimum width and shall have an unobstructed vertical clearance of 13.5 feet.

A fire hydrant shall be provided within 100 ft. of the fire department connection.

Fire hydrants shall be in-service before any combustible material is brought on site.





SCH. B SECTION II:

- SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 332, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (NO SURVEY MATTERS FOUND)
- GRANT OF EASEMENT OF RECORD IN INSTRUMENT NO. 20130129-0009397, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (AFFECTS, SHOWN HEREON)
- PERMANENT DRAINAGE EASEMENT OF RECORD IN BOOK 8384, PAGE 275, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. (DOES NOT AFFECT)
- RIGHT OF WAY OF YOUNGS LANE. (AFFECTS, SHOWN HEREON)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	670.00'	51.36'	51.35'	N 71°52'23" E	4°23'32"
C2	815.00'	296.26'	294.63'	N 80°05'26" E	20°49'39"

LINE	BEARING	DISTANCE
L1	S 79°18'39" E	59.30'
L2	S 05°08'45" W	10.23'
L3	N 37°13'03" E	25.61'

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

Daniel A. Curry
 DANIEL A. CURRY RLS#2964 DATE 3/27/24

WARNING:
 THIS SURVEY WAS PREPARED FOR THE BENEFIT OF THE PARTY OR PARTIES NAMED HEREON AND IS INTENDED FOR THEIR SOLE USE. OTHER PARTIES ARE ADVISED NOT TO RELY UPON THIS USE OF THIS DRAWING BY PARTIES OTHER THAN THOSE LISTED HEREON IS UNAUTHORIZED AND CONSTITUTES A VIOLATION OF FEDERAL COPYRIGHT LAWS.

SURVEYOR'S CERTIFICATE:
 TO: NICHOLAS HOLT; CHICAGO TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3-5, 8, 11 A&B, & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 27TH, 2024.
 FOR:
 NICHOLAS HOLT
 2023 EVEREST DRIVE
 GALLATIN, TN 37066
 615.308.2826
 NP_HOLT@BELLSOUTH.NET

UTILITY NOTE: VICINITY MAP - N.T.S.

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. 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 WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

GPS CERTIFICATION:
 I, DANIEL A. CURRY, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM TWO POINTS ESTABLISHED VIA THE TDOT GNSS REFERENCE NETWORK AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:
 TYPE OF SURVEY: REAL TIME KINEMATIC
 POSITIONAL ACCURACY: 0.05 FEET
 DATE OF SURVEY: 1/31/2024
 DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
 PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
 GEOID MODEL: 2003(CONUS)
 COMBINED GRID FACTOR: NONE

NOTES:
 1. SURVEY FIELD WORK BEGAN ON JANUARY 31, 2024.
 2. CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER 2023-4756 DATED DECEMBER 15, 2023 WAS PROVIDED TO THIS SURVEYOR.
 3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION ON TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
 4. BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONES X SHADED AND ZONE AE, WHICH ARE SPECIAL FLOOD HAZARD AREAS. PER FEMA MAP AND PANEL NUMBER 47037C0233H EFFECTIVE DATE APRIL 5, 2017.
 5. PER METRO GIS, PROPERTY IS CURRENTLY ZONED R-8. PER DAVIDSON COUNTY ZONING ORDINANCE MUNI-CODE DISTRICT BULK TABLE 17.12.020A, SETBACKS ARE AS FOLLOWS: 5' - SIDE AND 20' - REAR.
 6. UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM LOCATING UTILITY MARKINGS PROVIDED BY GEORGE WALLER OF GEOTECHNICA, LLC.
 7. ALL IR(N)'S SHOWN HEREON ARE 1/2" RODS WITH A "COLLIER ENG" PLASTIC CAP.
 8. EASEMENT REFERENCED IN ITEM 10 REFERS TO A PIPE COATING REPAIR PROJECT AND ONLY ENCOMPASSES A PORTION OF THE GAS LINE, AS SHOWN HEREON. PER TESTIMONY FROM DUKE ENERGY, AN EASEMENT WAS DOCUMENTED WHEN THE LINE WAS INSTALLED IN 1976, BUT NO RECORDED EASEMENT DOCUMENTATION COULD BE FOUND AT THE TIME OF THIS SURVEY.
 9. THIS IS A PARCEL THAT WAS INCLUDED IN THE RECORD DESCRIPTION BUT WAS CONVEYED TO BORN AGAIN CHURCH IN DB 8707 PG 233.
 10. PROPERTY IS SUBJECT TO A FLOWAGE EASEMENT BETWEEN A 392' ELEVATION AND THE HIGH WATER MARK AND IS NOT PLOTTABLE. SAID EASEMENT WAS PROVIDED BY US ARMY CORPS OF ENGINEERS, BUT NO RECORDED BOOK AND PAGE COULD BE DETERMINED ON THE PROVIDED EASEMENT DOCUMENTATION.

AS-SURVEYED DESCRIPTION:

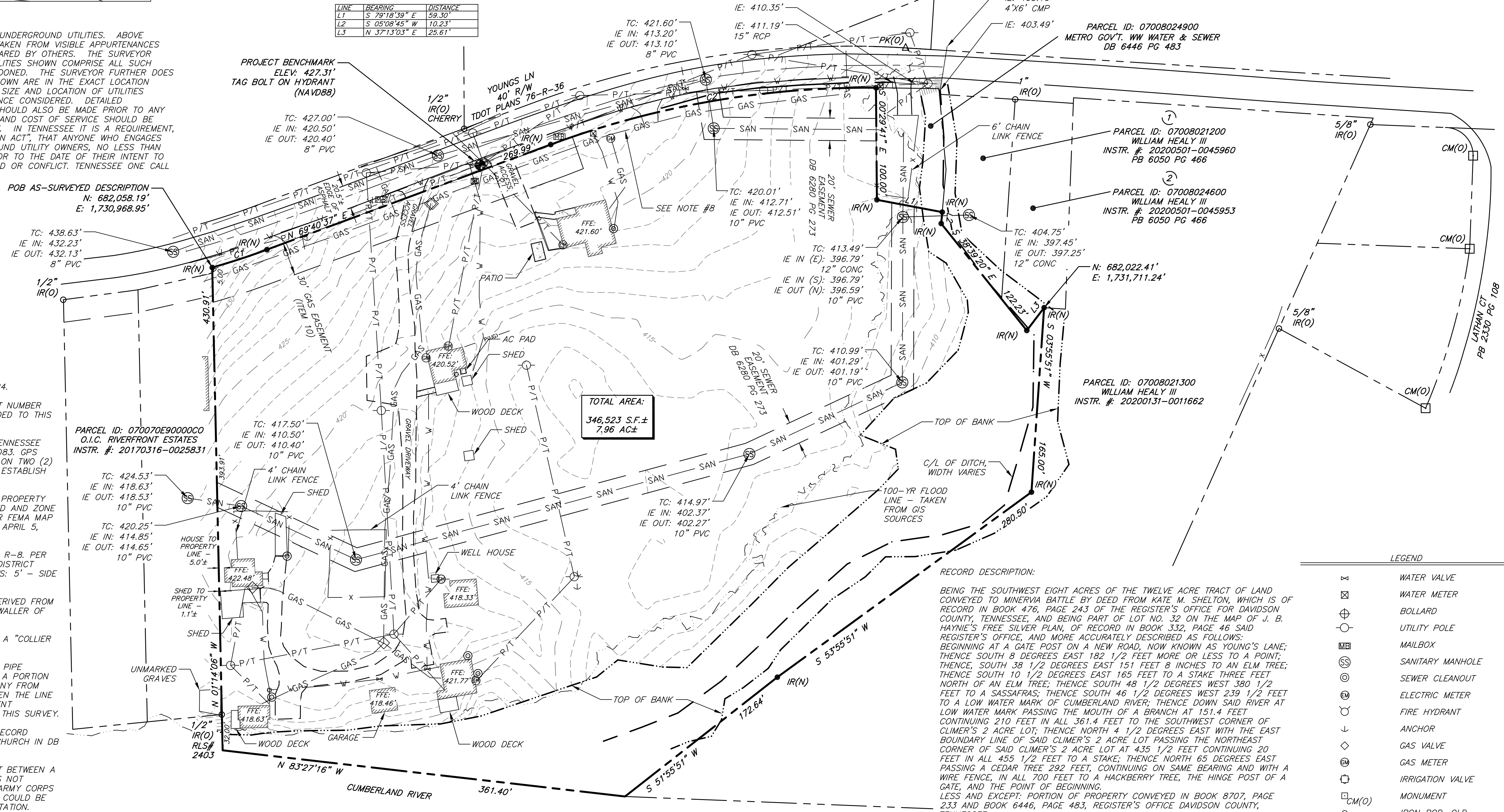
A TRACT OF LAND SITUATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY TENNESSEE. BEING ALL OF PARCEL 106.00 ON DAVIDSON COUNTY TAX MAP 70.07 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON ROD (NEW - COLLIER ENG), THE MOST NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND ALONG OR NEAR THE SOUTHERLY RIGHT OF WAY MARGIN OF YOUNGS LANE, 40 FEET TOTAL AND 20 FEET FROM CENTERLINE PER METRO PLANS 76-R-36, PROVIDED BY NDOT AND HAVING A TENNESSEE STATE PLANE COORDINATE OF N: 682,058.19, E: 1,730,968.95;
 THENCE, ALONG OR NEAR THE SOUTHERLY RIGHT OF WAY MARGIN OF YOUNGS LANE TO 1/2" IRON RODS (NEW - COLLIER ENG) THE FOLLOWING THREE (3) CALLS:
 WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 4°23'32", AN ARC LENGTH OF 51.36 FEET AND A CHORD WHICH BEARS NORTH 71°52'23" EAST FOR A DISTANCE OF 51.35 FEET;
 THENCE, NORTH 69°40'37" EAST FOR A DISTANCE OF 269.99 FEET;
 THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 20°49'39", AN ARC LENGTH OF 296.26 FEET AND A CHORD WHICH BEARS NORTH 80°05'26" EAST FOR A DISTANCE OF 294.63 FEET, BEING THE NORTHWEST CORNER OF METRO GOVT. WW WATER & SEWER PROPERTY, AS RECORDED IN DEED BOOK 6446, PAGE 483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.);
 THENCE, LEAVING THE YOUNGS LANE RIGHT OF WAY AND ALONG OR NEAR THE COMMON LINES OF THE HEREIN DESCRIBED TRACT AND METRO PROPERTY TO 1/2" IRON RODS (NEW - COLLIER ENG) FOR THE FOLLOWING TWO (2) CALLS:
 SOUTH 00°29'41" EAST FOR A DISTANCE OF 100.00 FEET TO AN IRON ROD (NEW - COLLIER ENG);

LENGTH OF 51.36 FEET AND A CHORD WHICH BEARS NORTH 71°52'23" EAST FOR A DISTANCE OF 51.35 FEET;
 THENCE, NORTH 69°40'37" EAST FOR A DISTANCE OF 269.99 FEET;
 THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 20°49'39", AN ARC LENGTH OF 296.26 FEET AND A CHORD WHICH BEARS NORTH 80°05'26" EAST FOR A DISTANCE OF 294.63 FEET, BEING THE NORTHWEST CORNER OF METRO GOVT. WW WATER & SEWER PROPERTY, AS RECORDED IN DEED BOOK 6446, PAGE 483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.);
 THENCE, LEAVING THE YOUNGS LANE RIGHT OF WAY AND ALONG OR NEAR THE COMMON LINES OF THE HEREIN DESCRIBED TRACT AND METRO PROPERTY TO 1/2" IRON RODS (NEW - COLLIER ENG) FOR THE FOLLOWING TWO (2) CALLS:
 SOUTH 00°29'41" EAST FOR A DISTANCE OF 100.00 FEET TO AN IRON ROD (NEW - COLLIER ENG);

THENCE, SOUTH 79°18'39" EAST FOR A DISTANCE OF 59.30 FEET TO AN IRON ROD (NEW - COLLIER ENG), SAID IRON ROD BEING IN THE APPROXIMATE FLOWLINE OF A DRAINAGE SWALE AND THE SOUTHEAST CORNER OF METRO; BEING ALONG OR NEAR THE WESTERLY LINE OF THE HEALY PROPERTY, AS RECORDED IN INSTRUMENT NUMBER 20200501-0045960, ALSO BEING LOT 1 ON THE RESUBDIVISION OF PART OF LOTS 31 AND 32 OF THE MAP OF PART OF THE FREE SILVER PLAN - SECTION ONE, AS RECORDED IN PLAT BOOK 6050, PAGE 466. (R.O.D.C.);
 THENCE, LEAVING METRO AND ALONG OR NEAR A COMMON LINE OF THE HEREIN DESCRIBED TRACT, HEALY, AND MEANDERING WITH THE FLOWLINE OF SAID DRAINAGE SWALE TO IRON RODS (NEW - COLLIER ENG) THE FOLLOWING TWO (2) CALLS:
 SOUTH 05°08'45" WEST FOR A DISTANCE OF 10.23 FEET BEING THE SOUTHWEST CORNER OF LOT 1;
 THENCE, SOUTH 38°39'20" EAST FOR A DISTANCE OF 122.23 FEET AND BEING THE MOST SOUTHERLY CORNER OF LOT 2 ON SAID PLAN, LOT 2 CAN FURTHER BE

IDENTIFIED AS THE HEALY PROPERTY, AS RECORDED IN INSTRUMENT NUMBER 20200501-0045953, (R.O.D.C.);
 THENCE, LEAVING SAID DRAINAGE SWALE, AND CONTINUING ALONG OR NEAR THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND LOT 2, NORTH 37°13'03" EAST FOR A DISTANCE OF 25.61 FEET TO A 1/2" IRON ROD (NEW - COLLIER ENG) AND BEING A SOUTHERLY CORNER OF LOT 2;
 THENCE, LEAVING LOT 2 AND ALONG OR NEAR A COMMON LINE OF THE HEREIN DESCRIBED TRACT AND HEALY, AS DESCRIBED IN INSTRUMENT NUMBER 20200131-0011662, (R.O.D.C.), SOUTH 03°55'51" WEST FOR A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD (NEW - COLLIER ENG);
 THENCE, SOUTH 53°55'51" WEST FOR A DISTANCE OF 280.50 FEET TO A 1/2" IRON ROD (NEW - COLLIER ENG);
 THENCE, CONTINUING ALONG OR NEAR A COMMON LINE OF THE HEREIN DESCRIBED TRACT AND

HEALY, SOUTH 51°55'51" WEST FOR A DISTANCE OF 172.64 FEET TO A POINT ALONG OR NEAR THE LOW WATER MARK OF THE CUMBERLAND RIVER;
 THENCE, LEAVING HEALY AND ALONG OR NEAR THE LOW WATER MARK OF THE CUMBERLAND RIVER, NORTH 83°27'16" WEST FOR A DISTANCE OF 361.40 FEET TO A POINT;
 THENCE, LEAVING SAID LOW WATER MARK, NORTH 01°14'16" WEST FOR AN OVERALL DISTANCE OF 430.91 FEET, PASSING THROUGH AN IRON ROD (FOUND - RLS #2403) AT 32.00 FEET, AND BEING ALONG OR NEAR A COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE O.I.C. RIVERFRONT ESTATES PROPERTY, AS RECORDED IN INSTRUMENT NUMBER 20170316-0025831, (R.O.D.C.) TO THE POINT OF BEGINNING AND CONTAINING 346,523 SQUARE FEET OR 7.96 ACRES, MORE OR LESS.
 BEING A PORTION OF ITEM D.4 OF THE NICHOLAS P. HOLT JR. ET AL PROPERTY, AS RECORDED IN INSTRUMENT NUMBER 20210616-0081062, R.O.D.C.



TOTAL AREA:
 346,523 S.F. ±
 7.96 AC ±

RECORD DESCRIPTION:
 BEING THE SOUTHWEST EIGHT ACRES OF THE TWELVE ACRE TRACT OF LAND CONVEYED TO MINERVA BATTLE BY DEED FROM KATE M. SHELTON, WHICH IS OF RECORD IN BOOK 476, PAGE 243 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT NO. 32 ON THE MAP OF J. B. HAYNIE'S FREE SILVER PLAN, OF RECORD IN BOOK 332, PAGE 46 SAID REGISTER'S OFFICE, AND MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT A GATE POST ON A NEW ROAD, NOW KNOWN AS YOUNGS LANE; THENCE SOUTH 8 DEGREES EAST 182 1/2 FEET MORE OR LESS TO A POINT; THENCE, SOUTH 38 1/2 DEGREES EAST 151 FEET 8 INCHES TO AN ELM TREE; THENCE SOUTH 10 1/2 DEGREES EAST 165 FEET TO A STAKE THREE FEET NORTH OF AN ELM TREE; THENCE SOUTH 48 1/2 DEGREES WEST 380 1/2 FEET TO A SASSAFRAS; THENCE SOUTH 46 1/2 DEGREES WEST 239 1/2 FEET TO A LOW WATER MARK OF CUMBERLAND RIVER; THENCE DOWN SAID RIVER AT LOW WATER MARK PASSING THE MOUTH OF A BRANCH AT 151.4 FEET CONTINUING 210 FEET IN ALL 361.4 FEET TO THE SOUTHWEST CORNER OF CLIMER'S 2 ACRE LOT; THENCE NORTH 4 1/2 DEGREES EAST WITH THE EAST BOUNDARY LINE OF SAID CLIMER'S 2 ACRE LOT PASSING THE NORTHEAST CORNER OF SAID CLIMER'S 2 ACRE LOT AT 435 1/2 FEET CONTINUING 20 FEET IN ALL 455 1/2 FEET TO A STAKE; THENCE NORTH 65 DEGREES EAST PASSING A CEDAR TREE 292 FEET, CONTINUING ON SAME BEARING AND WITH A WIRE FENCE, IN ALL 700 FEET TO A HACKBERRY TREE, THE HINGE POST OF A GATE, AND THE POINT OF BEGINNING, LESS AND EXCEPT PORTION OF PROPERTY CONVEYED IN BOOK 8707, PAGE 233 AND BOOK 6446, PAGE 483, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

LEGEND

⊕	WATER VALVE
⊗	WATER METER
⊙	BOLLARD
⊕	UTILITY POLE
MB	MAILBOX
⊗	SANITARY MANHOLE
⊙	SEWER CLEANOUT
⊕	ELECTRIC METER
⊕	ANCHOR
⊕	GAS VALVE
⊕	GAS METER
⊕	IRRIGATION VALVE
⊕(O)	MONUMENT
⊕(O)	IRON ROD, OLD
⊕(N)	IRON ROD, NEW
⊕(O)	PK NAIL, OLD
---	PROPERTY LINE
x	FENCE
w	WATER LINE
-SAN-	SANITARY SEWER LINE
-GAS-	GAS LINE
-STM-	STORM SEWER LINE
-P(U)G-	UNDERGROUND ELECTRIC
-P/T-	OVERHEAD ELECTRIC
---	MINOR CONTOUR
---	MAJOR CONTOUR
▒	BUILDING FACE

REVISIONS

NO.	DATE	BY	DESCRIPTION

COLLIER ENGINEERING CO., INC.
 CONSULTING • DESIGN • CONSTRUCTION
 2949 NOLENSVILLE PIKE, NASHVILLE, TN 37211
 PHONE: (615) 331-1441 FAX: (615) 331-1050

ALTANSPS LAND TITLE SURVEY
866 YOUNGS LANE - 2ND COUNCILMANIC DIST.
METRO DAVIDSON COUNTY, TENNESSEE

DATE: 03/27/2024
 DRAWN BY: SBT
 SUPERVISED BY: DAC
 CHECKED BY: DAC
ALTA SURVEY
 SHEET NO: 1 OF 1