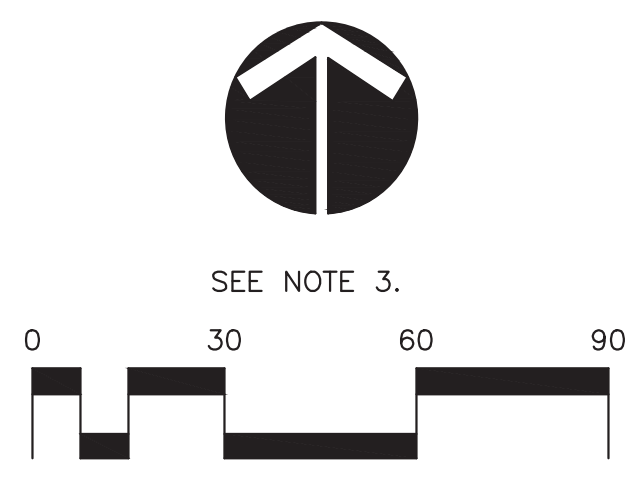


VICINITY MAP  
(NOT TO SCALE)



SEE NOTE 3.

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.
- THE RECORDING OF THIS PLAT VOIDS VACATES AND SUPERCEDES THE RECORDING OF THE FOLLOWING PARCELS:  
 PARCEL 71: BEING PART OF LOT NUMBER 25 ON THE MAP OF WILSON SPRINGS PROPERTY, OF RECORD IN MINUTE BOOK C, PAGE 570, R.O.D.C.T.  
 PARCEL 72: BEING PART OF LOT NUMBER 51 ON THE PLAN OF SOUTHFIELD, OF RECORD IN BOOK N, PAGE 459, R.O.D.C.T.  
 PARCEL 73: BEING PART OF LOT NUMBER 51 ON THE PLAN OF SOUTHFIELD, OF RECORD IN BOOK N, PAGE 459, R.O.D.C.T.  
 PARCEL 178: BEING PART OF LOT NUMBER 50 ON THE PLAN OF SOUTHFIELD, OF RECORD IN BOOK N, PAGE 459, R.O.D.C.T.  
 PARCEL 491: BEING PART OF LOT NUMBER 51 ON THE PLAN OF SOUTHFIELD, OF RECORD IN BOOK N, PAGE 459, R.O.D.C.T.  
 PARCEL 494: BEING PART OF LOT NUMBER 52 ON THE PLAN OF SOUTHFIELD, OF RECORD IN BOOK N, PAGE 459, R.O.D.C.T.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATES, "NAD83".
- THIS PROPERTY IS CURRENTLY ZONED DTC (DOWNTOWN CODE) ZONED UNDER THE SOBRO SUB-DISTRICT OF THE DOWNTOWN CODE AND IS ALSO IN THE ADULT ENTERTAINMENT OVERLAY, CAPITOL MALL REDEVELOPMENT DISTRICT, GATEWAY BOULEVARD URBAN DESIGN OVERLAY, AND URBAN ZONING OVERLAY.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4703702044H WITH AN EFFECTIVE DATE OF APRIL 5, 2017, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470040, PANEL NO. 0244, SUFFIX H, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- BEING PARCEL NUMBER 73 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 93-10.
- 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 ALSO 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 UNDER GROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDER-GROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 811.
- 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.
- 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.
- SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANAGEMENT MANUAL (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP).
- THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A PUBLIC UTILITY EASEMENT OF A MINIMUM OF 20' ADJACENT TO 2ND AVE. SOUTH SHALL HEREBY BE MADE A PART OF THIS RECORDING.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND AS REQUIRED BY SECTION 17.28.103 OF THE METRO ZONING CODE.
- INDIVIDUAL WATER AND/OR SANITARY SEWER LINES ARE REQUIRED FOR EACH PARCEL. A PRESSURE REDUCING VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN WATER PRESSURES EXCEED 100 PSI AND A PRV IS REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.
- THE FINAL SITE PLAN/ BUILDING PERMIT SITE PLAN SHALL DEPICT THE 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.

$\Delta=11^{\circ}28'26''$   
 $R=176.79'$   
 $L=35.40'$   
 $T=17.76'$   
 $CHD=35.34'$   
 $N00^{\circ}38'09''E$

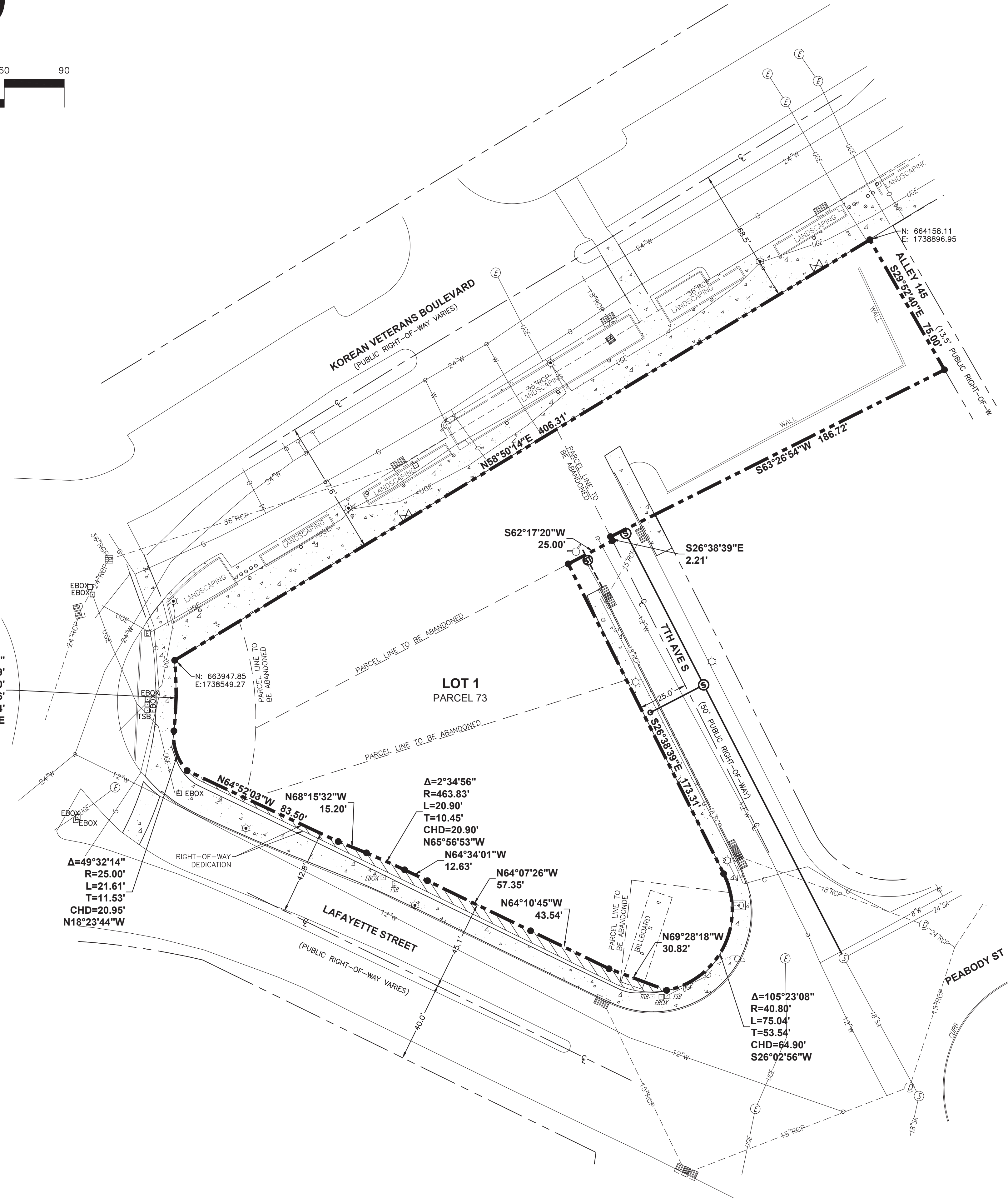
$\Delta=49^{\circ}32'14''$   
 $R=25.00'$   
 $L=21.61'$   
 $T=11.53'$   
 $CHD=20.95'$   
 $N18^{\circ}23'44''W$

$\Delta=2^{\circ}34'56''$   
 $R=463.83'$   
 $L=20.90'$   
 $T=10.45'$   
 $CHD=20.90'$   
 $N65^{\circ}56'53''W$

$\Delta=105^{\circ}23'08''$   
 $R=40.80'$   
 $L=75.04'$   
 $T=53.54'$   
 $CHD=64.90'$   
 $S26^{\circ}02'56''W$

LEGEND

	IRON ROD (OLD)		CATCH BASIN
	IRON ROD (NEW)		SANITARY SEWER MANHOLE
	SEWER VALVE		UNDERGROUND ELECTRIC LINE
	LIGHT STANDARD		REINFORCED CONCRETE PIPE
	ELECTRIC BOX		CORRUGATED METAL PIPE
	TRANSFORMER PAD		GAS LINE
	FIBER OPTIC		WATER LINE
	FIRE HYDRANT		UTILITY POLE
	WATER VALVE		UTILITY POLE W/ ANCHOR
	WATER METER		UTILITY POLE W/ LIGHT
	OVERHEAD ELECTRIC POWER LINE		GAS VALVE
	SANITARY SEWER LINE		GAS METER
	REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE		TELEPHONE RISER
			CONCRETE SURFACE



LOT 1 = 53,997 SQUARE FEET OR 1.24 ACRES±  
 RIGHT-OF-WAY DEDICATION= 1,067 SQUARE FEET OR 0.02 ACRES±  
 TOTAL AREA = 55,064 SQUARE FEET OR 1.26 ACRES±

OWNERS CERTIFICATE  
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED AS INSTRUMENT NO. 20200401-0034964, R.O.D.C., TN, 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, RE-SUBDIVIDED, 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 INSTRUMENT NO. \_\_\_\_\_ R.O.D.C., TENNESSEE, RUNNING WITH TITLE TO THE PROPERTY.  
 RC NASHVILLE DEVELOPMENT PARTNERS, LLC

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TIMOTHY J MORRIS

SURVEYORS 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: 28,508 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOTS LINES ARE RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.  
 RAGAN SMITH ASSOCIATES INC.

BY: DATE: 08/04/21  
 TENNESSEE REGISTERED SURVEYOR NO. 2136



COMMISSION APPROVAL  
 APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

RECORD

CASE NUMBER  
 2021S-152-001

FINAL PLAT  
**R-C NASHVILLE  
 HOTEL &  
 RESIDENCES  
 SUBDIVISION**

400 7TH AVENUE S  
 19TH COUNCIL DISTRICT, METROPOLITAN  
 NASHVILLE, DAVIDSON COUNTY,  
 TENNESSEE  
 DISTRICT COUNCIL MEMBER:  
 MR. FREDDIE O'CONNELL

DATE: AUGUST 4, 2021  
 SCALE: 1"=20'  
 JOB NO. 20147 WO 1993  
 SHEET 1 OF 1

OWNER  
 RC NASHVILLE DEVELOPMENT PARTNERS, LLC  
 6001 HWY A1A #8359,  
 VERO BEACH, FL 34963  
 MR. TIMOTHY J MORRIS  
 248-766-5503  
 tim@m2developmentpartners.com



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 Ted Stevenson