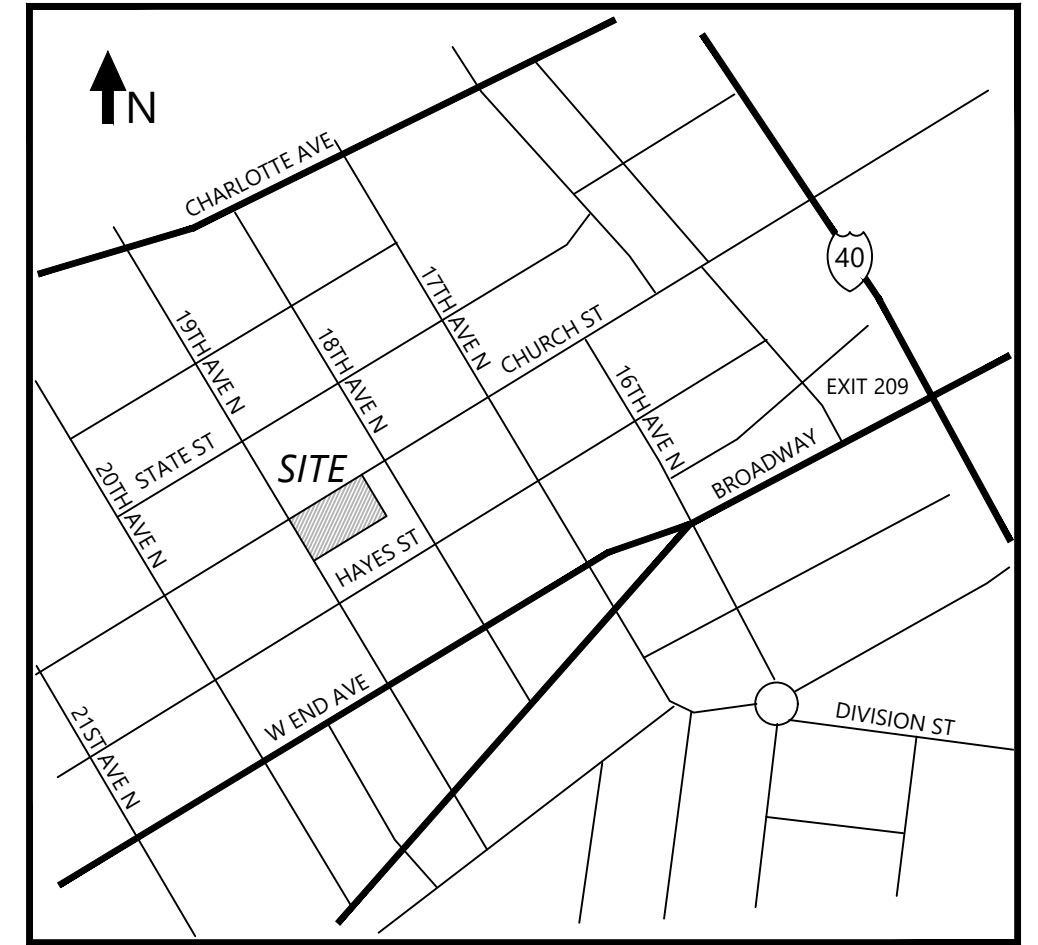
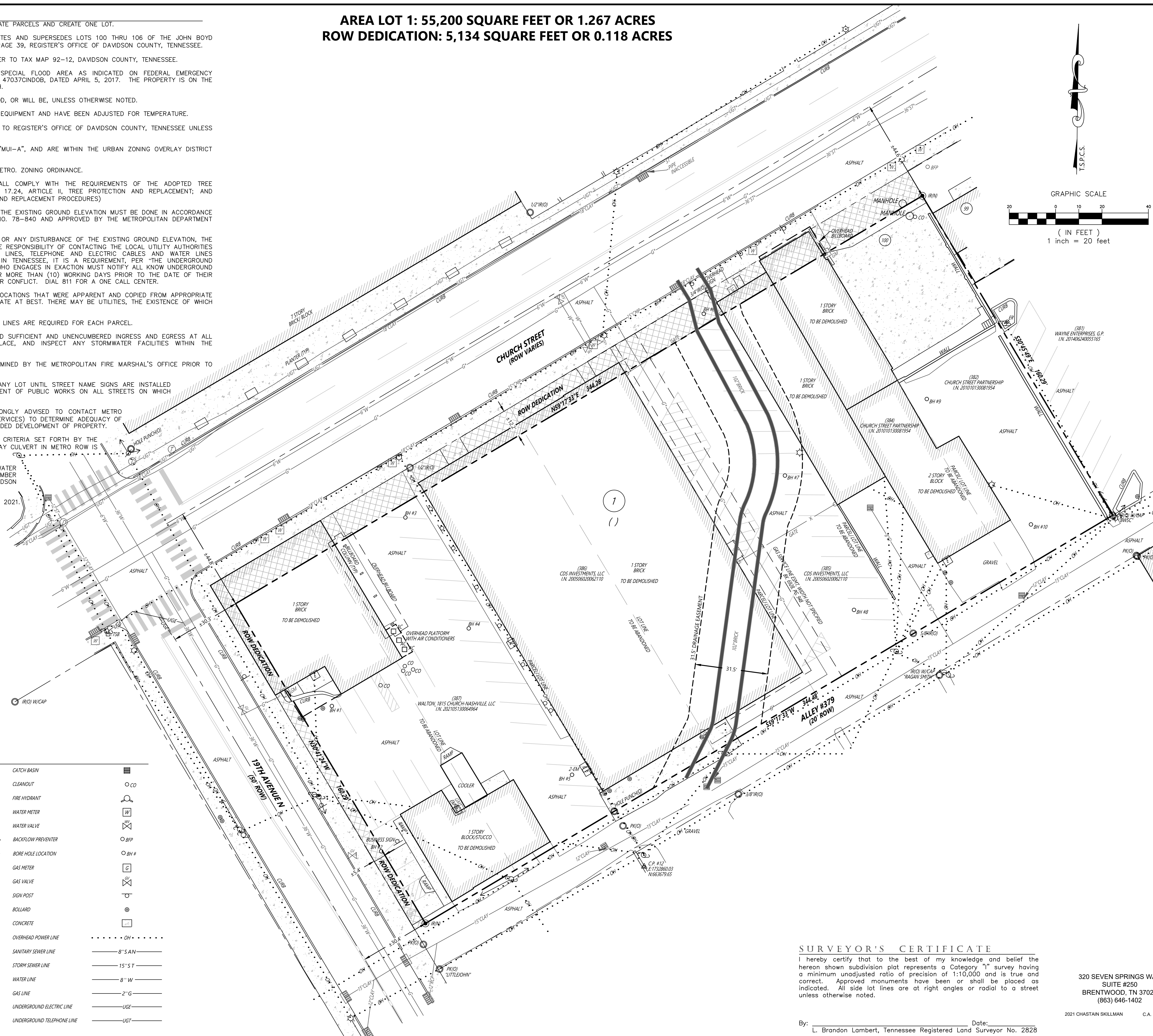


NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCELS AND CREATE ONE LOT.
2. THE RECORDING OF THIS PLAT VACATES AND SUPERSEDES LOTS 100 THRU 106 OF THE JOHN BOYD HOME PLACE AS RECORDED IN PLAT BOOK 21, PAGE 39, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
3. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 92-12, DAVIDSON COUNTY, TENNESSEE.
4. THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD AREA AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM INDEX MAP NUMBER 470370ND08, DATED APRIL 5, 2017. THE PROPERTY IS ON THE NOT PRINTED FIRM PANEL NUMBER 470370C0243H.
5. LOT CORNERS ARE MARKED WITH AN IRON ROD, OR WILL BE, UNLESS OTHERWISE NOTED.
6. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
7. ALL DEED AND PLAT REFERENCES ARE MADE TO REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE UNLESS OTHERWISE NOTED.
8. THESE PROPERTIES ARE CURRENTLY ZONED "MUI-A", AND ARE WITHIN THE URBAN ZONING OVERLAY DISTRICT (UZO).
9. BUILDING SETBACKS TO BE DETERMINED BY METRO. ZONING ORDINANCE.
10. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 2008-328 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES)
11. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH METRO STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
12. 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, AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXACTION MUST NOTIFY ALL KNOW 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.
13. 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.
14. INDIVIDUAL WATER AND/OR SANITARY SEWER LINES ARE REQUIRED FOR EACH PARCEL.
15. 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.
16. THE REQUIRED FIRE FLOW SHALL BE DETERMINED BY THE METROPOLITAN FIRE MARSHAL'S OFFICE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
17. NO BUILDING PERMIT MAY BE ISSUED ON ANY LOT UNTIL STREET NAME SIGNS ARE INSTALLED AND VERIFIED BY THE METROPOLITAN DEPARTMENT OF PUBLIC WORKS ON ALL STREETS ON WHICH THE LOT DEPENDS FOR ACCESS.
18. TO PROSPECTIVE OWNERS: YOU ARE STRONGLY ADVISED TO CONTACT METRO WATER SERVICES ENGINEERING (DEVELOPMENT SERVICES) TO DETERMINE ADEQUACY OF PUBLIC WATER AND SEWER FACILITIES FOR INTENDED DEVELOPMENT OF PROPERTY.
19. SIZE DRIVEWAY CULVERTS PER THE DESIGN CRITERIA SET FORTH BY THE METRO STORMWATER MANUAL. (MINIMUM DRIVEWAY CULVERT IN METRO ROW IS 15" CMP)
20. PROPERTY IS SUBJECT TO A STORMWATER MAINTENANCE AGREEMENT, INSTRUMENT NUMBER _____ RECORDED WITH THE DAVIDSON COUNTY REGISTER OF DEEDS.
21. SURVEY FIELD DATA COLLECTED ON MAY 26, 2021.

**AREA LOT 1: 55,200 SQUARE FEET OR 1.267 ACRES
ROW DEDICATION: 5,134 SQUARE FEET OR 0.118 ACRES**



OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of Parcels 382 & 384 shown hereon as evidenced in Instrument Number 201010130081954, Register's Office of Davidson County, 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 Instrument Number _____, RODC, Tennessee, running with the title to the property.

Name: _____ Date: _____
Name: Church Street Partnershp

OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of Parcels 385 & 386 shown hereon as evidenced in Instrument Number 200506020062110, Register's Office of Davidson County, 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 Instrument Number _____, RODC, Tennessee, running with the title to the property.

Name: _____ Date: _____
Name: CDS Investments, LLC

OWNER'S CERTIFICATE

I (we) hereby certify that I am (we are) the owner(s) of Parcel 387 shown hereon as evidenced in Instrument Number 202105130064964, Register's Office of Davidson County, 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 Instrument Number _____, RODC, Tennessee, running with the title to the property.

Name: _____ Date: _____
Name: Walton 1815 Church-Nashville, LLC

COMMISSION'S APPROVAL

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

By: _____ Date: _____

**CASE No. _____
MINOR SUBDIVISION
1815 CHURCH STREET
FINAL PLAT**

FORMER NAME: JOHN BOYD HOME PLACE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE
TAX MAP 92-12, PARCELS 382, 384, 385, 386 & 387
COUNCIL DISTRICT: 21ST
COUNCIL MEMBER: BRANDON TAYLOR

PREPARED BY:



320 SEVEN SPRINGS WAY
SUITE #250
BRENTWOOD, TN 37027
(863) 646-1402

2021 CHASTAIN SKILLMAN C.A. NO. 282

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 a minimum unadjusted ratio of precision of 1:10,000 and is true and correct. Approved monuments have been or shall be placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

By: _____ Date: _____
L. Brandon Lambert, Tennessee Registered Land Surveyor No. 2828

DATE: 10/06/2021