

APPLICATION FOR HEARING
BOARD OF ZONING APPEALS
OAK HILL, TENNESSEE

Application Date: May 20, 2022

BZA Meeting Date: June 21, 2022

The undersigned hereby requests consideration for a hearing on the zoning regulations for property noted below in accordance with plans, application, fee, and all data heretofore filed, all of which are attached and made a part of this initial appeal.

Property Address: 4815 Franklin Road | Nashville, TN 37220 Zone District: _____

Is this application a request to either obtain a new Commercial Use Permit (CUP) or to change an existing CUP? Yes X No _____

Description of Request (for Residential - if encroaching into setback, specify measurement of encroachment in number of feet/inches):

First Presbyterian Church / Oak Hill School are requesting revise its CUP by updating the Long-Range Master Plan as follows:

1. Remove the track and move the athletic field to the southwest corner of the property along Tyne Boulevard where the equestrian program was previously shown. A small field house will be built into the slope along the east side of the field. The proposed field will NOT be lit and will include landscape screening along the property lines.
2. The existing practice field will remain in its current location.
3. The equestrian program will remain in its current location.

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Lot Area: _____ s.f.

Lot Coverage: _____ s.f. → which equals _____ % of Lot Area (noted above)
(total existing & proposed impervious surfaces on lot – ie: roofs, concrete driveways/patios/walks/pool decks, etc.)

Heat/Cooled Area: _____ s.f. → which equals _____ % of Lot Area

Proposed Height: _____ feet / _____ stories

Lot Depth/Width Ratio: _____ (maximum ratio allowed is 4:1 for all Zones)
(Lot width is measured at the narrowest point of the lot, and lot depth is measured at the deepest point of the lot)

Avg. front setback of 4 adjacent homes: _____ feet (if applicable)

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Based on the powers and jurisdiction of the Board of Zoning Appeals as set forth in the Zoning Ordinance, a variance is hereby requested as applied to this property. The undersigned understands that the BZA reviews all cases with respect to the following hardship standards, and that it is incumbent upon the applicant to present the manner in which each of these hardships compel the applicant to request this variance.

These hardships do not apply to Conditional Use Permits.

1. *The particular physical surroundings, shape, or topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this chapter were carried out must be stated.*
2. *The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.*
3. *The variance will not authorize activities in a zone district other than those permitted by this chapter.*
4. *Financial returns only shall not be considered as a basis for granting a variance.*
5. *The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this chapter (Ord. #12-16, Jan. 2013)*
6. *That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same districts.*
7. *The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.*
8. *The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.*
9. *The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.*

Stuart Gordon

Applicant Name

4815 Franklin Road | Nashville, TN 37220

Applicant Address

615.298.9554

Applicant Phone Number

SGordon@FPCNashville.org

Applicant Email Address

Stephen Snow

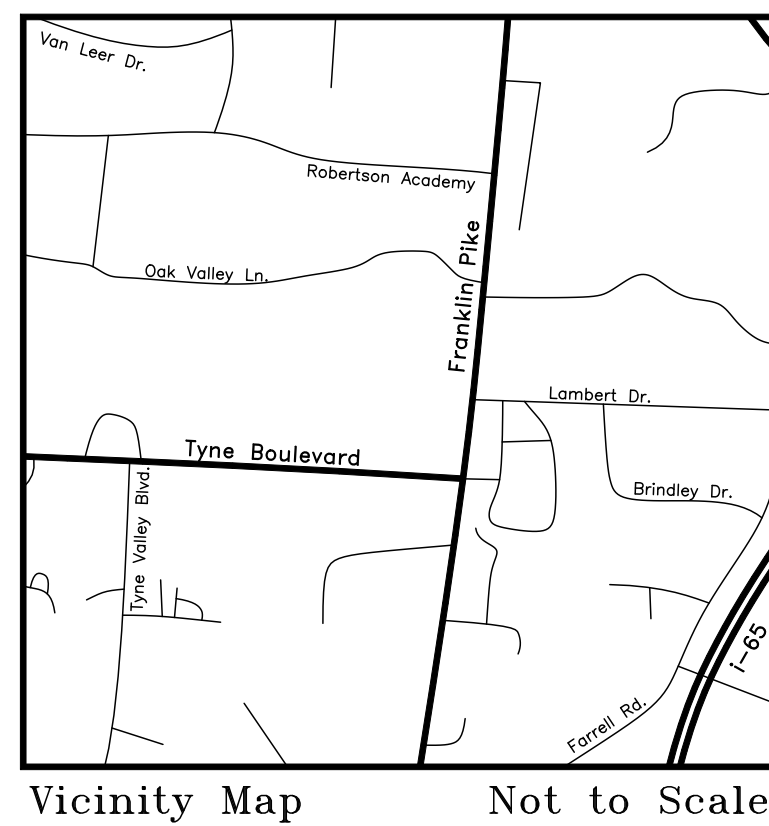
City of Oak Hill Code Compliance Officer

 for Stuart Gordon
Applicant Signature

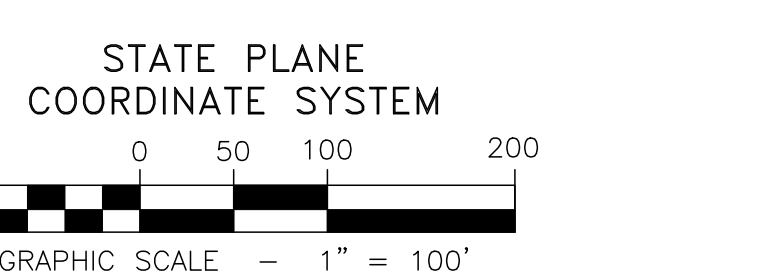
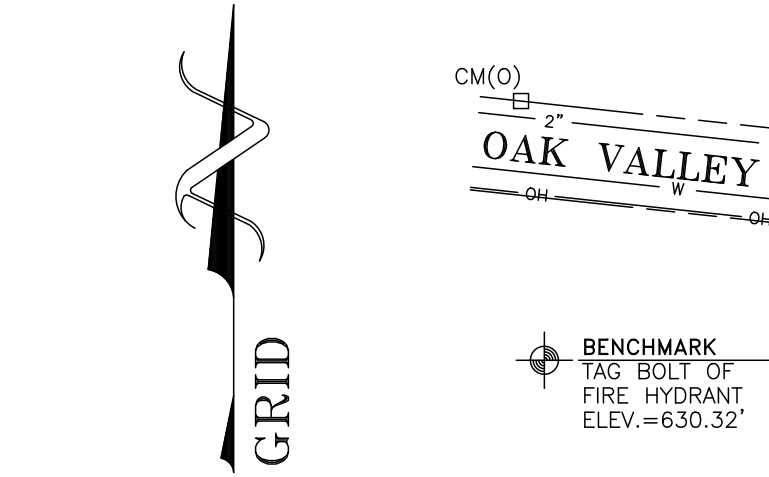
CASE NO. (to be completed by City of Oak Hill)

Notes

- 1) THE PURPOSE OF THIS PLAT IS TO COMBINE TO PARCELS INTO ONE LOT.
- 2) THIS SURVEY 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 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 UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, 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 HAZARDOUS OR CONFLICT. TENNESSEE ONE CALL: 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 3) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 6) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 7) NO BUILDING PERMIT SHALL BE ISSUED FOR CONSTRUCTION ON ANY AREA OF 15% OR GREATER SLOPES UNTIL A SITE PLAN MEETING THE REQUIREMENTS OF THE CITY OF OAK HILLS' STEEP SLOPE ORDINANCE (OAK HILLS MUNICIPAL CODE SECTION 14-238) HAS BEEN APPROVED BY THE PLANNING COMMISSION.
- 8) THIS PROPERTY IS CURRENTLY ZONED RESIDENTIAL "F" (F) AND RESIDENTIAL "D" (D) WITH CONDITION USE PERMIT.
- 9) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 4703700359H", DATED: APRIL 05, 2017. "FLOOD ZONE "X".
- 10) ELEVATIONS ARE BASED UPON VERTICAL DATUM NAVD 88.
- 11) FRONT SETBACK NOTE: FOR ANY NEW CONSTRUCTION, THE FRONT SETBACK SHALL BE CALCULATED BASED ON ZONING ORDINANCE SECTION 14-121(F).



Vicinity Map Not to Scale



Owner: Trustees of the First Presbyterian Church of Nashville
4815 Franklin Pike
Nashville, Tennessee 37220

Tree Table

NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE
1	24"	OAK	128	18"	HACKBERRY	256	18"	HACKBERRY
2	18"	CEDAR	129	24"	HACKBERRY	257	18"	HACKBERRY
3	18"	OAK	130	24"	HACKBERRY	258	18"	HACKBERRY
4	18"	OAK	131	24"	HACKBERRY	259	18"	HACKBERRY
5	18"	OAK	132	24"	HACKBERRY	260	18"	HACKBERRY
6	18"	OAK	133	24"	HACKBERRY	261	18"	HACKBERRY
7	18"	OAK	134	24"	HACKBERRY	262	18"	HACKBERRY
8	18"	OAK	135	24"	HACKBERRY	263	18"	HACKBERRY
9	18"	OAK	136	24"	HACKBERRY	264	18"	HACKBERRY
10	18"	OAK	137	24"	HACKBERRY	265	18"	HACKBERRY
11	18"	OAK	138	24"	HACKBERRY	266	18"	HACKBERRY
12	18"	OAK	139	24"	HACKBERRY	267	18"	HACKBERRY
13	18"	OAK	140	24"	HACKBERRY	268	18"	HACKBERRY
14	18"	OAK	141	24"	HACKBERRY	269	18"	HACKBERRY
15	18"	OAK	142	24"	HACKBERRY	270	18"	HACKBERRY
16	18"	OAK	143	24"	HACKBERRY	271	18"	HACKBERRY
17	18"	OAK	144	24"	HACKBERRY	272	18"	HACKBERRY
18	18"	OAK	145	24"	HACKBERRY	273	18"	HACKBERRY
19	18"	OAK	146	24"	HACKBERRY	274	18"	HACKBERRY
20	18"	OAK	147	24"	HACKBERRY	275	18"	HACKBERRY
21	18"	OAK	148	24"	HACKBERRY	276	18"	HACKBERRY
22	18"	OAK	149	24"	HACKBERRY	277	18"	HACKBERRY
23	18"	OAK	150	24"	HACKBERRY	278	18"	HACKBERRY
24	18"	OAK	151	24"	HACKBERRY	279	18"	HACKBERRY
25	18"	OAK	152	24"	HACKBERRY	280	18"	HACKBERRY
26	18"	OAK	153	24"	HACKBERRY	281	18"	HACKBERRY
27	18"	OAK	154	24"	HACKBERRY	282	18"	HACKBERRY
28	18"	OAK	155	24"	HACKBERRY	283	18"	HACKBERRY
29	18"	OAK	156	24"	HACKBERRY	284	18"	HACKBERRY
30	18"	OAK	157	24"	HACKBERRY	285	18"	HACKBERRY
31	18"	OAK	158	24"	HACKBERRY	286	18"	HACKBERRY
32	18"	OAK	159	24"	HACKBERRY	287	18"	HACKBERRY
33	18"	OAK	160	24"	HACKBERRY	288	18"	HACKBERRY
34	18"	OAK	161	24"	HACKBERRY	289	18"	HACKBERRY
35	18"	OAK	162	24"	HACKBERRY	290	18"	HACKBERRY
36	18"	OAK	163	24"	HACKBERRY	291	18"	HACKBERRY
37	18"	OAK	164	24"	HACKBERRY	292	18"	HACKBERRY
38	18"	OAK	165	24"	HACKBERRY	293	18"	HACKBERRY
39	18"	OAK	166	24"	HACKBERRY	294	18"	HACKBERRY
40	18"	OAK	167	24"	HACKBERRY	295	18"	HACKBERRY
41	18"	OAK	168	24"	HACKBERRY	296	18"	HACKBERRY
42	18"	OAK	169	24"	HACKBERRY	297	18"	HACKBERRY
43	18"	OAK	170	24"	HACKBERRY	298	18"	HACKBERRY
44	18"	OAK	171	24"	HACKBERRY	299	18"	HACKBERRY
45	18"	OAK	172	24"	HACKBERRY	300	18"	HACKBERRY
46	18"	OAK	173	24"	HACKBERRY	301	18"	HACKBERRY
47	18"	OAK	174	24"	HACKBERRY	302	18"	HACKBERRY
48	18"	OAK	175	24"	HACKBERRY	303	18"	HACKBERRY
49	18"	OAK	176	24"	HACKBERRY	304	18"	HACKBERRY
50	18"	OAK	177	24"	HACKBERRY	305	18"	HACKBERRY
51	18"	OAK	178	24"	HACKBERRY	306	18"	HACKBERRY
52	18"	OAK	179	24"	HACKBERRY	307	18"	HACKBERRY
53	18"	OAK	180	24"	HACKBERRY	308	18"	HACKBERRY
54	18"	OAK	181	24"	HACKBERRY	309	18"	HACKBERRY
55	18"	OAK	182	24"	HACKBERRY	310	18"	HACKBERRY
56	18"	OAK	183	24"	HACKBERRY	311	6"	DOGWOOD
57	18"	OAK	184	24"	HACKBERRY	312	6"	DOGWOOD
58	18"	OAK	185	24"	HACKBERRY	313	6"	DOGWOOD
59	18"	OAK	186	24"	HACKBERRY	314	6"	DOGWOOD
60	18"	OAK	187	24"	HACKBERRY	315	24"	HACKBERRY
61	18"	OAK	188	24"	HACKBERRY	316	24"	HACKBERRY
62	18"	OAK	189	24"	HACKBERRY	317	24"	HACKBERRY
63	18"	OAK	190	15"	HACKBERRY	318	42"	HACKBERRY
64	18"	OAK	191	18"	HACKBERRY	319	30"	HACKBERRY
65	18"	OAK	192	15"	HACKBERRY	320	30"	HACKBERRY
66	18"	OAK	193	15"	HACKBERRY	321	30"	HACKBERRY
67	18"	OAK	194	24"	HACKBERRY	322	12"	HACKBERRY
68	18"	OAK	195	24"	HACKBERRY	323	6"	HACKBERRY
69	18"	OAK	196	24"	HACKBERRY	324	6"	HACKBERRY
70	18"	OAK	197	24"	HACKBERRY	325	12"	HACKBERRY
71	18"	OAK	198	15"	HACKBERRY	326	48"	HACKBERRY
72	18"	OAK	199	15"	HACKBERRY	327	48"	HACKBERRY
73	18"	OAK	200	15"	HACKBERRY	328	48"	HACKBERRY
74	18"	OAK	201	12"	HACKBERRY	329	30"	HACKBERRY
75	18"	OAK	202	12"	HACKBERRY	330	30"	HACKBERRY
76	18"	OAK	203	8"	HACKBERRY	331	24"	HACKBERRY
77	18"	OAK	204	8"	HACKBERRY	332	24"	HACKBERRY
78	18"	OAK	205	12"	HACKBERRY	333	24"	HACKBERRY
79	18"	OAK	206	12"	HACKBERRY	334	18"	HACKBERRY
80	18"	OAK	207	24"	HACKBERRY	335	18"	HACKBERRY
81	18"	OAK	208	24"	HACKBERRY	336	18"	HACKBERRY
82	18"	OAK	209	24"	HACKBERRY	337	18"	HACKBERRY
83	18"	OAK	210	24"	HACKBERRY	338	18"	HACKBERRY
84	18"	OAK	211	15"	HACKBERRY	339	24"	HACKBERRY
85	18"	OAK	212	15"	HACKBERRY	340	24"	HACKBERRY
86	18"	OAK	213	15"	HACKBERRY	341	24"	HACKBERRY
87	18"	OAK	214	15"	HACKBERRY	342	24"	HACKBERRY
88	18"	OAK	215	15"	HACKBERRY	343	24"	HACKBERRY
89	18"	OAK	216	15"	HACKBERRY	344	24"	HACKBERRY
90	18"	OAK	217	15"	HACKBERRY	345	24"	HACKBERRY
91	18"	OAK	218	15"	HACKBERRY	346	24"	HACKBERRY
92	18"	OAK	219	15"	HACKBERRY	347	24"	HACKBERRY
93	18"	OAK	220	15"	HACKBERRY	348	24"	HACKBERRY
94	18"	OAK	221	15"	HACKBERRY	349	24"	HACKBERRY
95	18"	OAK	222	15"	HACKBERRY	350	24"	HACKBERRY
96	18"	OAK	223	15"	HACKBERRY	351	24"	HACKBERRY
97	18"	OAK	224	15"	HACKBERRY	352	24"	HACKBERRY
98	18"	OAK	225	15"	HACKBERRY	353	24"	HACKBERRY
99	18"	OAK	226	15"	HACKBERRY	354	24"	HACKBERRY
100	18"	OAK	227	15"	HACKBERRY	355	24"	HACKBERRY
101	18"	OAK	228	15"	HACKBERRY	356	24"	HACKBERRY
102	18"	OAK	229	15"	HACKBERRY	357	24"	HACKBERRY
103	18"	OAK	230	15"	HACKBERRY	358	24"	HACKBERRY
104	18"	OAK	231	15"	HACKBERRY	359	24"	HACKBERRY
105	18"	OAK	232	15"	HACKBERRY	360	24"	HACKBERRY
106	18"	OAK	233	15"	HACKBERRY	361	24"	HACKBERRY
107	18"	OAK	234	15"	HACKBERRY	362	24"	HACKBERRY
108	18"	OAK	235	15"	HACKBERRY	363	24"	HACKBERRY
109	18"	OAK	236	15"	HACKBERRY	364	24"	HACKBERRY
110	18"	OAK	237	15"	HACKBERRY	365	24"	HACKBERRY
111	18"	OAK	238	15"	HACKBERRY	366	24"	HACKBERRY
112	18"	OAK	239	15"	HACKBERRY	367	24"	HACKBERRY
113	18"	OAK	240	15"	HACKBERRY	368	24"	HACKBERRY
114	18"	OAK	241	15"	HACKBERRY	369	24"	HACKBERRY
115	18"	OAK	242	15"	HACKBERRY	370	24"	HACKBERRY
116	18"	OAK	243	15"	HACKBERRY	371	24"	HACKBERRY
117	18"	OAK	244	15"	HACKBERRY	372	24"	HACKBERRY
118	18"	OAK	245	15"	HACKBERRY	373	24"	HACKBERRY
119	18"	OAK	246	15"	HACKBERRY	374	24"	HACKBERRY
120	18"	OAK	247	15"	HACKBERRY	375	24"	HACKBERRY
121	18"	OAK	248	15"	HACKBERRY	376	24"	HACKBERRY
122	18"	OAK	249	15"	HACKBERRY	377	24"	HACKBERRY
123	18"	OAK	250	15"	HACKBERRY	378	24"	HACKBERRY
124	18"	OAK	251	15"	HACKBERRY	379	24"	HACKBERRY
125	18"	OAK	252	15"	HACKBERRY	380	24"	HACKBERRY
126	18"	OAK	253	15"	HACKBERRY	381	24"	HACKBERRY
127	18"	OAK	254	15"	HACKBERRY	382	24"	HACKBERRY
128	18"	OAK	255	15"	HACKBERRY	383	24"	HACKBERRY
129	18"	OAK	256	15"	HACKBERRY	384	24"	HACKBERRY
130	18"	OAK	257	15"	HACKBERRY	385	24"	HACKBERRY
131	18"	OAK	258	15"	HACKBERRY	386	24"	HACKBERRY
132	18"	OAK	259	15"	HACKBERRY	387	24"	HACKBERRY
133	18"	OAK	260	15"	HACKBERRY	388	24"	HACKBERRY
134	18"	OAK	261	15"	HACKBERRY	389	24"	HACKBERRY
135	18"	OAK	262	15"	HACKBERRY	390	24"	HACKBERRY
136	18"	OAK	263	15"	HACKBERRY	391	24"	HACKBERRY
137	18"	OAK	264	15"	HACKBERRY	392	24"	HACKBERRY
138	18"	OAK	265	15"	HACKBERRY	393	24"	HACKBERRY
139	18"	OAK	266	15"	HACKBERRY	394	24"	HACKBERRY
140	18"	OAK	267	15"	HACKBERRY	395	24"	HACKBERRY
141	18"	OAK	268	15"	HACKBERRY	396	24"	HACKBERRY
142	18"	OAK	269	15"	HACKBERRY	397	24"	HACKBERRY
143	18"	OAK	270	15"	HACKBERRY	398	24"	HACKBERRY
144	18"	OAK	271	15"	HACKBERRY	399	24"	HACKBERRY
145	18"	OAK	272	15"	HACKBERRY	400	24"	HACKBERRY
146	18"	OAK	273	15"	HACKBERRY	401	24"	HACKBERRY
147	18"	OAK	274	15"	HACKBERRY	402	24"	HACKBERRY
148	18"	OAK	275	15"	HACKBERRY	403	24"	HACKBERRY
149	18"	OAK	276	15"	HACKBERRY	404	24"	HACKBERRY
150	18"	OAK	277	15"	HACKBERRY	405	24"	HACKBERRY
151	18"	OAK	278	15"	HACKBERRY	406	24"	HACKBERRY
152	18"	OAK	279	15"	HACKBERRY	407	24"	HACKBERRY
153	18"	OAK	280	15"	HACKBERRY	408	24"	HACKBERRY
154	18"	OAK	281	15"	HACKBERRY	409	24"	

Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Instrument Number: 20210921-0126955, 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, altered, or changed so as to produce less area than hereby established until otherwise approved by the City of Oak Hill Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as on record in Book _____, Page _____, R.O.D.C., Tennessee, running with the title to the property.

Trustees of the First Presbyterian Church at Nashville

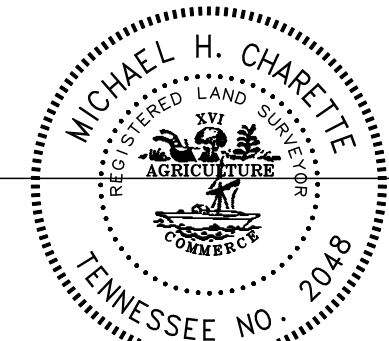
Owner Name: _____ Title: _____

By: _____ Title: _____

Date: _____

Surveyor's Certificate

We hereby certify to the best of our knowledge, information and belief and in our professional opinion that the hereon shown subdivision plat represents a true and correct survey having an unadjusted ratio of precision of 1:15,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to street unless otherwise noted.



Surveyor: _____

Michael H. Charette R.L.S. # 2048

Date: _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Oak Hill, Davidson County, Tennessee.

By: _____

Oak Hill Planning Commission

Date: _____

Certification of Common Areas Dedication

Trustees of the First Presbyterian Church at Nashville (Owner), in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Final Plat of First Presbyterian Church, for recreation and related activities. The above-described areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Final Plat of First Presbyterian Church, dated August 23, 2022, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.

Trustees of the First Presbyterian Church at Nashville

Owner Name: _____ Title: _____

By: _____ Title: _____

Date: _____

Legend

- FIRE HYDRANT → □
- CONCRETE MONUMENT OLD → □ CM(O)
- IRON ROD NEW → ● IR(N)
- IRON ROD OLD → ○ IR(O)
- IRON PIPE OLD → ○ IP(O)
- PK NAIL OLD → ○ PK(O)
- CATCH BASIN → □
- CURB INLET → □
- BENCHMARK → □
- MANHOLE → □
- STORM MANHOLE → □
- UTILITY POLE → □
- LIGHT POLE → □
- PROPERTY LINE → - - - - -
- EDGE OF PAVEMENT → - - - - -
- EASEMENT LINE → - - - - -
- EDGE OF CONC. → - - - - -
- ZONING & OLD PARCEL LINE → - - - - -
- WALL → - - - - -
- CURB → - - - - -
- FENCE → - - - - -
- OVERHEAD → - - - - -
- WATER LINE → - - - - -
- SEWER LINE → - - - - -
- GAS LINE → - - - - -
- CULVERT → - - - - -
- CONTOUR LINE → - - - - -

Owner: Trustees of the First Presbyterian Church of Nashville
4815 Franklin Pike
Nashville, Tennessee 37220

GPS Note

A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

CHERRY LAND SURVEYING, INC.

622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

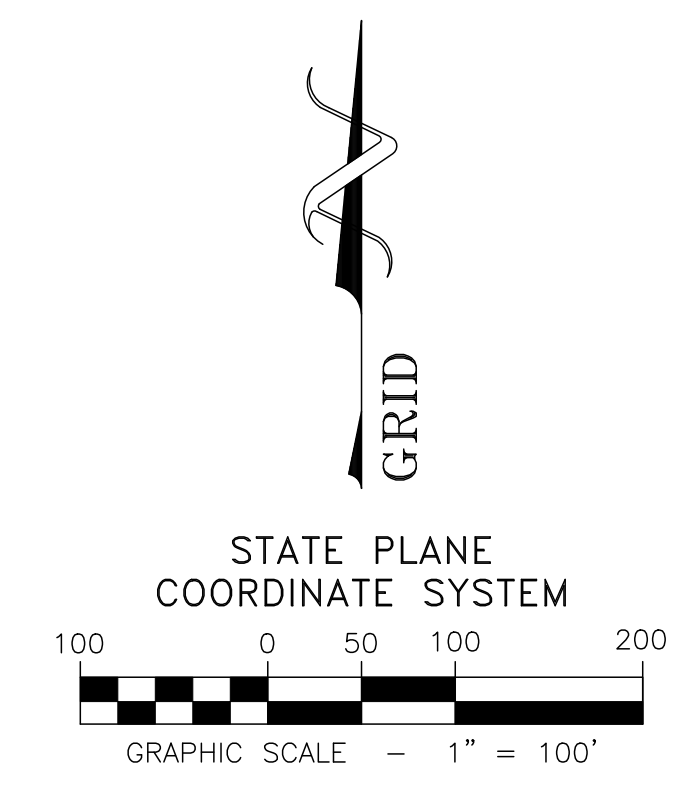
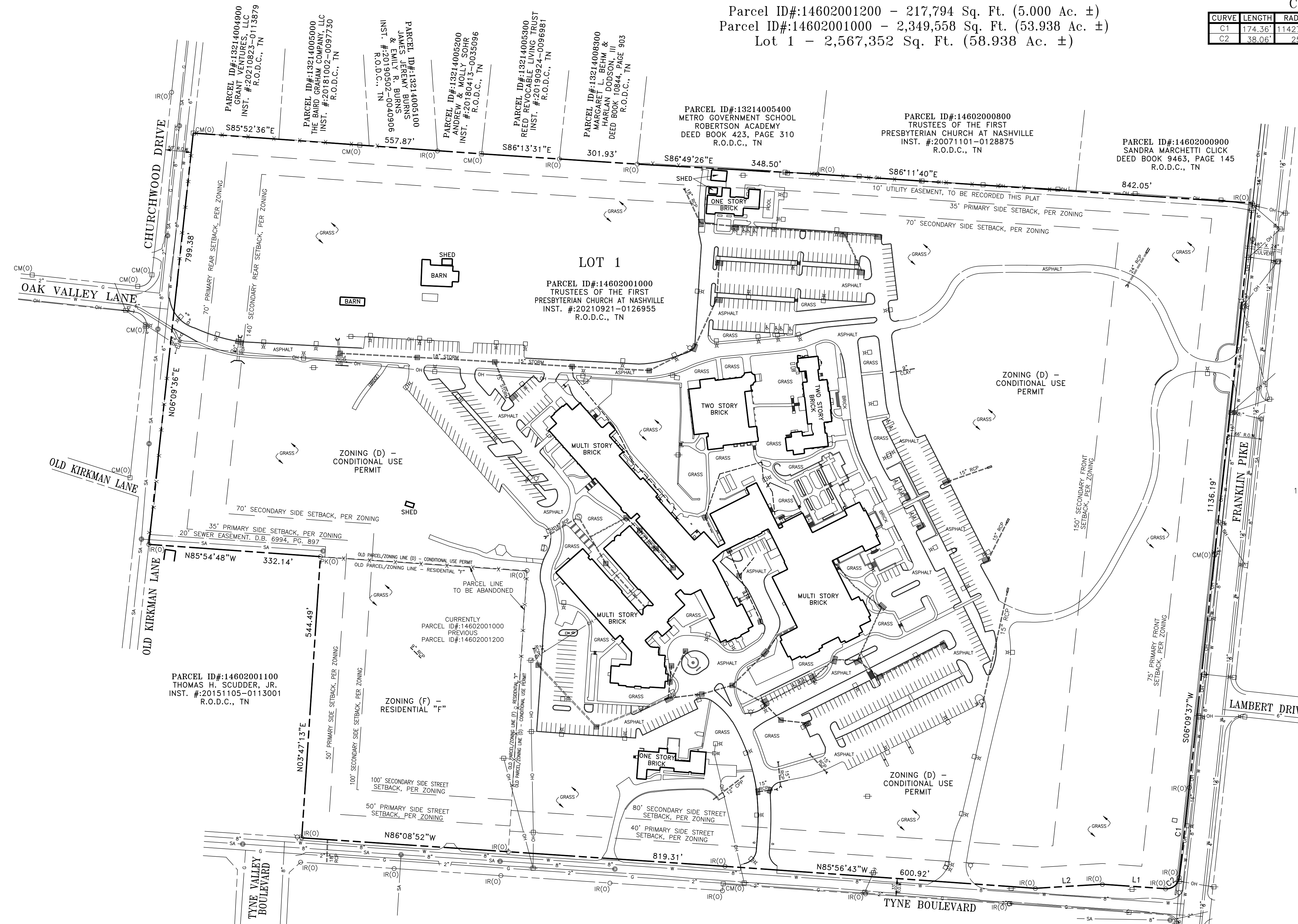
Parcel ID#:14602001200 - 217,794 Sq. Ft. (5.000 Ac. ±)
Parcel ID#:14602001000 - 2,349,558 Sq. Ft. (53.938 Ac. ±)
Lot 1 - 2,567,352 Sq. Ft. (58.938 Ac. ±)

Curve Table

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	174.36'	11427.00'	N06°23'41"E	174.36'	00°52'27"
C2	38.06'	25.00'	N50°26'41"E	34.49'	87°13'12"

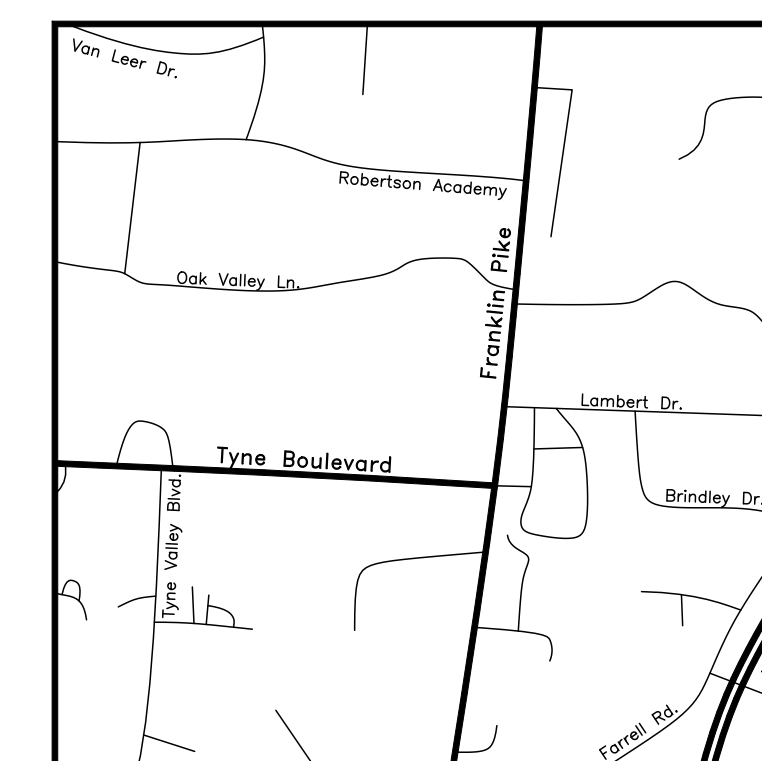
Line Table

LINE	BEARING	DISTANCE
L1	N85°56'43"W	122.37'
L2	S86°31'17"W	129.66'



Notes

- THE PURPOSE OF THIS PLAT IS TO COMBINE TO PARCELS INTO ONE LOT.
- 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 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 UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, 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 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- NO BUILDING PERMIT SHALL BE ISSUED FOR CONSTRUCTION ON ANY AREA OF 15% OR GREATER SLOPES UNTIL A SITE PLAN MEETING THE REQUIREMENTS OF THE CITY OF OAK HILL'S STEEP SLOPE ORDINANCE (OAK HILL MUNICIPAL CODE SECTION 14-238) HAS BEEN APPROVED BY THE PLANNING COMMISSION.
- THIS PROPERTY IS CURRENTLY ZONED RESIDENTIAL "F" (F) AND RESIDENTIAL "D" (D) WITH CONDITION USE PERMIT.
- THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0359H", DATED: APRIL 05, 2017, FLOOD ZONE "X".
- FRONT SETBACK NOTE: FOR ANY NEW CONSTRUCTION, THE FRONT SETBACK SHALL BE CALCULATED BASED ON ZONING ORDINANCE SECTION 14-121(F).

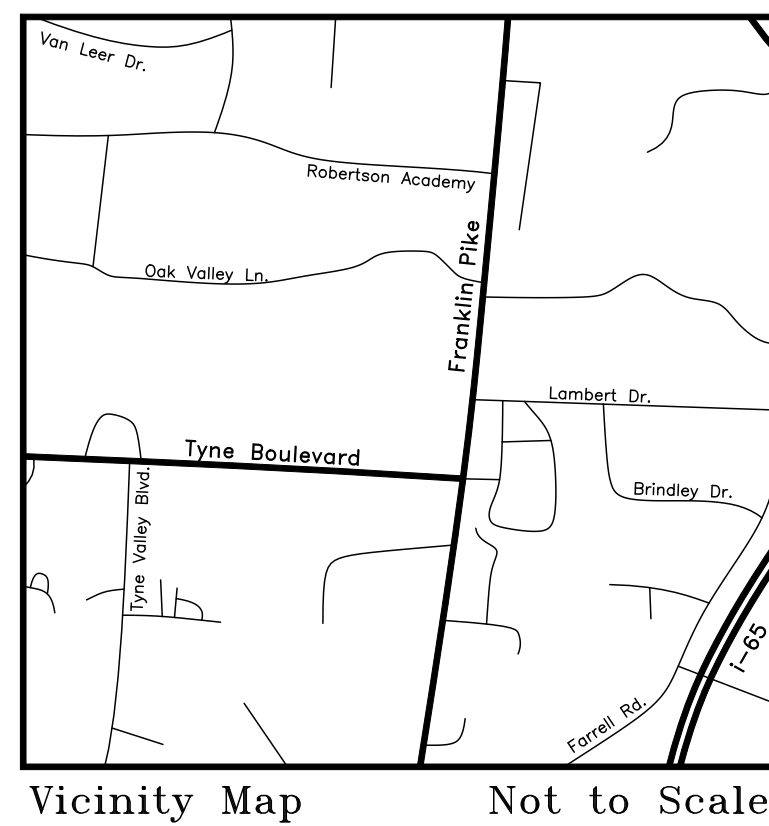


Vicinity Map Not to Scale

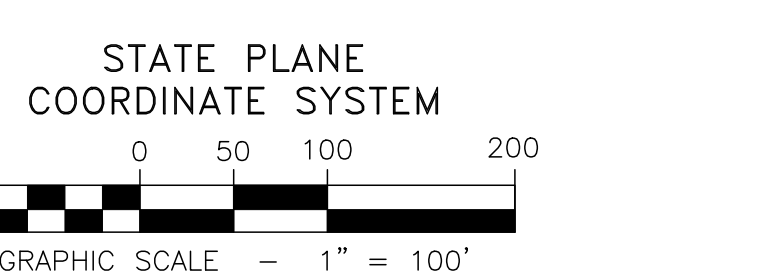
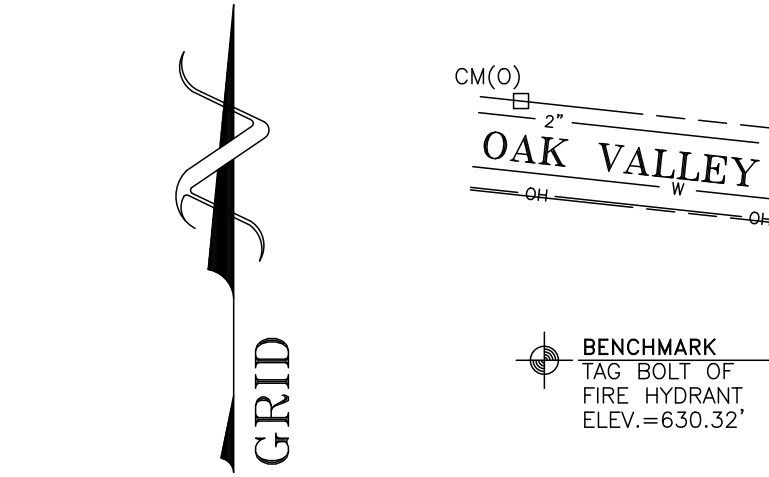
FINAL PLAT
OF
FIRST PRESBYTERIAN CHURCH
4815 FRANKLIN PIKE
PARCEL ID#:14602001000
INSTRUMENT #:20210921-0126955
CITY OF OAK HILL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=100' DATED: AUGUST 25, 2022
REVISED: AS PER COMMENTS DATED: OCTOBER 04, 2022

Notes

- 1) THE PURPOSE OF THIS PLAT IS TO COMBINE TO PARCELS INTO ONE LOT.
- 2) THIS SURVEY 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 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 UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, 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 HAZARDOUS OR CONFLICT. TENNESSEE ONE CALL: 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- 3) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 6) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 7) NO BUILDING PERMIT SHALL BE ISSUED FOR CONSTRUCTION ON ANY AREA OF 15% OR GREATER SLOPES UNTIL A SITE PLAN MEETING THE REQUIREMENTS OF THE CITY OF OAK HILLS' STEEP SLOPE ORDINANCE (OAK HILLS MUNICIPAL CODE SECTION 14-238) HAS BEEN APPROVED BY THE PLANNING COMMISSION.
- 8) THIS PROPERTY IS CURRENTLY ZONED RESIDENTIAL "F" (F) AND RESIDENTIAL "D" (D) WITH CONDITION USE PERMIT.
- 9) THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 4703700359H", DATED: APRIL 05, 2017. "FLOOD ZONE "X".
- 10) ELEVATIONS ARE BASED UPON VERTICAL DATUM NAVD 88.
- 11) FRONT SETBACK NOTE: FOR ANY NEW CONSTRUCTION, THE FRONT SETBACK SHALL BE CALCULATED BASED ON ZONING ORDINANCE SECTION 14-121(F).



Vicinity Map Not to Scale



Owner: Trustees of the First Presbyterian Church of Nashville
4815 Franklin Pike
Nashville, Tennessee 37220

Tree Table

NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE
1	24"	OAK	128	18"	HACKBERRY	256	18"	HACKBERRY
2	18"	CEDAR	129	24"	HACKBERRY	257	18"	HACKBERRY
3	18"	OAK	130	24"	HACKBERRY	258	18"	HACKBERRY
4	18"	OAK	131	24"	HACKBERRY	259	18"	HACKBERRY
5	18"	OAK	132	24"	HACKBERRY	260	18"	HACKBERRY
6	18"	OAK	133	24"	HACKBERRY	261	18"	HACKBERRY
7	18"	OAK	134	24"	HACKBERRY	262	18"	HACKBERRY
8	18"	OAK	135	24"	HACKBERRY	263	18"	HACKBERRY
9	18"	OAK	136	24"	HACKBERRY	264	18"	HACKBERRY
10	18"	OAK	137	24"	HACKBERRY	265	18"	HACKBERRY
11	18"	OAK	138	24"	HACKBERRY	266	18"	HACKBERRY
12	18"	OAK	139	24"	HACKBERRY	267	18"	HACKBERRY
13	18"	OAK	140	24"	HACKBERRY	268	18"	HACKBERRY
14	18"	OAK	141	24"	HACKBERRY	269	18"	HACKBERRY
15	18"	OAK	142	24"	HACKBERRY	270	18"	HACKBERRY
16	18"	OAK	143	24"	HACKBERRY	271	18"	HACKBERRY
17	18"	OAK	144	24"	HACKBERRY	272	18"	HACKBERRY
18	18"	OAK	145	24"	HACKBERRY	273	18"	HACKBERRY
19	18"	OAK	146	24"	HACKBERRY	274	18"	HACKBERRY
20	18"	OAK	147	24"	HACKBERRY	275	18"	HACKBERRY
21	18"	OAK	148	24"	HACKBERRY	276	18"	HACKBERRY
22	18"	OAK	149	24"	HACKBERRY	277	18"	HACKBERRY
23	18"	OAK	150	24"	HACKBERRY	278	18"	HACKBERRY
24	18"	OAK	151	24"	HACKBERRY	279	18"	HACKBERRY
25	18"	OAK	152	24"	HACKBERRY	280	18"	HACKBERRY
26	18"	OAK	153	24"	HACKBERRY	281	18"	HACKBERRY
27	18"	OAK	154	24"	HACKBERRY	282	18"	HACKBERRY
28	18"	OAK	155	24"	HACKBERRY	283	18"	HACKBERRY
29	18"	OAK	156	24"	HACKBERRY	284	18"	HACKBERRY
30	18"	OAK	157	24"	HACKBERRY	285	18"	HACKBERRY
31	18"	OAK	158	24"	HACKBERRY	286	18"	HACKBERRY
32	18"	OAK	159	24"	HACKBERRY	287	18"	HACKBERRY
33	18"	OAK	160	24"	HACKBERRY	288	18"	HACKBERRY
34	18"	OAK	161	24"	HACKBERRY	289	18"	HACKBERRY
35	18"	OAK	162	24"	HACKBERRY	290	18"	HACKBERRY
36	18"	OAK	163	24"	HACKBERRY	291	18"	HACKBERRY
37	18"	OAK	164	24"	HACKBERRY	292	18"	HACKBERRY
38	18"	OAK	165	24"	HACKBERRY	293	18"	HACKBERRY
39	18"	OAK	166	24"	HACKBERRY	294	18"	HACKBERRY
40	18"	OAK	167	24"	HACKBERRY	295	18"	HACKBERRY
41	18"	OAK	168	24"	HACKBERRY	296	18"	HACKBERRY
42	18"	OAK	169	24"	HACKBERRY	297	18"	HACKBERRY
43	18"	OAK	170	24"	HACKBERRY	298	18"	HACKBERRY
44	18"	OAK	171	24"	HACKBERRY	299	18"	HACKBERRY
45	18"	OAK	172	24"	HACKBERRY	300	18"	HACKBERRY
46	18"	OAK	173	24"	HACKBERRY	301	18"	HACKBERRY
47	18"	OAK	174	24"	HACKBERRY	302	18"	HACKBERRY
48	18"	OAK	175	24"	HACKBERRY	303	18"	HACKBERRY
49	18"	OAK	176	24"	HACKBERRY	304	18"	HACKBERRY
50	18"	OAK	177	24"	HACKBERRY	305	18"	HACKBERRY
51	18"	OAK	178	24"	HACKBERRY	306	18"	HACKBERRY
52	18"	OAK	179	24"	HACKBERRY	307	18"	HACKBERRY
53	18"	OAK	180	24"	HACKBERRY	308	18"	HACKBERRY
54	18"	OAK	181	24"	HACKBERRY	309	18"	HACKBERRY
55	18"	OAK	182	24"	HACKBERRY	310	18"	HACKBERRY
56	18"	OAK	183	24"	HACKBERRY	311	6"	DOGWOOD
57	18"	OAK	184	24"	HACKBERRY	312	6"	DOGWOOD
58	18"	OAK	185	24"	HACKBERRY	313	6"	DOGWOOD
59	18"	OAK	186	24"	HACKBERRY	314	6"	DOGWOOD
60	18"	OAK	187	24"	HACKBERRY	315	24"	HACKBERRY
61	18"	OAK	188	24"	HACKBERRY	316	24"	HACKBERRY
62	18"	OAK	189	24"	HACKBERRY	317	24"	HACKBERRY
63	18"	OAK	190	24"	HACKBERRY	318	24"	HACKBERRY
64	18"	OAK	191	8"	ELM	319	30"	HACKBERRY
65	18"	OAK	192	8"	ELM	320	30"	HACKBERRY
66	18"	OAK	193	8"	ELM	321	30"	HACKBERRY
67	18"	OAK	194	24"	HACKBERRY	322	12"	HACKBERRY
68	18"	OAK	195	24"	HACKBERRY	323	12"	HACKBERRY
69	18"	OAK	196	24"	HACKBERRY	324	6"	HACKBERRY
70	18"	OAK	197	24"	HACKBERRY	325	12"	HACKBERRY
71	18"	OAK	198	24"	HACKBERRY	326	48"	HACKBERRY
72	18"	OAK	199	24"	HACKBERRY	327	48"	HACKBERRY
73	18"	OAK	200	24"	HACKBERRY	328	48"	HACKBERRY
74	18"	OAK	201	12"	HACKBERRY	329	30"	HACKBERRY
75	18"	OAK	202	12"	HACKBERRY	330	30"	HACKBERRY
76	18"	OAK	203	8"	HACKBERRY	331	24"	HACKBERRY
77	18"	OAK	204	8"	HACKBERRY	332	24"	HACKBERRY
78	18"	OAK	205	12"	HACKBERRY	333	24"	HACKBERRY
79	18"	OAK	206	12"	HACKBERRY	334	18"	HACKBERRY
80	18"	OAK	207	24"	HACKBERRY	335	18"	HACKBERRY
81	18"	OAK	208	24"	HACKBERRY	336	18"	HACKBERRY
82	18"	OAK	209	24"	HACKBERRY	337	18"	HACKBERRY
83	18"	OAK	210	24"	HACKBERRY	338	18"	HACKBERRY
84	18"	OAK	211	18"	HACKBERRY	339	18"	HACKBERRY
85	18"	OAK	212	18"	HACKBERRY	340	18"	HACKBERRY
86	18"	OAK	213	18"	HACKBERRY	341	18"	HACKBERRY
87	18"	OAK	214	18"	HACKBERRY	342	18"	HACKBERRY
88	18"	OAK	215	18"	HACKBERRY	343	18"	HACKBERRY
89	18"	OAK	216	18"	HACKBERRY	344	18"	HACKBERRY
90	18"	OAK	217	18"	HACKBERRY	345	18"	HACKBERRY
91	18"	OAK	218	18"	HACKBERRY	346	18"	HACKBERRY
92	18"	OAK	219	18"	HACKBERRY	347	18"	HACKBERRY
93	18"	OAK	220	18"	HACKBERRY	348	18"	HACKBERRY
94	18"	OAK	221	18"	HACKBERRY	349	18"	HACKBERRY
95	18"	OAK	222	18"	HACKBERRY	350	18"	HACKBERRY
96	18"	OAK	223	18"	HACKBERRY	351	18"	HACKBERRY
97	18"	OAK	224	18"	HACKBERRY	352	18"	HACKBERRY
98	18"	OAK	225	18"	HACKBERRY	353	18"	HACKBERRY
99	18"	OAK	226	18"	HACKBERRY	354	18"	HACKBERRY
100	18"	OAK	227	18"	HACKBERRY	355	18"	HACKBERRY
101	18"	OAK	228	18"	HACKBERRY	356	18"	HACKBERRY
102	18"	OAK	229	18"	HACKBERRY	357	18"	HACKBERRY
103	18"	OAK	230	18"	HACKBERRY	358	18"	HACKBERRY
104	18"	OAK	231	18"	HACKBERRY	359	18"	HACKBERRY
105	18"	OAK	232	18"	HACKBERRY	360	18"	HACKBERRY
106	18"	OAK	233	18"	HACKBERRY	361	18"	HACKBERRY
107	18"	OAK	234	18"	HACKBERRY	362	18"	HACKBERRY
108	18"	OAK	235	18"	HACKBERRY	363	18"	HACKBERRY
109	18"	OAK	236	18"	HACKBERRY	364	18"	HACKBERRY
110	18"	OAK	237	18"	HACKBERRY	365	18"	HACKBERRY
111	18"	OAK	238	18"	HACKBERRY	366	18"	HACKBERRY
112	18"	OAK	239	18"	HACKBERRY	367	18"	HACKBERRY
113	18"	OAK	240	18"	HACKBERRY	368	18"	HACKBERRY
114	18"	OAK	241	18"	HACKBERRY	369	18"	HACKBERRY
115	18"	OAK	242	18"	HACKBERRY	370	18"	HACKBERRY
116	18"	OAK	243	18"	HACKBERRY	371	18"	HACKBERRY
117	18"	OAK	244	18"	HACKBERRY	372	18"	HACKBERRY
118	18"	OAK	245	18"	HACKBERRY	373	18"	HACKBERRY
119	18"	OAK	246	18"	HACKBERRY	374	18"	HACKBERRY
120	18"	OAK	247	18"	HACKBERRY	375	18"	HACKBERRY
121	18"	OAK	248	18"	HACKBERRY	376	18"	HACKBERRY
122	18"	OAK	249	18"	HACKBERRY	377	18"	HACKBERRY
123	18"	OAK	250	18"	HACKBERRY	378	18"	HACKBERRY
124	18"	OAK	251	18"	HACKBERRY	379	18"	HACKBERRY
125	18"	OAK	252	18"	HACKBERRY	380	18"	HACKBERRY
126	18"	OAK	253	18"	HACKBERRY	381	18"	HACKBERRY
127	18"	OAK	254	18"	HACKBERRY	382	18"	HACKBERRY
128	18"	OAK	255	18"	HACKBERRY	383	18"	HACKBERRY
129	18"	OAK	256	18"	HACKBERRY	384	18"	HACKBERRY
130	18"	OAK	257	18"	HACKBERRY	385	18"	HACKBERRY
131	18"	OAK	258	18"	HACKBERRY	386	18"	HACKBERRY
132	18"	OAK	259	18"	HACKBERRY	387	18"	HACKBERRY
133	18"	OAK	260	18"	HACKBERRY	388	18"	HACKBERRY
134	18"	OAK	261	18"	HACKBERRY	389	18"	HACKBERRY
135	18"	OAK	262	18"	HACKBERRY	390	18"	HACKBERRY
136	18"	OAK	263	18"	HACKBERRY	391	18"	HACKBERRY
137	18"	OAK	264	18"	HACKBERRY	392	18"	HACKBERRY
138	18"	OAK	265	18"	HACKBERRY	393	18"	HACKBERRY
139	18"	OAK	266	18"	HACKBERRY	394	18"	HACKBERRY
140	18"	OAK	267	18"	HACKBERRY	395	18"	HACKBERRY
141	18"	OAK	268	18"	HACKBERRY	396	18"	HACKBERRY
142	18"	OAK	269	18"	HACKBERRY	397	18"	HACKBERRY
143	18"	OAK	270	18"	HACKBERRY	398	18"	HACKBERRY
144	18"	OAK	271	18"	HACKBERRY	399	18"	HACKBERRY
145	18"	OAK	272	18"	HACKBERRY	400	18"	HACKBERRY
146	18"	OAK	273	18"	HACKBERRY	401	18"	HACKBERRY
147	18"	OAK	274	18"	HACKBERRY	402	18"	HACKBERRY
148	18"	OAK	275	18"	HACKBERRY	403	18"	HACKBERRY
149	18"	OAK	276	18"	HACKBERRY	404	18"	HACKBERRY
150	18"	OAK	277	18"	HACKBERRY	405	18"	HACKBERRY
151	18"	OAK	278	18"	HACKBERRY	406	18"	HACKBERRY
152	18"	OAK	279	18"	HACKBERRY	407	18"	HACKBERRY
153	18"	OAK	280	18"	HACKBERRY	408	18"	HACKBERRY
154	18"	OAK	281	18"	HACKBERRY	409	18"	HACKBERRY</

Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Instrument Number: 20210921-0126955, 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, altered, or changed so as to produce less area than hereby established until otherwise approved by the City of Oak Hill Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the restrictive covenants as on record in Book _____, Page _____, R.O.D.C., Tennessee, running with the title to the property.

Trustees of the First Presbyterian Church at Nashville

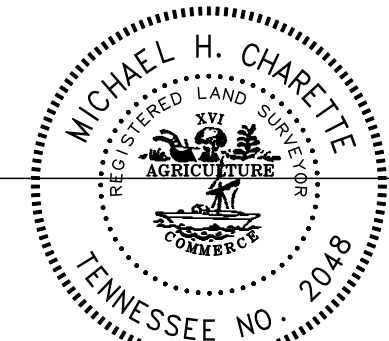
Owner Name: _____ Title: _____

By: _____ Title: _____

Date: _____

Surveyor's Certificate

We hereby certify to the best of our knowledge, information and belief and in our professional opinion that the hereon shown subdivision plat represents a true and correct survey having an unadjusted ratio of precision of 1:15,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to street unless otherwise noted.



Surveyor: _____

Michael H. Charette R.L.S. # 2048

Date: _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City of Oak Hill, Davidson County, Tennessee.

By: _____

Oak Hill Planning Commission

Date: _____

Certification of Common Areas Dedication

Trustees of the First Presbyterian Church at Nashville (Owner), in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners in Final Plat of First Presbyterian Church, for recreation and related activities. The above-described areas are not dedicated hereby for use by the general public but are dedicated to the common use and enjoyment of the homeowners in Final Plat of First Presbyterian Church, dated August 23, 2022, and recorded with this plat. Said Article _____ is hereby incorporated and made part of this plat.

Trustees of the First Presbyterian Church at Nashville

Owner Name: _____ Title: _____

By: _____ Title: _____

Date: _____

Legend

- FIRE HYDRANT → □
- CONCRETE MONUMENT OLD → □ CM(O)
- IRON ROD NEW → ● IR(N)
- IRON ROD OLD → ○ IR(O)
- IRON PIPE OLD → ○ IP(O)
- PK NAIL OLD → ○ PK(O)
- CATCH BASIN → □
- CURB INLET → □
- BENCHMARK → □
- MANHOLE → □
- STORM MANHOLE → □
- UTILITY POLE → □
- LIGHT POLE → □
- PROPERTY LINE → - - - - -
- EDGE OF PAVEMENT → - - - - -
- EASEMENT LINE → - - - - -
- EDGE OF CONC. → - - - - -
- ZONING & OLD PARCEL LINE → - - - - -
- WALL → - - - - -
- CURB → - - - - -
- FENCE → - - - - -
- OVERHEAD → - - - - -
- WATER LINE → - - - - -
- SEWER LINE → - - - - -
- GAS LINE → - - - - -
- CULVERT → - - - - -
- CONTOUR LINE → - - - - -

Owner: Trustees of the First Presbyterian Church of Nashville
4815 Franklin Pike
Nashville, Tennessee 37220

GPS Note

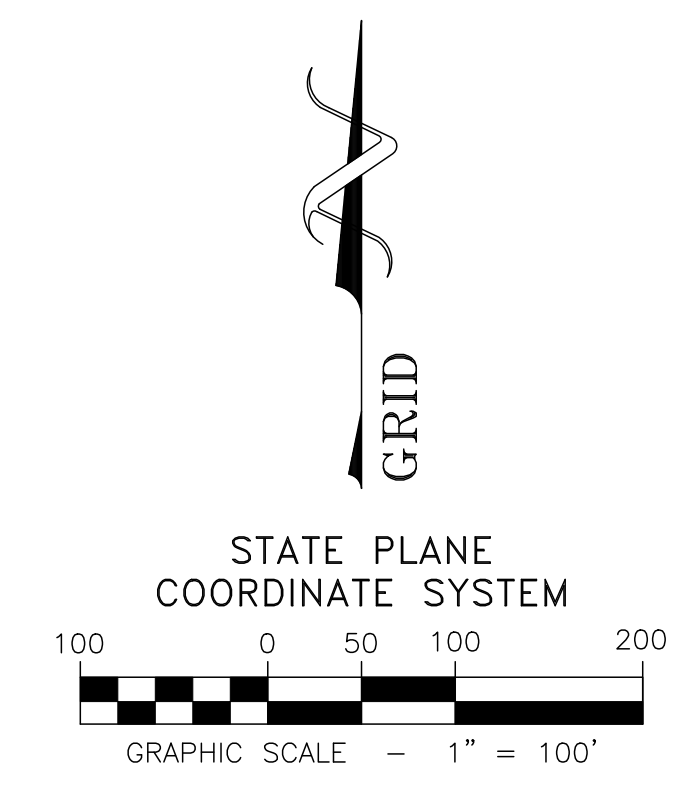
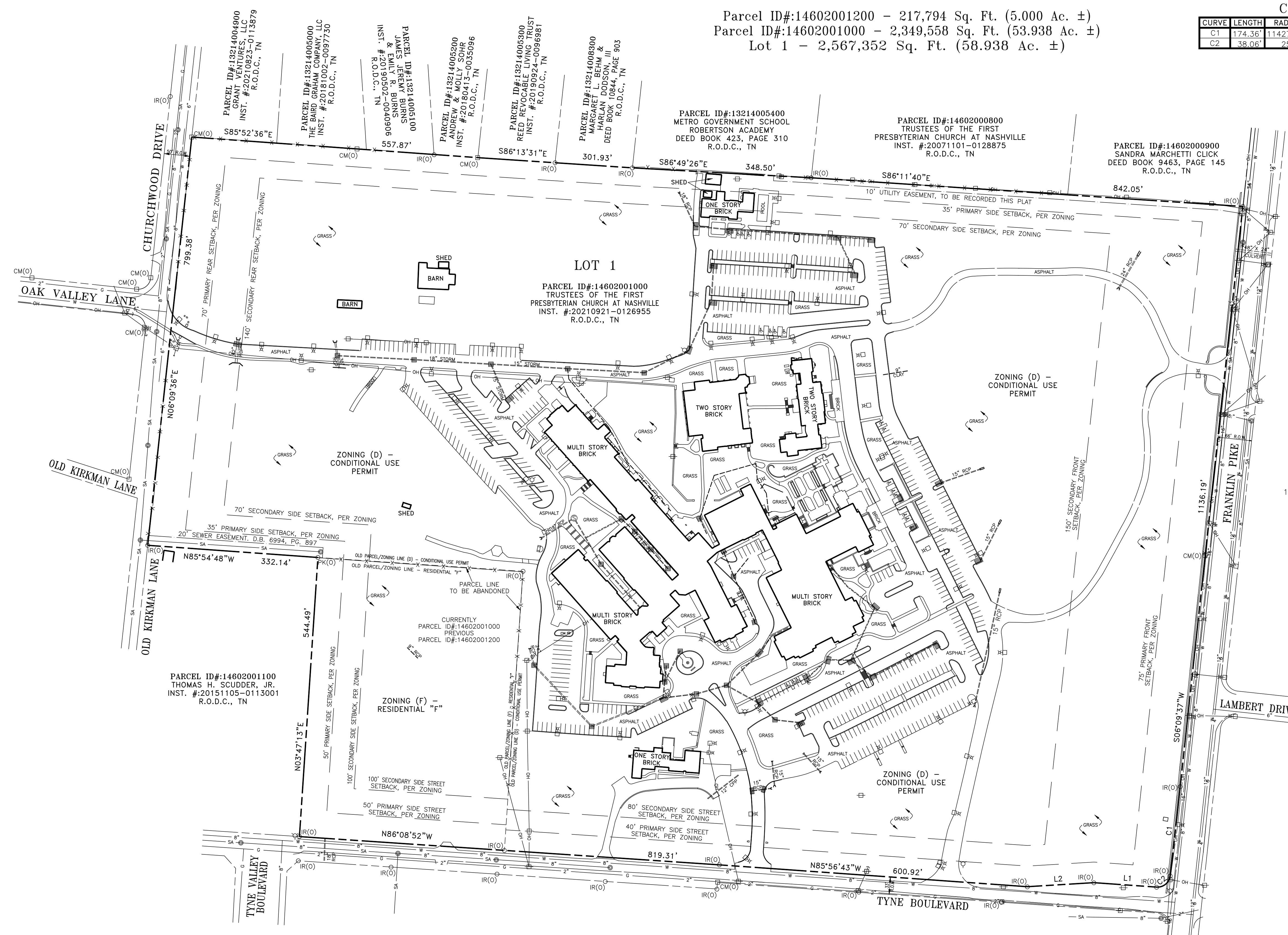
A Topcon GRS-1 GPS network rover utilizing the TDOT GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

CHERRY LAND SURVEYING, INC.
622 WEST IRIS DRIVE
NASHVILLE, TENNESSEE 37204
(615)269-3972 FAX:(615)269-9345
E-MAIL: cherryls@comcast.net

Parcel ID#:14602001200 - 217,794 Sq. Ft. (5.000 Ac. ±)
Parcel ID#:14602001000 - 2,349,558 Sq. Ft. (53.938 Ac. ±)
Lot 1 - 2,567,352 Sq. Ft. (58.938 Ac. ±)

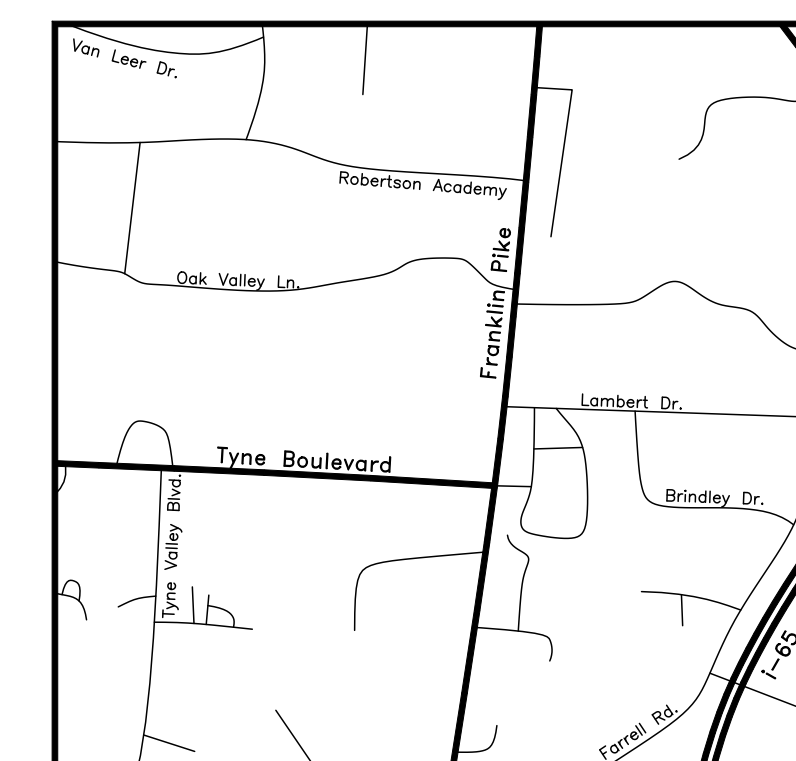
Curve Table					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	174.36'	11427.00'	N06°23'41"E	174.36'	00°52'27"
C2	38.06'	25.00'	N50°26'41"E	34.49'	87°13'12"

Line Table		
LINE	BEARING	DISTANCE
L1	N85°56'43"W	122.37'
L2	S86°31'17"W	129.66'



Notes

- THE PURPOSE OF THIS PLAT IS TO COMBINE TO PARCELS INTO ONE LOT.
- 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 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 UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, 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 1-800-351-1111 OR TENNESSEE REGULATORY AUTHORITY (TRA) AT 811.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND THOSE PERSONS LISTED IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- NO BUILDING PERMIT SHALL BE ISSUED FOR CONSTRUCTION ON ANY AREA OF 15% OR GREATER SLOPES UNTIL A SITE PLAN MEETING THE REQUIREMENTS OF THE CITY OF OAK HILL'S STEEP SLOPE ORDINANCE (OAK HILL MUNICIPAL CODE SECTION 14-238) HAS BEEN APPROVED BY THE PLANNING COMMISSION.
- THIS PROPERTY IS CURRENTLY ZONED RESIDENTIAL "F" (F) AND RESIDENTIAL "D" (D) WITH CONDITION USE PERMIT.
- THIS PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "INSURANCE RATE MAP PANEL NUMBER 47037C0359H", DATED: APRIL 05, 2017, FLOOD ZONE "X".
- FRONT SETBACK NOTE: FOR ANY NEW CONSTRUCTION, THE FRONT SETBACK SHALL BE CALCULATED BASED ON ZONING ORDINANCE SECTION 14-121(F).



Vicinity Map Not to Scale

FINAL PLAT
OF
FIRST PRESBYTERIAN CHURCH
4815 FRANKLIN PIKE
PARCEL ID#:14602001000
INSTRUMENT #:20210921-0126955
CITY OF OAK HILL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1"=100' DATED: AUGUST 25, 2022
REVISED: AS PER COMMENTS DATED: OCTOBER 04, 2022



MEMORANDUM

To: Mr. Stephen Snow, City of Oak Hill

From: Zac Dufour, P.E.
Kimley-Horn and Associates, Inc.

Date: October 4, 2022

Subject: PC Case 22-28, Final Plat for First Presbyterian Church/Oak Hill School

We have completed our review of the revised final plat for the proposed consolidation plat of the property located at Lambert Drive in Oak Hill. Please see below for comments and recommendation.

Comments – Final Plat

1. Submit a signed version of the Preliminary Plat.
 - a. Preliminary Plat has been signed.
2. Owners shall sign plat prior to recording.
 - a. Surveyor has indicated that the owners will sign prior to recording.
3. Surveyor shall sign Surveyors Certificate prior to recording.
 - a. Surveyor has indicated that they will sign prior to recording.
4. Surveyor shall sign and seal plat prior to recording.
 - a. Surveyor has indicated that they will sign prior to recording.
5. Setbacks on the interior lot lines (abandoned lot line) shall not be shown. The setbacks for primary side and secondary side shall turn the corner as if the interior lot line is no longer there.
 - a. Revised.
6. Provide existing map and parcel information for the 5 acre lot.
 - a. Provided.
7. Add front setback note – “For any new construction, the front setback shall be calculated based on Zoning Ordinance Section 14-121(f).”
 - a. Added.
8. Label the notes at the top of the page with current (former) parcel numbers or lot numbers and not based on Zoning district.
 - a. Revised.
9. Note 8 should be revised to read – “THIS PROPERTY IS CURRRNETLY ZONED RESIDENTIAL “F” (F) AND RESIDENTIAL “D” (D) WITH CONDITION USE PERMIT.”
 - a. Revised.
10. ROW for Franklin Pike is labeled as 66” – revise to 66’.
 - a. Revised.

Recommendation

This consolidation plat is recommended for approval.



MEMORANDUM

To: Mr. Stephen Snow, City of Oak Hill

From: Zac Dufour, P.E.
Kimley-Horn and Associates, Inc.

Date: October 4, 2022

Subject: PC Case 22-28, Final Plat for First Presbyterian Church/Oak Hill School

We have completed our review of the revised final plat for the proposed consolidation plat of the property located at Lambert Drive in Oak Hill. Please see below for comments and recommendation.

Comments – Final Plat

1. Submit a signed version of the Preliminary Plat.
 - a. Preliminary Plat has been signed.
2. Owners shall sign plat prior to recording.
 - a. Surveyor has indicated that the owners will sign prior to recording.
3. Surveyor shall sign Surveyors Certificate prior to recording.
 - a. Surveyor has indicated that they will sign prior to recording.
4. Surveyor shall sign and seal plat prior to recording.
 - a. Surveyor has indicated that they will sign prior to recording.
5. Setbacks on the interior lot lines (abandoned lot line) shall not be shown. The setbacks for primary side and secondary side shall turn the corner as if the interior lot line is no longer there.
 - a. Revised.
6. Provide existing map and parcel information for the 5 acre lot.
 - a. Provided.
7. Add front setback note – “For any new construction, the front setback shall be calculated based on Zoning Ordinance Section 14-121(f).”
 - a. Added.
8. Label the notes at the top of the page with current (former) parcel numbers or lot numbers and not based on Zoning district.
 - a. Revised.
9. Note 8 should be revised to read – “THIS PROPERTY IS CURRRNETLY ZONED RESIDENTIAL “F” (F) AND RESIDENTIAL “D” (D) WITH CONDITION USE PERMIT.”
 - a. Revised.
10. ROW for Franklin Pike is labeled as 66” – revise to 66’.
 - a. Revised.

Recommendation

This consolidation plat is recommended for approval.