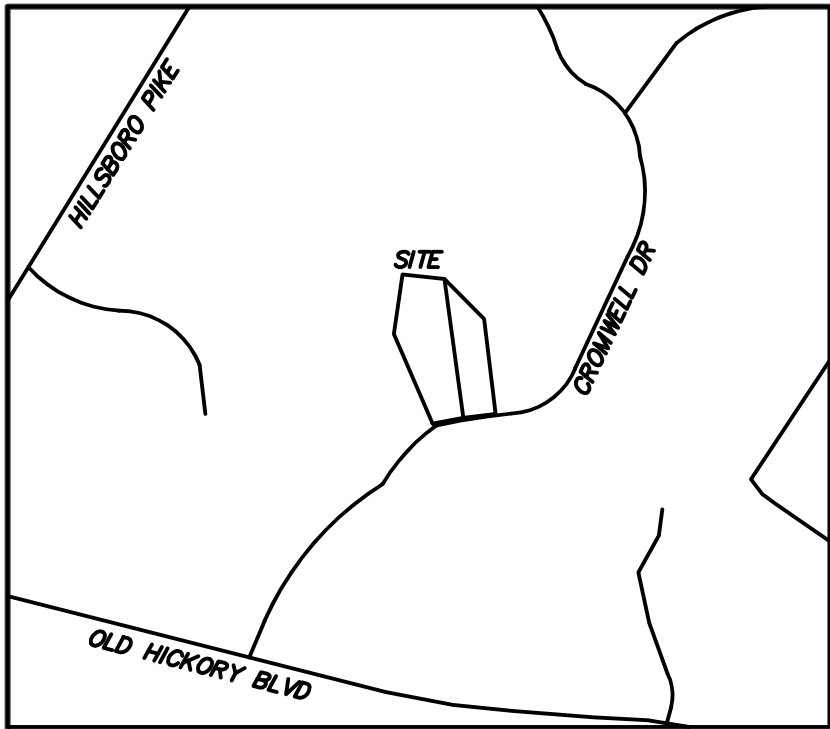
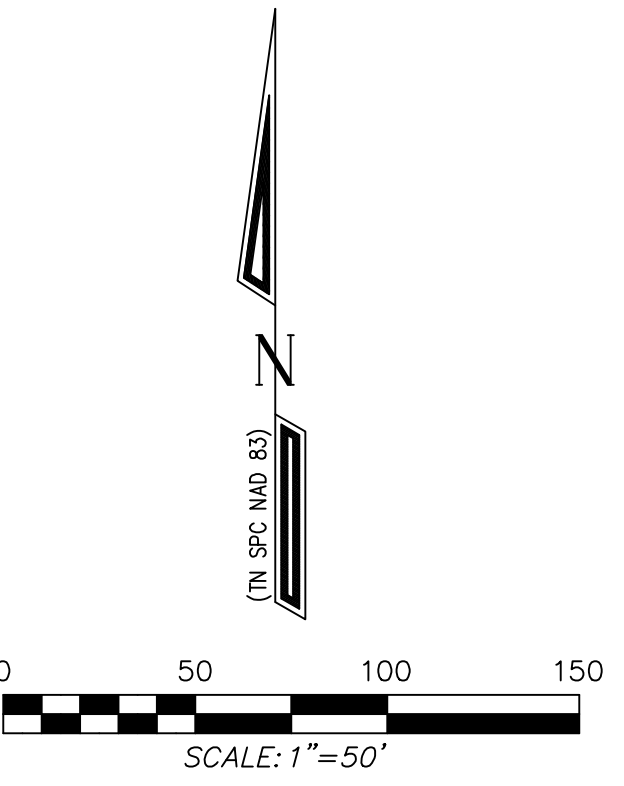




VICINITY MAP
N.T.S.

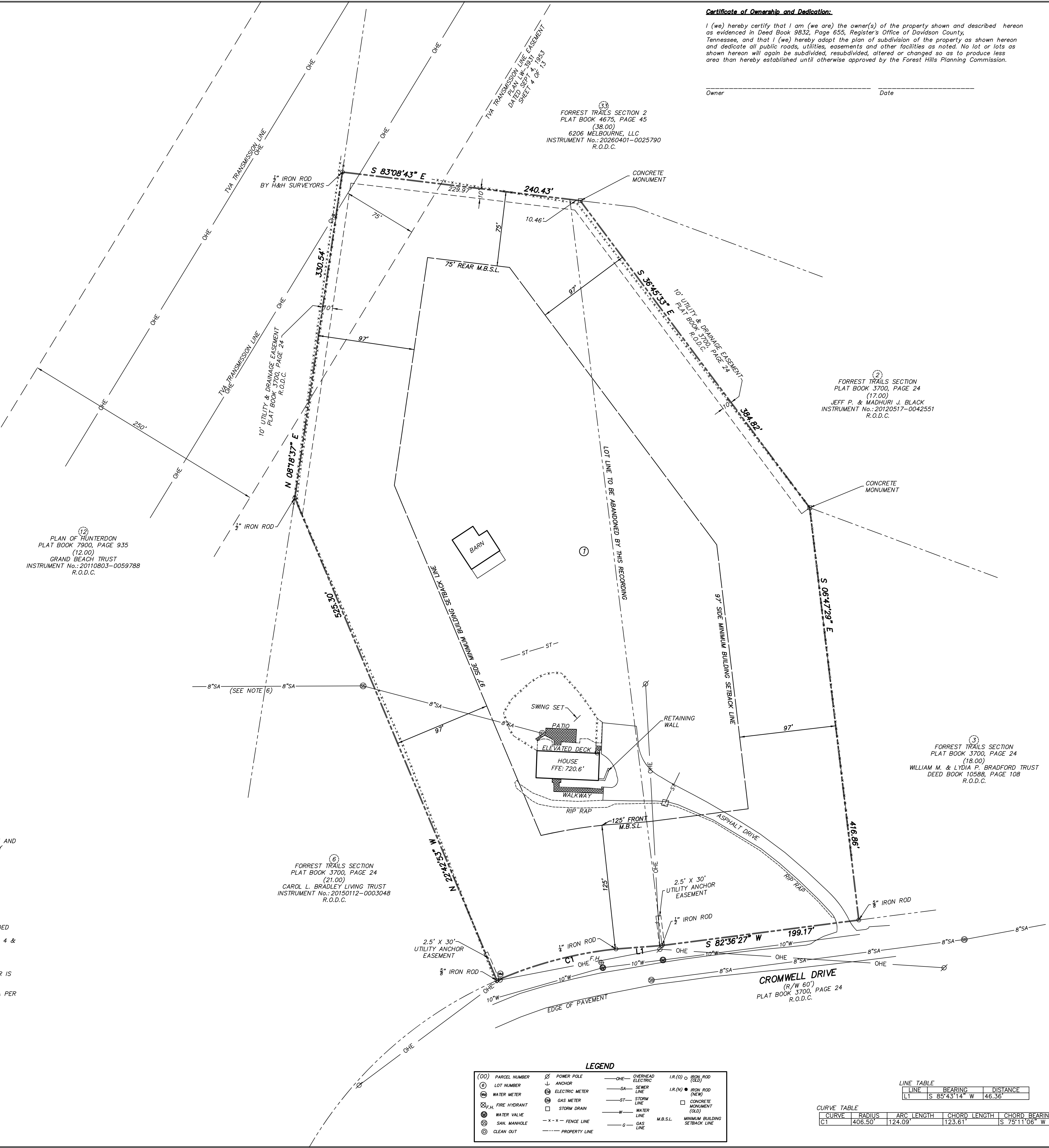
UTILITY NOTE:
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE 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 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 1-615-355-1987 OR 1-800-351-1111.



PLAN OF HUNTERDON
PLAT BOOK 7900, PAGE 935
(12.00)
GRAND BEACH TRUST
INSTRUMENT No.: 20110803--0059788
R.O.D.C.

NOTES:

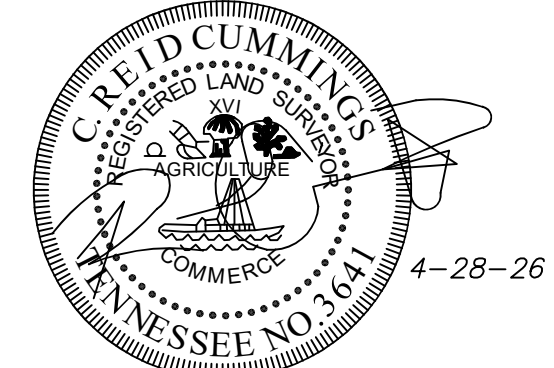
1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE LOT.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATE(S) OF 4-28-2022, UTILIZING A TOPCON HIPER HR DUAL FREQUENCY RECEIVER. THE BEARINGS SHOWN WERE DERIVED USING THE TDOOT GNSS REFERENCE NETWORK AND REFERENCED TO NAD 83 (2011), TENNESSEE ZONE 4100. ALL DISTANCES ARE IN U.S. SURVEY FEET. POSITIONAL ACCURACY: 0.07', GEOID: G2018AU7, COMBINED SCALE FACTOR: NONE.
4. FOR TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON/BETWEEN THE DATES OF 5/5-7/2022 UTILIZING A TOPCON HIPER HR DUAL FREQUENCY RECEIVER AND THE TDOOT GNSS REFERENCE NETWORK. VERTICAL DATUM IS NAVD 88, GEOID G2018AU7, CONTOUR INTERVAL: TWO FOOT.
5. TENNESSEE ONE CALL INFORMATION: TICKET No: 2611212050
Code Name
B01 AT&T
MWS Metro Water & Sewer
NES Nashville Electric Svc (Utilquest)
NYG Piedmont Natural Gas (Nashville Gas)
6. SANITARY SEWER CONNECTIONS & WATER LINE LOCATIONS WERE TAKEN FROM MAPS PROVIDED BY METRO WATER SERVICES.
7. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOTS 4 & 5 ON THE PLAN OF FORREST TRAILS, PLAT BOOK 3700, PAGE 24, R.O.D.C.
8. SUBJECT PROPERTY IS CURRENTLY ZONED EB - "ESTATES B".
MINIMUM BUILDING SETBACK REQUIREMENTS: ZONED EB
FRONT: 125' (MINIMUM)
SIDE: 24% OF LOT WIDTH AT THE FRONT BUILDING SETBACK LINE OR 50', WHICHEVER IS GREATER (97' BASED ON RATIO OF LOT WIDTH AT FRONT SETBACK LINE)
REAR: 75' (MINIMUM)
9. BY GRAPHIC PLOTTING ONLY, SUBJECT SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA/FIRM: 47037C03614, EFFECTIVE DATE: 2/25/2022 (ZONE 'X')



Certificate of Ownership and Dedication:
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 9832, Page 655, Register's Office of Davidson County, Tennessee, and that I (we) hereby adopt the plan of subdivision of the property as shown hereon and dedicate all public roads, utilities, easements and other facilities as noted. No lot or lots as shown hereon will again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established until otherwise approved by the Forest Hills Planning Commission.

Owner _____ Date _____

Certificate of Survey:
I hereby certify that the hereon shown subdivision plat represents a Class IV Remote Sensing Survey as evidenced in chapter 0820--03--07 of the current Tennessee Minimum Standards of Practice. Approved monuments have been placed as indicated.



Tenn. Registered Surveyor No.: 3641

Certificate of Approval of Metro Nashville Department of Water and Sewerage Services:
I hereby certify that the following water and sanitary sewer systems outlined or indicated on the final subdivision plat entitled Final Plat of Consolidation Anderson Property have been installed in accordance with Metro Department of Water and Sewerage Services standards and specifications and/or state governmental requirements or that a performance agreement and letter of credit has been posted with Metro Nashville Department of Water and Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.

Metro Nashville Dept. of Water and Sewerage Services _____ Date _____

Certificate of Approval of Streets and Drainage:
I hereby certify that: (1) the public improvements designated in Anderson Property Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and letter of credit in the amount of \$_____ has been posted with the City of Forest Hills, Tennessee, to assure completion of such improvements.

City Manager, City of Forest Hills _____ Date _____

Certificate of Approval for Recording:
Approved by the Forest Hills Municipal Planning Commission, Forest Hills, Davidson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Davidson County.

City Manager, City of Forest Hills _____ Date _____

PROPERTY MAP REFERENCE
SUBJECT SITE MAY BE IDENTIFIED AS ALL OF PARCELS 12.00 & 20.00 ON DAVIDSON COUNTY TAX MAP 158.

DEED REFERENCE
TO: G. PHILLIP ANDERSON AND WIFE, MARY S. ANDERSON
FROM: GILLIAM O. TRAUGHBER III, WILLIAM L. TRAUGHBER AND GILDA TRAUGHBER BOWMAN
RECORD: DEED BOOK 9832, PAGE 655, R.O.D.C.

OWNER
PHILIP & MARY ANDERSON
1833 CROMWELL DRIVE
FOREST HILLS, TN
615-972-7932

DEVELOPER
PIERCE DEVELOPMENT GROUP
615-691-3916
piercedevdevelopmentgroup@gmail.com

SURVEYOR
CRAWFORD & CUMMINGS, P.C.
8161 HWY 100
SUITE 163
NASHVILLE, TN 37221
615-292-2661

AREA TABLE
LOT 1 AREA: 316,849 SQUARE FEET± OR 7.27 ACRES±

FINAL PLAT - CONSOLIDATION
ANDERSON PROPERTY
1833 CROMWELL DRIVE,
34TH CIVIL DISTRICT,
CITY OF FOREST HILLS
DAVIDSON COUNTY, TENNESSEE

DATE: 4-28-2026 CCPC JOB NO. 26-029

LEGEND

(00) PARCEL NUMBER	POWER POLE	OHE - OVERHEAD ELECTRIC	LR (O) - IRON ROD (OLD)
(1) LOT NUMBER	ANCHOR	SA - SEWER LINE	LR (N) - IRON ROD (NEW)
(2) WATER METER	ELECTRIC METER	ST - STORM LINE	CONCRETE MONUMENT (OLD)
(3) FIRE HYDRANT	GAS METER	W - WATER LINE	CONCRETE MONUMENT (NEW)
(4) WATER VALVE	STORM DRAIN	M.B.S.L. - MINIMUM BUILDING SETBACK LINE	
(5) SAN. MANHOLE	X - X - FENCE LINE		
(6) CLEAN OUT	PROPERTY LINE		

LINE TABLE

LINE	BEARING	DISTANCE
LT 1	S 85°43'14" W	46.36'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	406.50'	124.09'	123.61'	S 75°11'06" W	17°29'24"