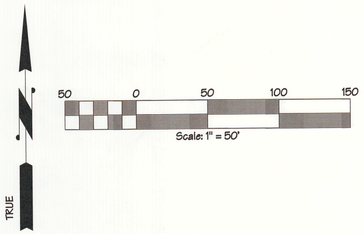


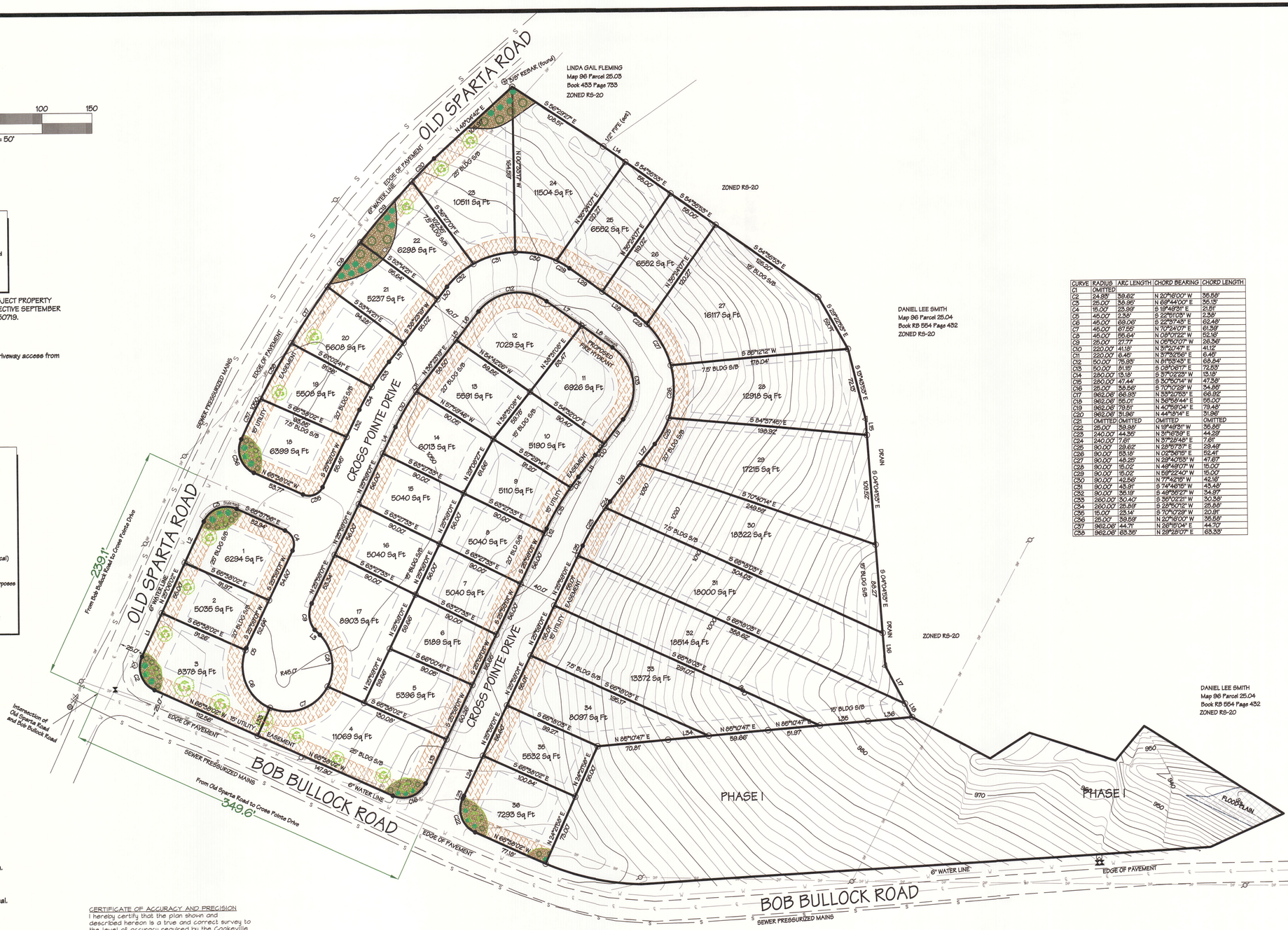
ZONED- R5 5 SEE NOTE-B

SETBACK INFO
FRONT: 25' Old Sparta and Bob Bullock Road
FRONT: 20'
SIDE: RES- 7.5'
REAR: 15'

Note B: ZONING FOR THE SUBJECT PROPERTY WAS CHANGED TO R5-5 EFFECTIVE SEPTEMBER 4, 2015 PER ORDINANCE #0150719.

Note C: Lots 1-36 shall have driveway access from Cross Pointe Drive ONLY.

LEGEND
- CENTERLINE OF CREEK
- STEEL FENCE POST
- SEWER VALVE
- FIRE HYDRANT
- ROAD
- WATER VALVE
- POWER POLE
- 1/2" PIPE (set)
- Tree to be planted (typical)
- Planter for aesthetic purposes (typical)
- UTILITY EASEMENT



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	OMITTED			
C2	24.88'	39.62'	N 20°56'00" W	35.58'
C3	25.00'	39.36'	N 69°44'00" E	35.15'
C4	15.00'	23.99'	S 19°48'31" E	21.51'
C5	45.00'	2.35'	S 22°51'05" W	2.35'
C6	45.00'	69.06'	S 22°57'49" E	62.48'
C7	45.00'	67.56'	N 70°24'07" E	61.36'
C8	45.00'	56.64'	N 08°01'22" W	52.16'
C9	25.00'	27.77'	N 09°57'07" W	26.36'
C10	220.00'	41.15'	N 31°27'47" E	41.12'
C11	220.00'	6.45'	N 37°32'56" E	6.45'
C12	50.00'	79.59'	N 81°52'49" E	68.84'
C13	50.00'	81.15'	S 08°08'17" E	72.26'
C14	280.00'	13.18'	S 37°02'29" W	13.18'
C15	230.00'	107.44'	S 30°56'14" W	47.58'
C16	25.00'	38.56'	S 70°10'29" W	34.88'
C17	962.06'	66.85'	N 33°20'53" E	66.82'
C18	962.06'	86.01'	N 36°59'44" E	85.97'
C19	962.06'	79.51'	N 40°58'04" E	79.49'
C20	962.06'	31.96'	N 44°15'14" E	31.96'
C21	OMITTED	OMITTED	OMITTED	OMITTED
C22	25.00'	39.38'	N 19°49'31" W	35.46'
C23	240.00'	44.56'	N 31°16'39" E	44.23'
C24	240.00'	7.61'	N 37°23'48" E	7.61'
C25	80.00'	29.62'	N 23°57'37" E	29.46'
C26	80.00'	53.19'	N 02°56'15" E	52.41'
C27	80.00'	48.28'	N 29°45'55" W	47.57'
C28	80.00'	15.02'	N 48°48'07" W	15.00'
C29	80.00'	15.02'	N 59°22'40" W	15.00'
C30	80.00'	42.56'	N 77°42'58" W	42.16'
C31	80.00'	45.91'	S 74°46'15" W	45.48'
C32	80.00'	56.19'	S 49°36'27" W	54.97'
C33	280.00'	50.40'	S 35°02'21" W	50.33'
C34	280.00'	28.59'	S 22°50'12" W	28.58'
C35	15.00'	23.14'	S 70°10'29" W	20.91'
C36	25.00'	39.59'	N 20°19'00" W	35.53'
C37	962.06'	44.71'	N 26°15'04" E	44.70'
C38	962.06'	63.35'	N 29°28'07" E	63.33'

LINE	BEARING	DISTANCE
L1	N 25°06'02" E	47.66'
L2	N 25°06'02" E	46.32'
L3	N 45°11'02" W	7.29'
L4	S 25°59'01" E	29.19'
L5	N 58°25'19" E	7.26'
L6	N 58°25'19" E	28.22'
L7	S 64°26'55" E	42.87'
L8	S 64°26'55" E	37.59'
L9	S 58°25'19" W	30.88'
L10	S 58°25'19" W	14.44'
L11	S 58°25'19" W	27.45'
L12	S 25°59'01" W	4.24'
L13	S 25°59'01" W	45.75'
L14	S 64°26'55" E	26.57'
L15	S 04°04'55" E	18.88'
L16	S 04°04'55" E	32.96'
L17	S 27°16'33" E	42.41'
L18	S 27°16'33" E	15.12'
L19	OMITTED	
L20	OMITTED	
L21	OMITTED	
L22	OMITTED	
L23	N 25°59'01" E	2.92'
L24	N 25°59'01" E	44.59'
L25	N 25°59'01" E	11.01'
L26	N 58°25'19" E	47.99'
L27	N 58°25'19" E	24.21'
L28	N 64°26'55" W	40.05'
L29	N 64°26'55" W	40.05'
L30	S 58°25'19" W	15.61'
L31	S 58°25'19" W	24.03'
L32	S 25°59'01" W	28.99'
L33	N 24°21'56" E	30.39'
L34	N 65°10'47" E	40.81'
L35	N 65°10'47" E	49.50'
L36	N 65°10'47" E	44.25'

SITE MAP NTS

Note A: The hatched area as drawn hereon indicates the approximate location of the flood plain as derived from the FEMA Flood Plain Map.

Note: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facte that a current accurate title search will reveal.

This is a boundary line survey. There is absolutely no certification made as to the existence or non-existence of the following: wetlands; easements or rights-of-way unless otherwise noted hereon; sub-surface utilites or streams; above ground utilities other than those which are clearly shown and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise noted; or any and all other land features that could be deemed topographic.

Note: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. blufflines, painted lines, roads, lakes, ponds, indicia of ownership, etc.)

Note: This property may be subject to utility ingress/egress and/or right-of-ways.

I hereby certify that this is a category I survey and that the ratio of precision of the unadjusted survey is at minimum 1:10000 as shown hereon and has been performed in compiance with current Tennessee Minimum Standards of Practice.

Drawn by: CHN File No: 15-72c2 phase II prelim plat

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plan shown and described hereon is a true and correct survey to the level of accuracy required by the Cookeville Planning Commission. I further certify that the degree of precision (linear and angular)meets the standards required of an Urban and Subdivision Survey as established by the Tennessee Boards of Examiners for Land Surveyors. I also hereby certify that the monuments and pins have been placed as shown hereon, to the specifications of the Cookeville Planning Commission.

13 Jan 2016
Date Signed

CHRISTOPHER M. VICK REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 2164

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0305D

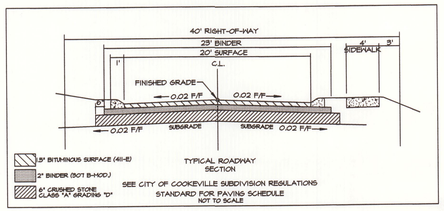
Dated: MAY 16, 2007

Check One:

____, No areas of the subject property depicted on this plat are in a SFHA

____, All of the subject property depicted on this plat is in a SFHA

__X__, Shaded area(s) of the subject property depicted on this plat are in a SFHA



PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION

2ND CIVIL DISTRICT

PRELIMINARY PLAT
FOR
CROSS POINTE SUBDIVISION
PHASE II
PRESENTED TO
COOKEVILLE MUNICIPAL PLANNING COMMISSION

DEVELOPER: BERNHARDT, LLC	SURVEYOR: CHRISTOPHER M. VICK
ADDRESS: 640 NORTH DIXIE AVENUE COOKEVILLE TN 38501	ADDRESS: 2772 Hidden Cove Road COOKEVILLE, TN. 38506
TELEPHONE: 931 526-3700	TELEPHONE: 931-372-1286
ENGINEER:	OWNER: BERNHARDT, LLC
ADDRESS:	ADDRESS: 640 NORTH DIXIE AVENUE COOKEVILLE TN 38501
TELEPHONE:	TELEPHONE: 931 526-3700
ACREAGE SUBDIVIDED: 8.52 LOTS: 36	TAX MAP: 96 PARCEL NO: 24.02
DEED BOOK REFERENCE: RB765/447	SCALE: 1"=50'-0" DATE: 09 APRIL 2015

VICK SURVEYING, LLC
2772 Hidden Cove Road, Cookeville, TN 931-372-1286